



2.762 Acres

0 Commerce Drive

Middletown, Ohio 45005

\$860,000

Asking Price

2.762 Acres | BC-I Zoning | I-75 Interchange

\$20,300 Annual Billboard Income



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Property Overview

Approximately 2.762 acres of prime commercial land strategically located at the I-75 interchange in Middletown, Ohio. This exceptional property offers unparalleled visibility and access, making it ideal for a wide range of commercial developments.

The property features two existing billboards generating \$20,300 in annual income, providing immediate cash flow while you plan your development strategy. Adjacent to the \$200 million Renaissance Pointe mixed-use development, this location is positioned for significant growth.

Key Features

- Full I-75 interchange access with excellent visibility
- Two existing billboards generating \$20,300 annual income
- Adjacent to \$200 million Renaissance Pointe development
- Public water and sewer available
- Cleared and ready for development
- BC-I zoning allows diverse commercial uses

Property Details

Address	0 Commerce Drive, Middletown, OH 45005
County	Warren County
Total Acreage	2.762 Acres
Zoning	BC-I (Business Center Interchange)
Asking Price	\$860,000
Price Per Acre	\$311,369
Billboard Income	\$20,300/year
Utilities	Public Water & Sewer

Investment Highlights

Income-Producing Asset

The property features two existing billboards that generate consistent passive income. Billboard leases typically run 10-20 years with built-in escalations, providing stable long-term cash flow.

\$20,300

Annual Income

\$338,333

Implied Value at 6% Cap

10-20 Years

Typical Lease Terms

Adjacent Development: Renaissance Pointe

A \$200 million mixed-use development is transforming the I-75 corridor adjacent to this property. Renaissance Pointe will include:

- Restaurants & Entertainment Venues
- 288 Residential Apartments
- Sports Arena & Event Space
- Retail & Commercial Space

Zoning & Permitted Uses

BC-I (Business Center Interchange) zoning allows for a wide range of commercial, hospitality, and entertainment uses:

- Restaurants & Bars
- Hotels & Hospitality
- Medical & Dental Offices
- Multi-Tenant Office Buildings
- Entertainment Venues
- Night Clubs
- Retail Stores
- Service Businesses

Market Comparison

Competitively priced below comparable properties in the I-75 corridor:

Property	Price	Acres	Price/Acre
0 Commerce Dr (Subject)	\$860,000	2.762	\$311,369
3591 Commerce Dr	\$2,800,000	3.19	\$877,743
I-75 & SR 122	\$1,400,000	2.88	\$486,111

Contact Information



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