



## Land For Sale

### Hemmerich Farm

**3199 Shetland  
Beavercreek, OH 45434**



[click to enlarge](#)

9+ acres for commercial development near intersection of US-35 & N. Fairfield Rd. in Beavercreek, Ohio. 45,000+ cars per day use this intersection. Located minutes from Wright-Patt AFB, Wright State University, Mall At Fairfield Commons, I-675. Combine this property with others on market for access to N. Fairfield Rd.

[Map & Directions](#)

For more information contact: [Dave Dickinson](#) at **937-572-1222** or [Email](#).

**Listing Price:** \$999,000 **Reduced**

**County:** Greene

**Municipality:** Beavercreek

**Current Zoning:** Agricultural

**Land Use Description:** Business

**City Income Taxes:** No

**Total Acres:** 9.134

**Divisible To:** NA

"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to error, omissions, prior sale and withdrawal from the market without notice"