18 acre Development Tract - Clermont County
2432 Bauer Rd
Batavia, OH 45103

$1,400,000
18.4± Acres
Clermont County







MORE INFO ONLINE:

https://americas.land/

18 acre Development Tract - Clermont County
Batavia, OH / Clermont County

SUMMARY

Address
2432 Bauer Rd

City, State Zip
Batavia, OH 45103

County
Clermont County

Type
Undeveloped Land

Latitude / Longitude
39.093567 / -84.134326

Acreage
18.4

Price
$1,400,000

Property Website
americas.land







PROPERTY DESCRIPTION

Unveiling a truly exceptional opportunity, this 18.4-acre development tract in Clermont County, Ohio, offers a canvas for visionary investors and developers. Imagine the possibilities that await on this expansive parcel, perfectly positioned for growth and innovation. This property is a great find, presenting a prime location to bring your commercial or developmental aspirations to life.

Location

Nestled in the charming city of Batavia, this property enjoys a strategic position within Clermont County, Ohio. Its locale promises both convenience and potential, benefiting from the region's dynamic economic landscape and a community poised for expansion.

Land and terrain

Spanning 18.4 acres, the land offers a generous expanse for diverse applications. Its natural contours and features provide a versatile foundation, ready to accommodate a range of developmental designs or to be shaped into a bespoke recreational haven.

Improvements and infrastructure

The property currently features a barn, offering immediate utility or a foundation for future enhancements. Beyond this existing structure, the potential for further improvements and infrastructure development is boundless, allowing for a tailored approach to meet specific project needs.

Water and utilities

All Utilities are currently on the property! Prospective buyers will find the opportunity to establish essential services on this tract. The freedom to plan and implement water sources and utility connections ensures that any future development can be designed with optimal efficiency and modern standards in mind.

Current and potential use

Currently utilized for agricultural purposes, this versatile tract holds immense potential for a shift towards commercial ventures or significant development. Its strategic location and generous acreage make it an ideal candidate for projects that wil shape the future landscape of Batavia.

Access and easements

The property's accessibility is a key advantage, ensuring ease of entry and exit for any planned use. With clear pathways for access, the site is well-prepared to support the logistical demands of a commercial enterprise or a large-scale development project.

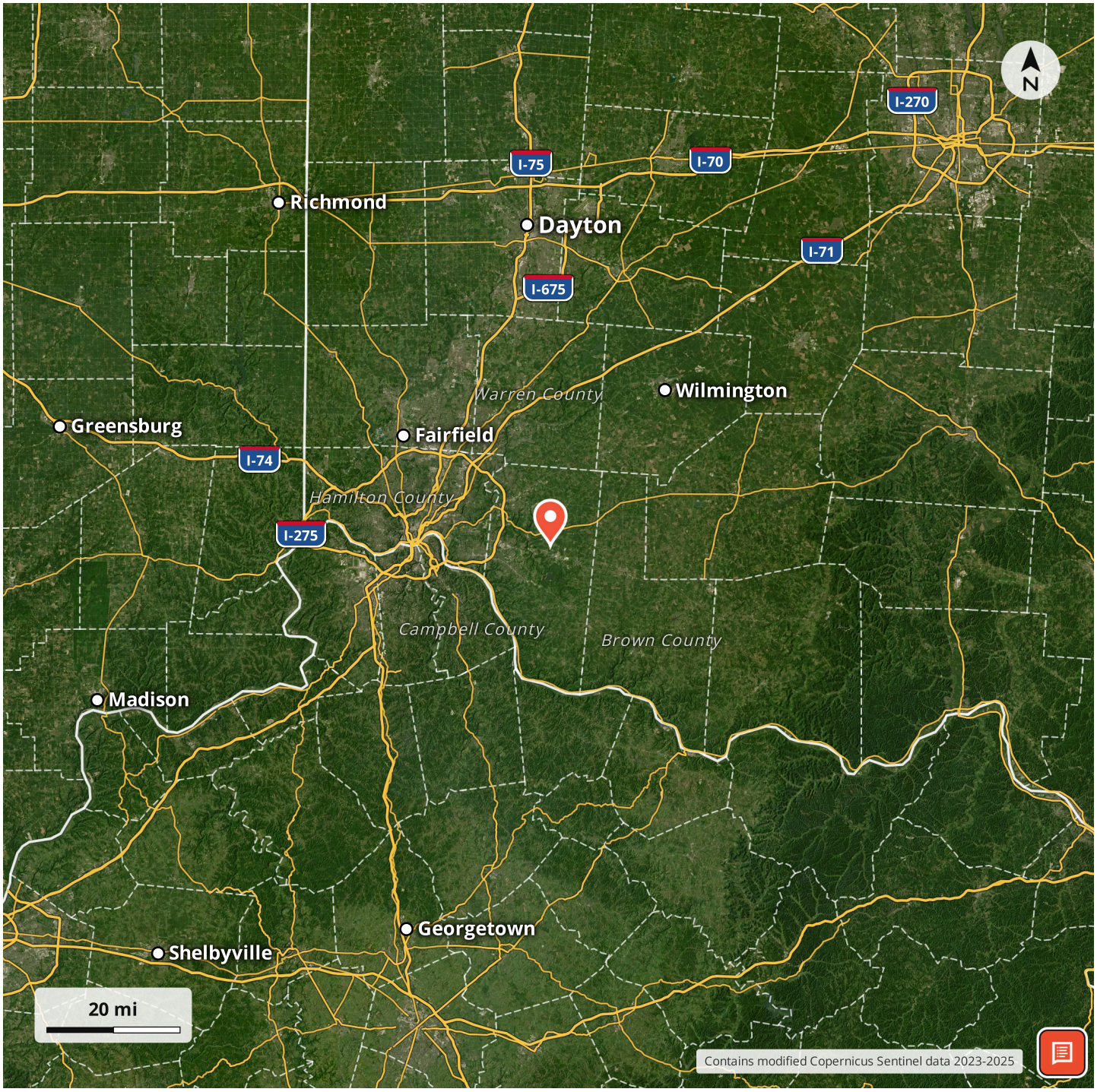
Contact us today to learn more or to schedule a visit and explore the remarkable potential of this Clermont County gem.



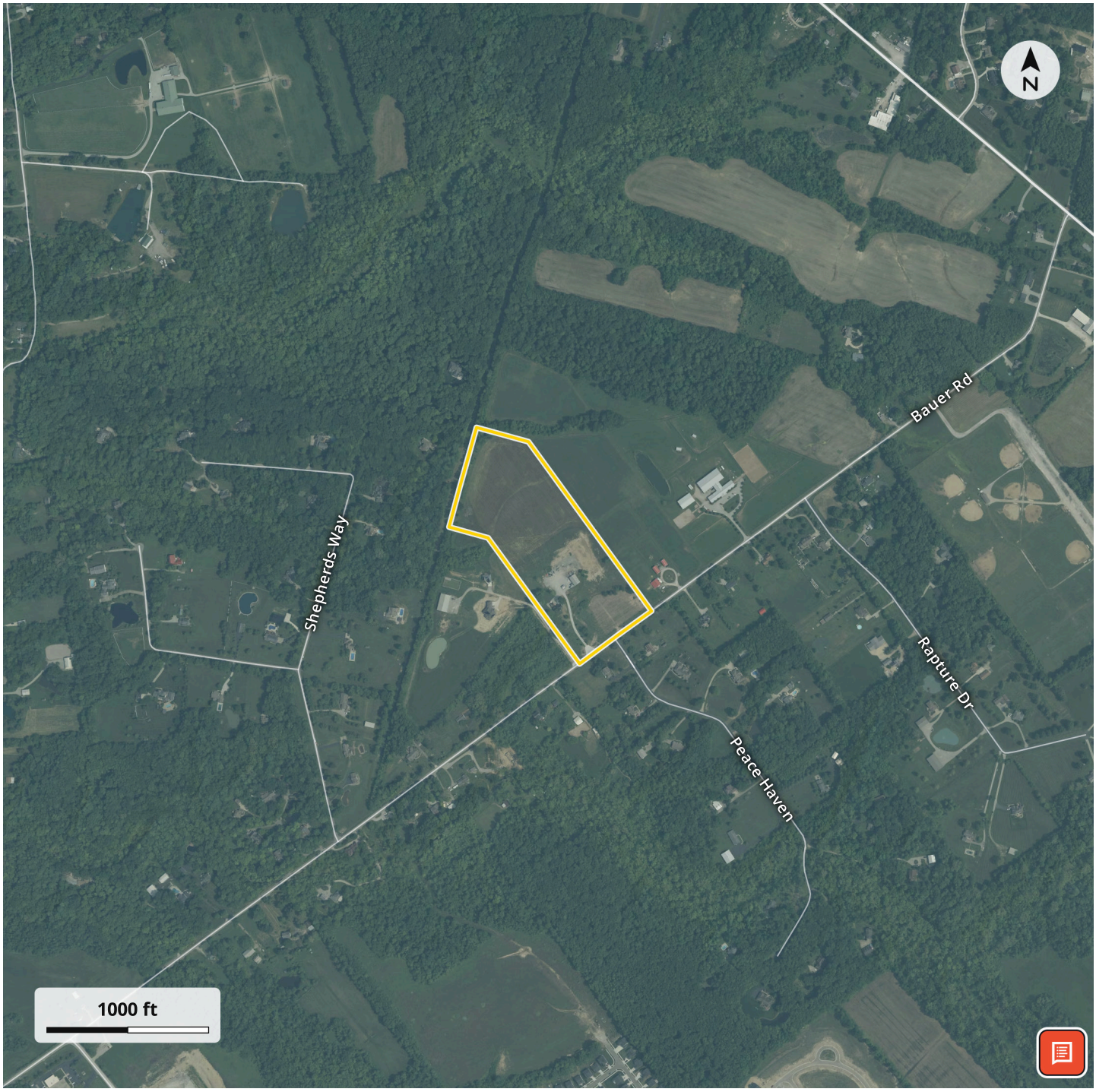





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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