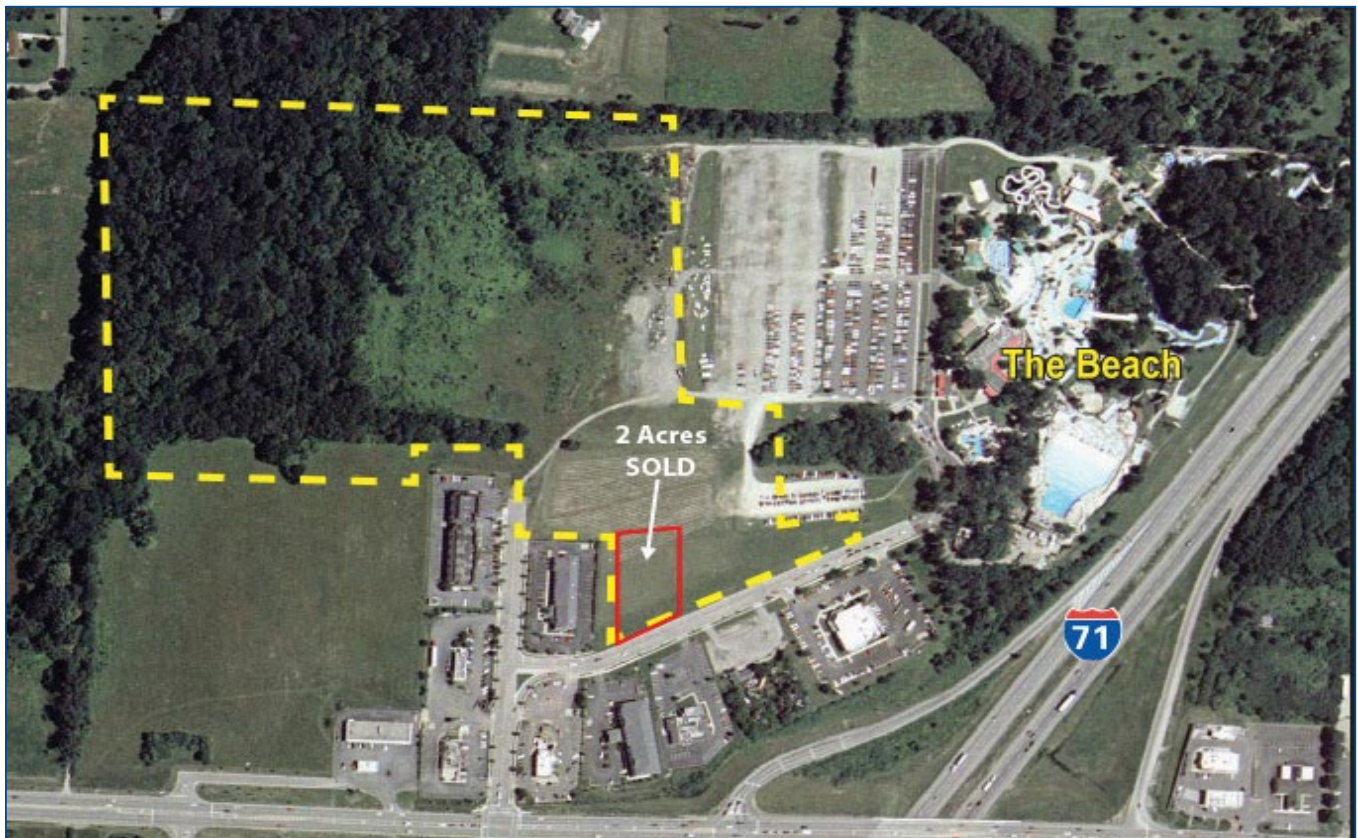


Prime Interstate Land with Prominent Recreational Attractions

Kings Mills Farm

I-71 and Kings Mills Rd. | Mason, OH 45040



Property Summary

County	Warren
Property Type	Land
Zoning	B-3
Total Acreage	43 Acres
Lot 1:	8 Acres
Lot 2:	35 Acres
Price Per Acre	Please contact agent
LoopNet ID	14351397

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information contact:



Joe Kramer
Executive Vice
President
513.932.6010 ext. 256
jkramer@hsabh.com

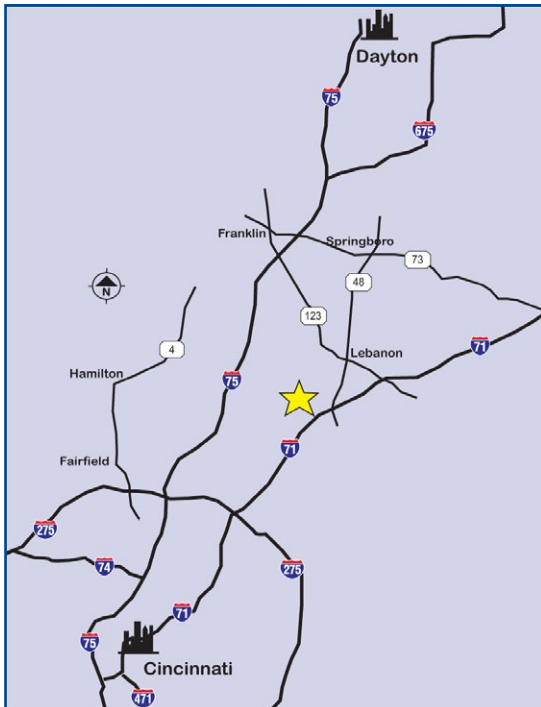
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Prime Interstate Land with Prominent Recreational Attractions

Kings Mills Farm

I-71 and Kings Mills Rd. | Mason, OH 45040



Property Highlights

- Permit uses: Retail, service, restaurant, lodging
- No existing buildings
- Access Roads: Beach Boulevard, Waterpark Drive; w/ traffic light
- Utilities:
 - Water supplier: Greater Cincinnati Waterworks
 - Sanitary sewer supplier: City of Mason
 - Storm sewer supplier: City of Mason
 - Gas and Electric Supplier: Duke Energy
 - Local telecommunications supplier: Sprint

Location Description

- Extensive commercial and industrial developments
- Major retailers/restaurants/lodging nearby: Kings Island, Great Wolf Lodge, The Beach at Adventure Landing, Kroger, Frisch's, Perkins, Bob Evans, McDonald's, Wendy's, Burger King, Hampton Inn, Holiday Inn Express, Comfort Inn
- Rapid residential growth
- Demographic information available
- Traffic count information: Kings Mills Road (east of I-71)....
- Nearest Interstate: I-71, .2 miles
- Nearest commercial airport: Cincinnati- Northern Kentucky Airport, 35 miles south
- Nearest local airport: Lebanon- Warren County Airport, 8 miles north

For more information contact:



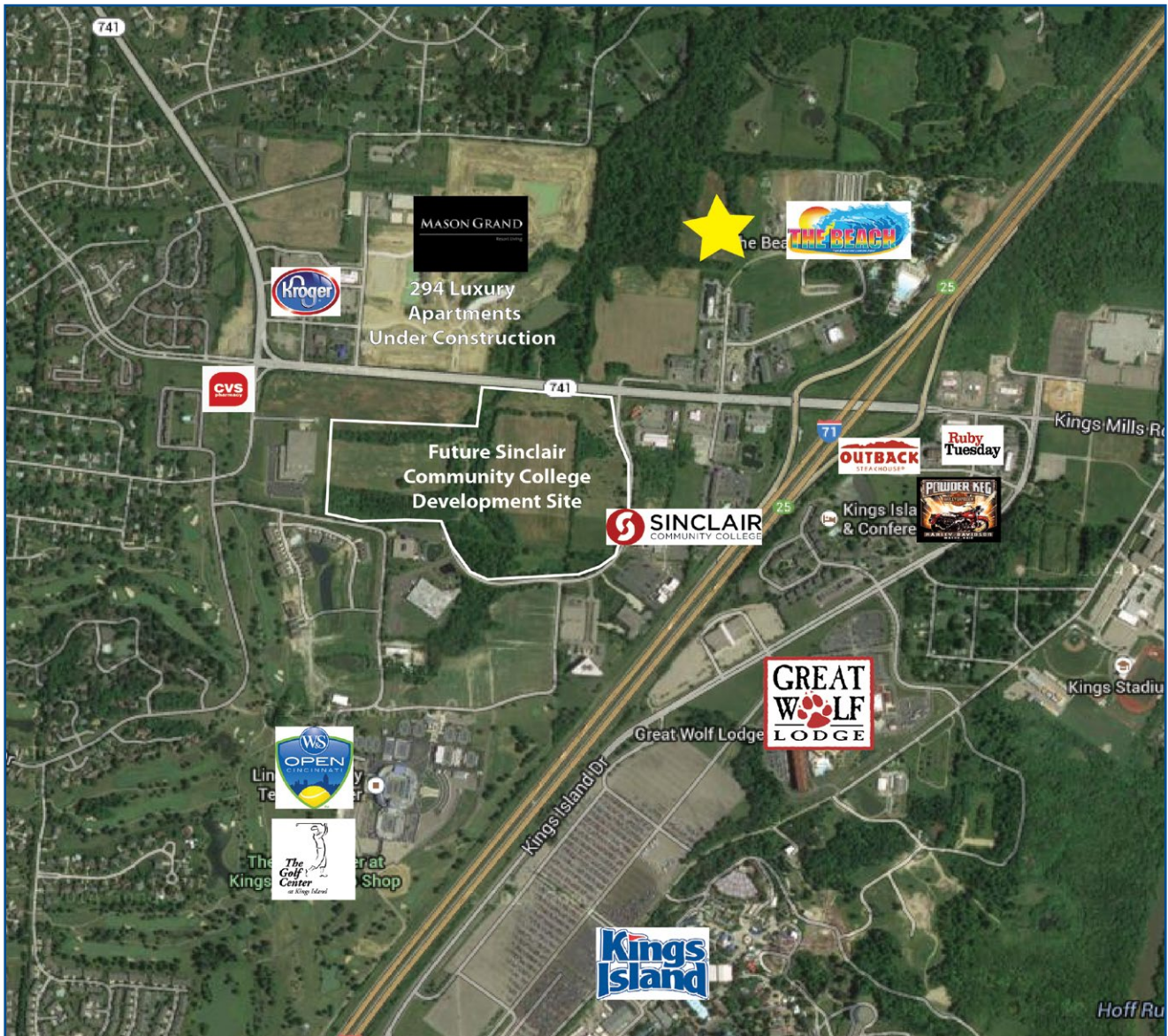
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Prime Interstate Land with Prominent Recreational Attractions Kings Mills Farm- Surrounding Businesses

I-71 and Kings Mills Rd. | Mason, OH 45040



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