



**Dayton Area**  
Multiple Listing Service



**7590 Brookville Arlington Rd Brookville, OH 45309-9205**  
**\$2,125,740**

ZONED HIGHWAY SERVICE\*All utilities installed at street capacity available\* At Exit #21 on I-70 with Interstate visibility\*110,000 people live within 10 miles\* Only 10 miles to Dayton International Airport\* Only 11 miles from I-70/I-75 interchange\* \$249,900.00 per acre of 34.4 acres\* Also 42.6 acres INDUSTRIAL at \$49,900.00 per acre\*Detailed Highway/Industrial Service Property Information: Permitted usages Highway Service: Commercial establishments offering accommodations, supplies and services to the motoring public/Many I2 industrial uses\* Current Zoning: Highway Service/I2 Industrial\* Frontage Street: Approx. 1300 ft. on Brookville Arlington Pike and approx. 2800 ft frontage on Interstate 70\* Access Road Arlington Brookville Pike\* Existing Buildings: New Construction in Area\* Nearest Interstate: Exit #21 I-70, 0.1 mile;I-75, 11 miles\* Interstate visibility-YES\* 12 water,sewer, 6 gas service, 3 phase elect., fiber optic at Southwest end of Property at street Listing Agent Owner Seller

**Directions:** Interstate 70 to exit 21 to Brookville Arlington Rd.

ML#:429321		Size/Shape	n
Property Type	Land	Aerial	Yes
Property SubType	C/I Lot	Plat	Yes
Parcel ID	C05006160001	Survey	Yes
Lot Sq Ft (approx)	1855656	Topography	Yes
Lot Acres (approx)	42.600	Tenant Right	Yes
Price/Acre	49,900.00	Crop Right	Yes
County	Montgomery	Acres	50 to 99 Acres
Subdivision	city of brookville	Land Features	Interstate
School District	Brookville Local SD	Accessibility	State Highway, US Highway
Lot Dimensions	n	Utilities	City Water, Sanitary Sewer,
Timber	n		Natural Gas, Storm Sewer,
Frontage	n		Utilities at Street

**Presented By:**

**Curtis Long**

Primary: 937-692-5151

E-mail: dlreinc@yahoo.com

**Dick Long Real Estate Inc.**

609 N Main St  
Arcanum, OH 45304  
937-692-5151  
Fax: 937-692-5153



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