

Clayton Land Available in PUD

4314 Proaction Dr. | Clayton, OH 45315

Property Summary

County: Montgomery

Property Type: Land

Available: 3.78 Acres

Price: \$189,000

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



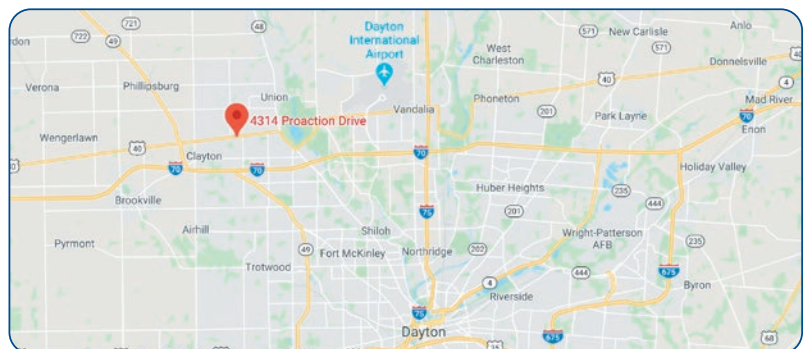
Property Description

- Prime Land For Sale at National Road (US40) at the Village of N Clayton entrance
- 3.78 acres zoned PUD for North Clayton
- Parcel Number M60 03102-0112
- Possible city incentives for the desired use
- Water, Gas and Sewer Available at site
- Property located 1/2 mile from YMCA, Sinclair Kleptz campus and Kettering Health
- Property is also only 1-mile from Wal-Mart, CAT Logistics, MVCTC and I-70
- Significant rooftops nearby- strong demos
- Village of N. Clayton development just purchased by Windsor Development and significant new housing and commercial is currently being planned.
- [Click to see a drone flyover of available lots in Clayton](#)

For more information contact:



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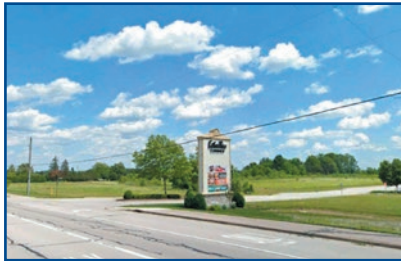


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Demos and Additional Photos

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Population	1 mile	3 miles	5 miles
2024 Projection	896	25,915	51,334
2019 Estimate	903	25,904	51,161
2010 Census	942	25,907	50,485
Growth 2019--2024	-0.78%	0.04%	0.34%

Households	1 mile	3 miles	5 miles
2024 Projection	365	10,424	21,045
2019 Estimate	369	10,417	20,962
2010 Census	390	10,411	20,641
Growth 2019-2024	-1.08%	0.07%	0.40%

2019 Est. by Single-Class Race	903	25,904	51,161
White Alone	742	22,055	38,172
Black or African American Alone	117	2,720	10,856
Asian Alone	26	414	742
Hawaiian and Pacific Island	0	18	29
American Indian and Alaskan	1	44	116
Other	17	654	1,246

2019 Est. Median Age	42.20	41.20	41.30
2019 Est. Average Household Income	\$77,777	\$77,992	\$74,155

Traffic Counts:	Number of VPD	Year Count
National Road and Lofton Drive	9,166	2018
Hoke Road and Wenger Road	9,198	2018

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