

QUIET CREEK LAND

8495 Hoke Road, Clayton, OH

40 Acre Mixed Use Development Opportunity, Clayton, OH



- Sale Price: \$3,800,000
- 40 Acres Mixed Use Land Ready for Development
- Will Subdivide
- All Zoning Approved: All Entitlements Available including retail, office, multi-family, independent living, memory care, senior living/assisted living, patio homes
- All Utilities On-Site Including Water, Sewer, Gas, and Electric
- Feasibility Study Complete and Zoning Approved for 300 Apartment Units
- Desirable, Serene, & Convenient Location / Near YMCA, Northmont High School, Kettering Health Offices, Sinclair Community College, Dayton Airport, Kroger and More
- Approximately 428 feet of Frontage Along Hoke Road for Potential Commercial Uses



Sale Price: \$3,800,000



Topography: Flat



Sale Price per Acre: \$95,000



Zoning: PUD



Parcels:

M60 03102 0016, M60 03102 0009, M60 03102 0037

YouTube Flyovers:



North



West



North

Contact:

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Weprin Realty, Inc.

7570 Bales Street, Suite 320

Liberty Twp., OH 45069



OFFERING SUMMARY:

Weprin Realty, Inc. is pleased to offer for sale this 40-acre site located in Clayton, Ohio. All zoning has been approved for mixed uses including multi-family/residential, retail, office, and other commercial uses. Approval to build up to 300 multi-family units on the site has been obtained. Seller is willing to sub-divide. All utilities are available including water, sewer, gas and electric. Narrow strip of property extends from the back of the site to National Road for a potential access road. Existing house may be demolished or re-purposed. Entitlements include retail, office, multi-family, senior living/memory care, patio homes, quads, single family residential, and more.

More info available upon request.

Location Description*:

The subject site is located 10.7 miles northwest of downtown Dayton, Ohio on Hoke Road in the city of Clayton. The neighborhood is in a suburban residential development area. The central business district of Dayton is an employment and entertainment destination for area residents. In addition, Interstate 70 and Highway 40 provide the site with access to downtown Dayton. Major area employers include Walmart Supercenter, Caterpillar Logistics, Northmont City Schools, Sinclair Community College, Miami Valley Career Technology Center, Good Samaritan North Health Center, Eaton Compressor and FCA Packaging. In addition, Dayton International Airport is approximately eight miles east and is developing with several employers, including P&G Distribution and STP Manufacturing Company.

Kroger, ALDI and Meijer are all within 3.9 miles of the site. Walmart Supercenter is within 0.7 miles and offers grocery, pharmacy and retail options. Rite Aid pharmacy is 1.2 miles east of the site. Hoke Crossing retail complex is within 0.6 miles, Golden Key Village Shopping Center is within 1.2 miles and Country Square Shopping Center and Northmont Plaza Shopping Center are located within 2.6 miles. Numerous dining establishments are throughout the area, generally along major roadways. School-age children residing at the site will attend Northmoor Elementary School, Northmont Middle School and Northmont High School, all within 2.7 miles. Day care is available within 0.8 miles at the local YMCA. Postsecondary education is available 0.4 miles northeast at the Englewood Campus of Sinclair Community College.

Health and public safety services are in proximity. Englewood Health Center is 0.3 miles north. Englewood Police and Clayton Fire Departments operate stations within 2.0 miles. Recreation opportunities are also plentiful in the area. Numerous metro parks are nearby including Government Park 2.1 miles northeast. Chakeres Theatres drive-in is 3.1 miles west. More recreational sites are available in central Dayton and outlying suburbs.

**info provided by Vogt Strategic Insights feasibility analysis of the subject site as of 2/21/2017*

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POINTS OF INTEREST

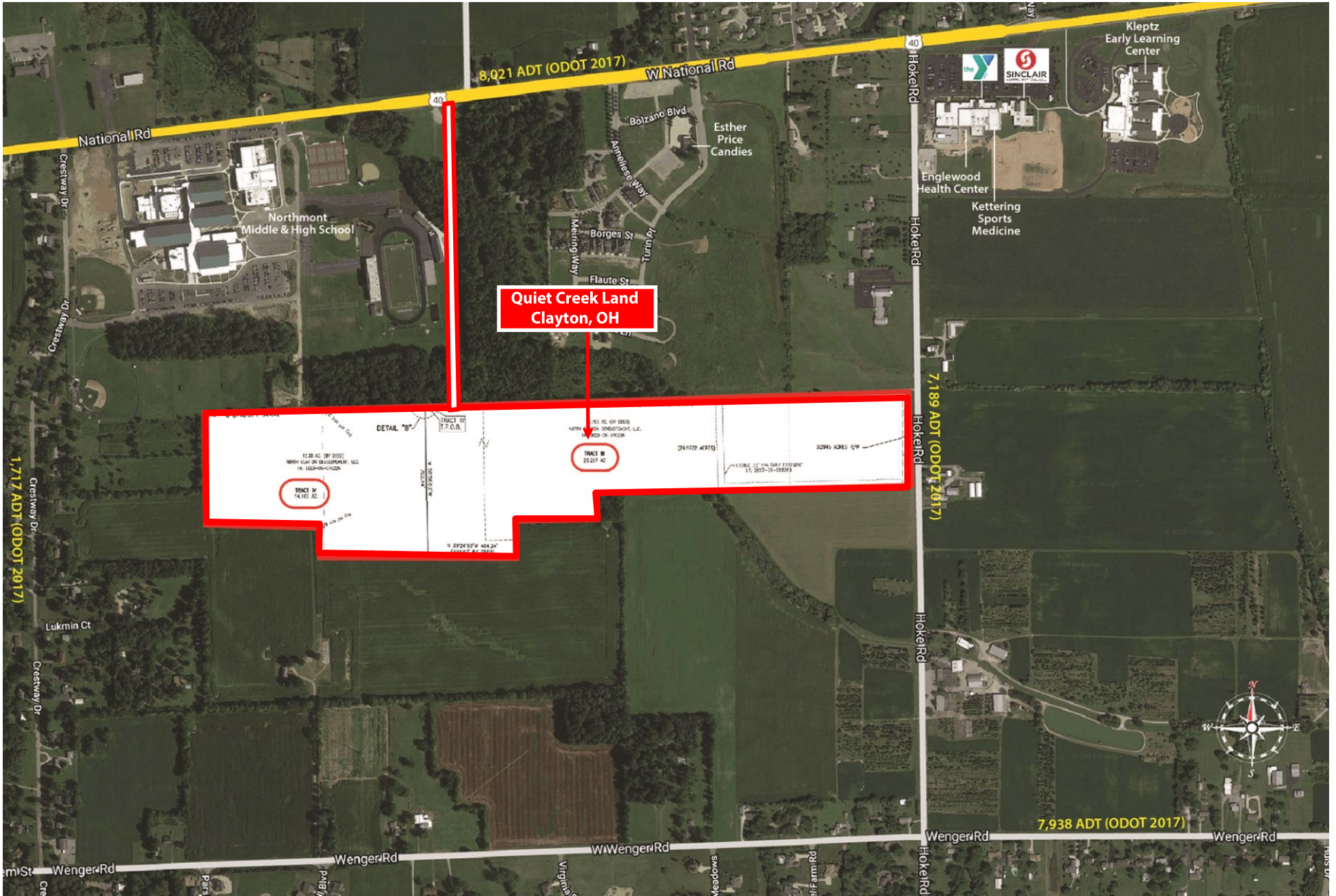


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AERIAL WITH SITE PLAN OVERLAY

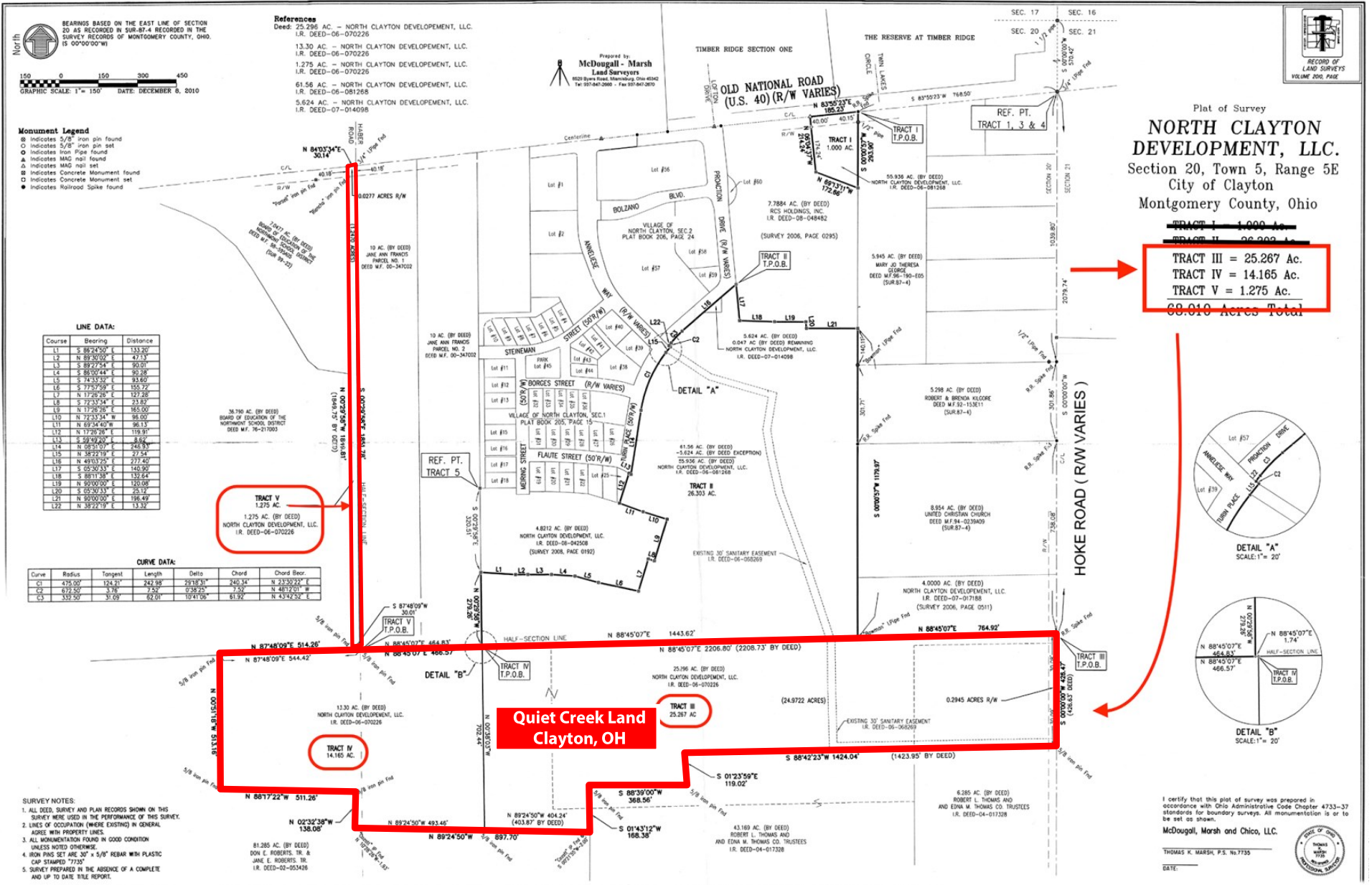


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SITE PLAN



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SURROUNDING LAND USES

SURROUNDING LAND USES

The subject site is in a developing area of far east Clayton on its border with the city of Englewood. Surrounding land uses include residential and institutional structures as well as undeveloped land. The proposed site's adjacent land uses are detailed as follows:

North

Bordering the site to the north is undeveloped land followed by United Christian Church and some single family homes along Hoke Road, a residential development to the north-northwest and the campus of Northmont Middle and High Schools to the northwest. U.S. Highway 40/W. National Road follows. Across this roadway are additional religious establishments, residential neighborhoods and large agricultural parcels. Continuing north are residential and agricultural areas extending to N. Montgomery County Line Road. A few small businesses, ancillary services and religious institutions are throughout these neighborhoods. Located near the Hoke Road and W. National Road intersection is Englewood Health Center, Sinclair Community College, Klepz YMCA and Northmont Elementary School.

East

Hoke Road borders the site to the east and is followed by some single-family homes on large agricultural parcels. Deeter Nursery Center is approximately 0.3 mile southeast of the site entrance on the east side of Hoke Road. Dense single-family neighborhoods, areas of undeveloped land as well as Pristine Senior Living, Nissin Precision and Centennial Park are farther east and front Union Boulevard. Several businesses are in this area near the intersection of Union Boulevard and U.S. Highway 40 including Country Square Shopping Center, Dayton Metro Library and numerous restaurants and ancillary services. At the

intersection of Union Boulevard and W. Wenger Road is another commercial area offering Kroger, Walgreens, Rite Aid and Donato's Pizza among others. Dense residential use continues east to National Road along which are a few more commercial uses including Northmont Plaza Shopping Center, ALDI, Meijer, Good Samaritan North Health Center and several dining options. Beyond National Road are East Park, Englewood Reservoir, several small businesses and some single-family homes.



South

The site is bordered to the south by agricultural land, which extends to single-family homes and additional agricultural land along W. Wenger Road. Clayton Station 84 provides firefighting services from the intersection of W. Wenger Road and E. Salem Street. South of W. Wenger Road are additional single family homes and agricultural parcels extending to Interstate 70. Walmart, GameStop, Wright-Patt Credit Union and Murphy USA are in this area near the Hoke Road overpass of Interstate 70. Continuing south are Salem Church of God and some industrial sites along Hoke Road followed by single-family homes along Kimmel Road. Beyond this roadway at its terminus at Hoke Road are Miami Valley Career Technology Center and an industrial site alongside undeveloped land. Continuing south are yet more sparse single family homes

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SURROUNDING LAND USES

alongside undeveloped land and Moss Creek Golf Club. About 4.5 miles southeast at the union of Salem Avenue and State Route 49 is another large commercial area offering Lowe's Home Improvement, The Home Depot, dining options, retail shopping opportunities and ancillary services.

West

Some undeveloped land borders the site to the west and is followed by single-family homes along Crestway Drive. Continuing west is additional undeveloped land alongside agricultural parcels. This area is surrounding by single-family homes and some small businesses along

National Road, Talmadge Road and E. Salem Street to the north, west and south, respectively. West of Talmadge Road is a large agricultural parcel, additional single-family homes, Clayton Cemetery and Clayton Park.

Surrounding Land Uses Summary

Surrounding neighborhoods offer many community services and shopping opportunities within driving distance of the site, adding to the appeal of the area. Adjacent developments are all in good to excellent condition, enhancing the desirability of the neighborhood.

Visibility and Access

The subject site is located on the west side of Hoke Road extending west toward Crestway Drive, north of Wenger Road and south of U.S. Highway 40/W. National Road in far east Clayton. The site has frontage along Hoke Road and is partially visible from W. National Road. In general, visibility from W. National Road is limited by residential developments, tree lines and the Northmont Middle/High School campus to the northwest. Overall, visibility is considered good. Vehicular access is considered excellent. Traffic on Hoke Road is moderate. Preliminary discussions consider widening Hoke Road, though plans have not been finalized or budgeted by the city.



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AERIAL FACING NORTH

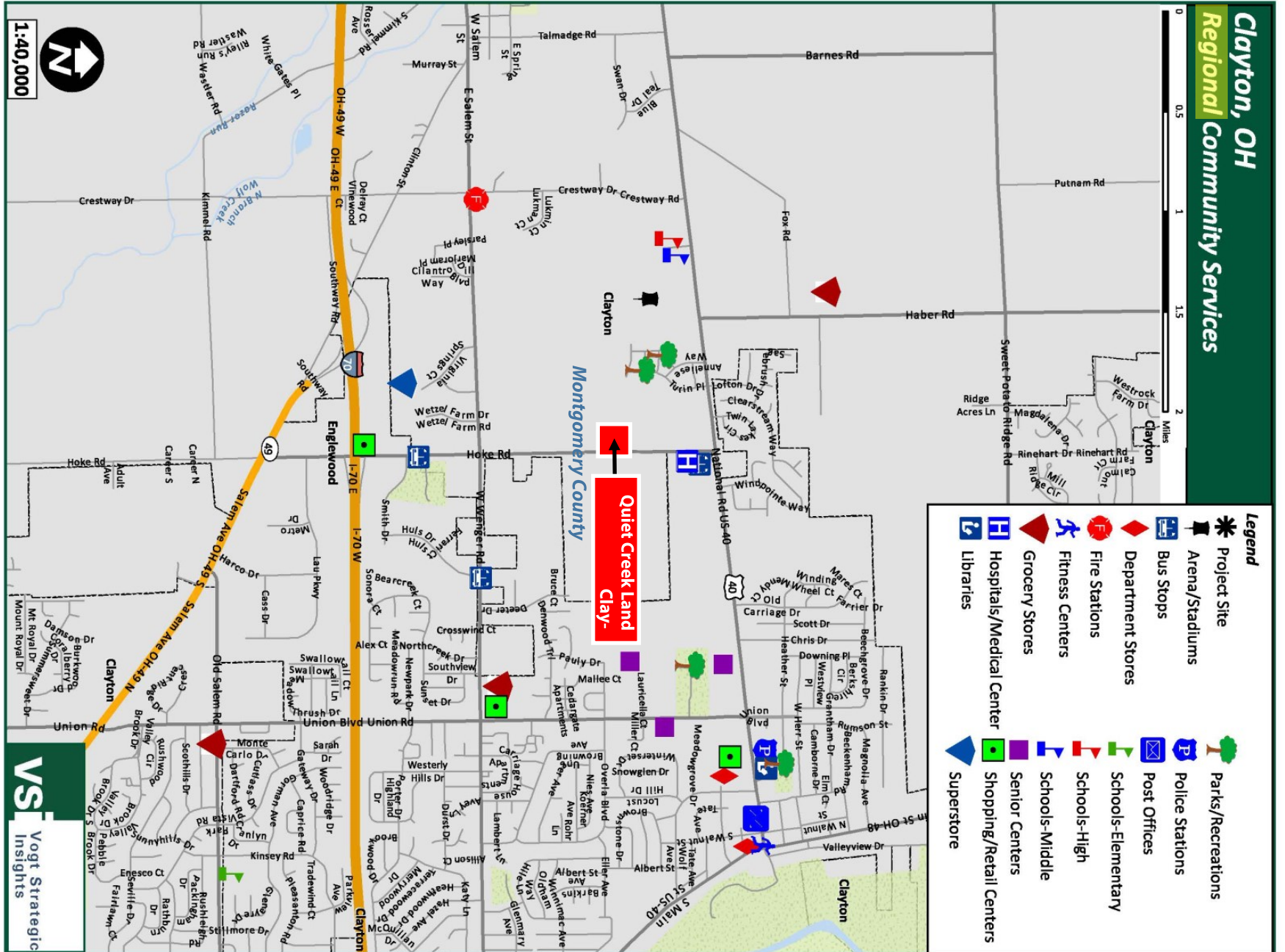


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REGIONAL COMMUNITY SERVICES MAP



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QUIET CREEK LAND

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PROXIMITY TO COMMUNITY SERVICES AND INFRASTRUCTURE

Proximity to Community Services and Infrastructure

Community Services	Name	Driving Distance from Site (miles)
Major Highways	U.S. Highway 40	0.4 North
	Interstate 70	1.0 South
	Hoke @ Smith	0.4 South
Public Transit	Wenger @ Huls	0.6 East
	Kroger	1.1 East
Grocery Stores	Second Street Market	2.2 Southeast
	ALDI	2.8 East
Superstore	Walmart Supercenter	0.7 South
	K&J Dollar Store	2.1 Northeast
Department Stores	Dollar General	2.4 Northeast
	Goodwill	2.6 East
Shopping/Retail Centers	Hoke Crossing	0.6 South
	Golden Key Village Shopping Center	1.2 East
Major Employers/Employment Centers	Country Square Shopping Center	2.1 Northeast
	Walmart Supercenter	0.7 South
	Northmont City Schools	1.6 Northwest
	Caterpillar Logistics	1.8 South
	P&G Distribution	7.8 East/Northeast
	STP Manufacturing Company	7.8 East/Northeast
	Dayton International airport	8.1 East/Northeast
	Northmoor Elementary School	2.7 Southeast
Elementary Schools	Northmont Middle School	1.6 Northwest
Middle/Junior High Schools	Northmont High School	1.7 Northwest
High Schools	Englewood Health Center	0.3 Northeast
Hospitals/Medical Centers	Vandalia Medical Center	11.5 East
	Englewood City Police Department	2.0 Northeast
Police Stations	Clayton Station 84	1.1 West
Fire Stations	United States Postal Service	2.2 Northeast
Post office	Murphy USA	0.5 South
Gasoline Stations	Walmart Gas	0.8 South
	Kroger Fuel Center	1.1 East
Convenience Stores	Shell	1.0 South
	Marathon Gas	1.3 East
Pharmacies	Walmart Pharmacy	0.7 South
	Kroger Pharmacy	1.1 East
Banks	Woodforest National Bank	0.7 South
	Huntington Bank	1.2 East
Restaurants	Bob Evans	0.5 South
	LaRosa's Pizza	0.5 South
	Sonic Drive-In	0.6 South
	Subway	0.7 South
Day Care	El Cazador	1.7 Northeast
	Englewood KinderCare	1.7 East
Libraries	Dayton Metro Library	2.0 Northeast
	Klepz YMCA	0.4 Northeast
Fitness Centers	Planet Fitness	2.5 East
	Hazel's Haven	1.3 Northwest
Parks/Recreation	Government Park	2.1 Northeast
	Chakeres Theatres - Melody 49 Drive-In	3.1 West
Universities/Colleges	Aullwood Audubon Center and Farm	3.9 East
	Sinclair Community College	0.4 Northeast
Arenas/Stadiums/Convention Center	Good Samaritan Stadium	1.7 Northwest
	Pristine Senior Living and Post-Acute Care	1.9 Northeast
Senior Centers		

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DEMOGRAPHICS AND MAP

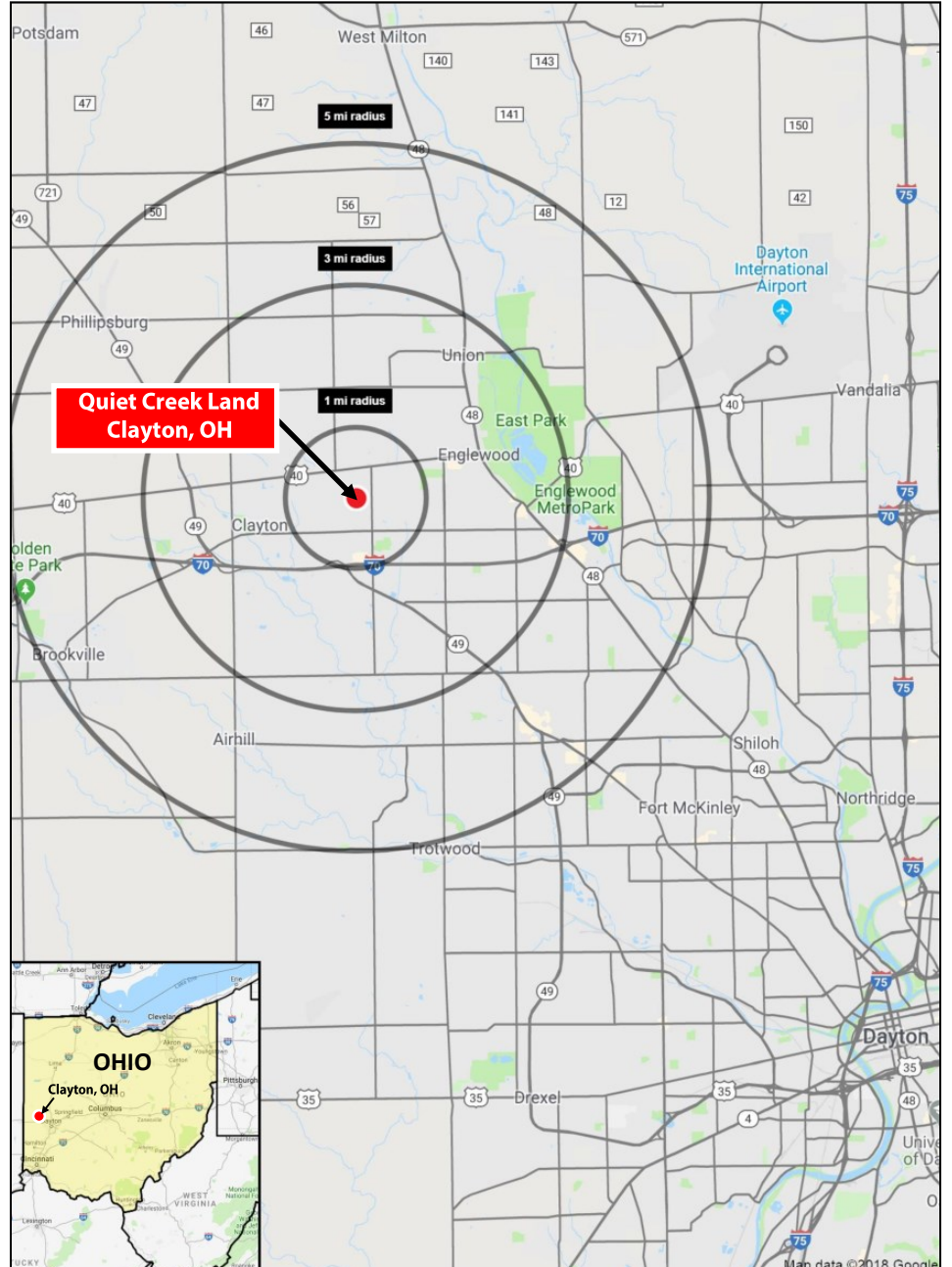
SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.8686/-84.3350

Quiet Creek Land - 8495 Hoke Rd				
Clayton, OH 45315				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	1,714	24,995	52,837
	2023 Projected Population	1,693	24,399	51,340
	2010 Census Population	1,718	24,935	52,138
	2000 Census Population	1,355	23,582	51,540
	Projected Annual Growth 2018 to 2023	-0.2%	-0.5%	-0.6%
	Historical Annual Growth 2000 to 2018	1.5%	0.3%	0.1%
HOUSEHOLDS	2018 Estimated Households	700	10,435	22,586
	2023 Projected Households	695	10,253	22,075
	2010 Census Households	677	10,051	21,508
	2000 Census Households	532	9,229	20,667
	Projected Annual Growth 2018 to 2023	-0.1%	-0.3%	-0.5%
	Historical Annual Growth 2000 to 2018	1.8%	0.7%	0.5%
RACE AND ETHNICITY	2018 Estimated White	80.5%	82.7%	70.7%
	2018 Estimated Black or African American	13.6%	12.2%	24.5%
	2018 Estimated Asian or Pacific Islander	2.7%	1.8%	1.5%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2018 Estimated Other Races	3.2%	3.1%	3.1%
	2018 Estimated Hispanic	1.5%	1.6%	1.7%
INCOME	2018 Estimated Average Household Income	\$97,806	\$84,476	\$76,641
	2018 Estimated Median Household Income	\$65,745	\$65,061	\$60,254
	2018 Estimated Per Capita Income	\$40,067	\$35,344	\$32,856
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.3%	1.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.6%	4.5%	5.4%
	2018 Estimated High School Graduate	20.1%	28.8%	29.9%
	2018 Estimated Some College	26.0%	27.1%	27.9%
	2018 Estimated Associates Degree Only	11.6%	10.9%	10.1%
	2018 Estimated Bachelors Degree Only	23.8%	18.3%	16.4%
2018 Estimated Graduate Degree	11.8%	9.1%	9.0%	
BUSINESS	2018 Estimated Total Businesses	90	744	1,499
	2018 Estimated Total Employees	1,786	8,797	20,457
	2018 Estimated Employee Population per Business	19.9	11.8	13.6
	2018 Estimated Residential Population per Business	19.1	33.6	35.2



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AERIAL FACING EAST



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