

Subdivision Development Project for Sale

EAST RIDGE SUBDIVISION , SIDNEY, OHIO 45365

East Ridge Subdivision Plan

Proposed Forest Preserve

Existing Neighborhood

Existing Industrial Facility



Overview

Preliminary approved and engineered project. Property owner's are willing to sell, joint venture, or seller finance and get paid as lots are sold. Excellent infill site as the final phase of the established East Ridge Subdivision, this ± 8.2 -acre R1-zoned site presents a rare opportunity for a developer to deliver single, or build-to-rent product with much of the heavy lifting already complete. The site has been engineered for 33 residential lots and includes completed stormwater detention design and drainage studies, significantly reducing upfront entitlement and engineering timelines.

Located within an existing residential corridor in Sidney, the property benefits from surrounding housing demand, existing infrastructure tie-ins, and a logical path to vertical development. The relatively flat topography and prior subdivision planning further streamline construction feasibility and underwriting. With a low basis of \$500,000, this site offers developers the ability to achieve strong returns through efficient density and reduced pre-development risk.

Contact Cole Kroneker to learn more.

Property Details

Sales Price

- Open to Joint-Venture, Pay as you Build, and Sale

Lot Size

- 8.20 Acres

Zoning

- R1 - Single-Family

Highlights

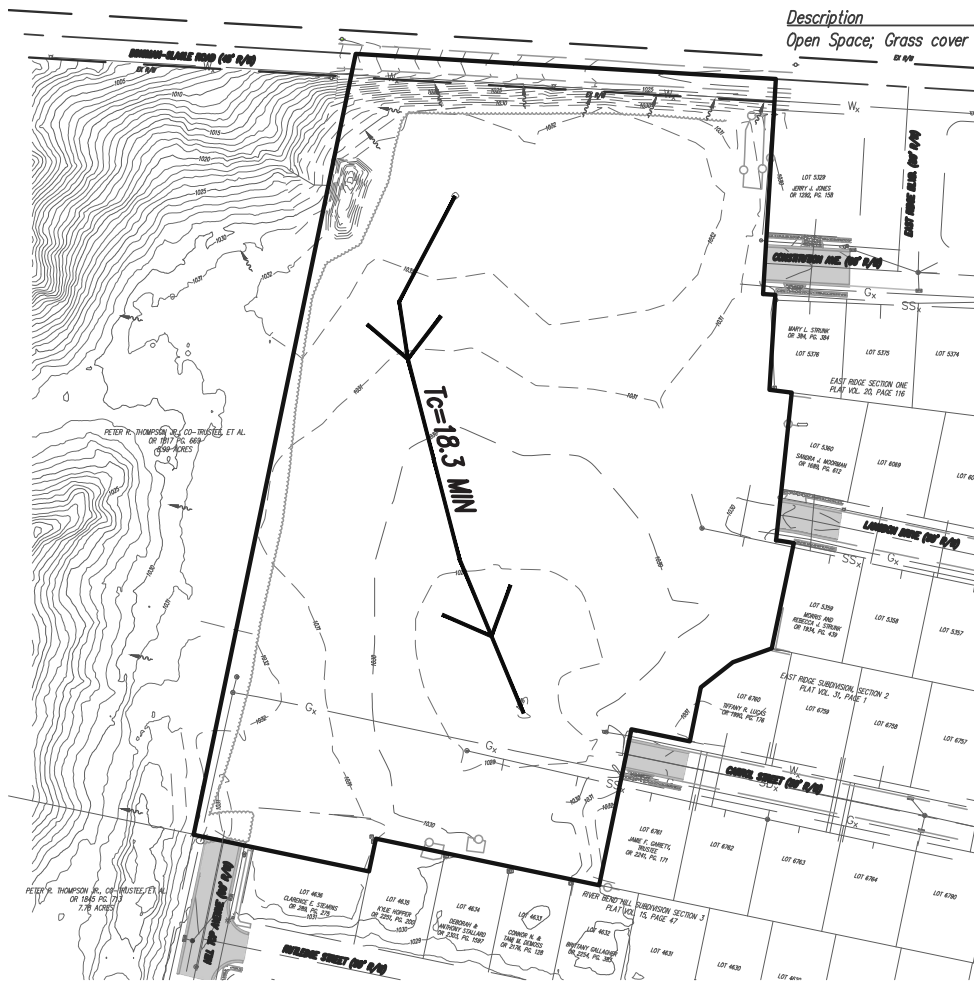
- R1 Single-Family Zoning (By-Right Density) – Ideal for apartment or townhome development with strong unit yield potential
- 8.2 Acre Site with Engineered 33 residential lots + 2 common areas
- Approved Subdivision – Final section of East Ridge Subdivision with prior development precedent in place
- Flat Topography with Stormwater Engineering Completed – Detention design and hydrology fully engineered, reducing entitlement risk
- Existing Utility Infrastructure Nearby – Ties into existing storm system, including 21" storm line connection
- Infill Location Within Established Neighborhood

Rev: June 29, 2026

PRE-DEVELOPED CONDITIONS MAP

DRAINAGE AREAS

Description	Hydrologic Soil Group	Acres	CN
Open Space; Grass cover (fair)	C	7.40	79

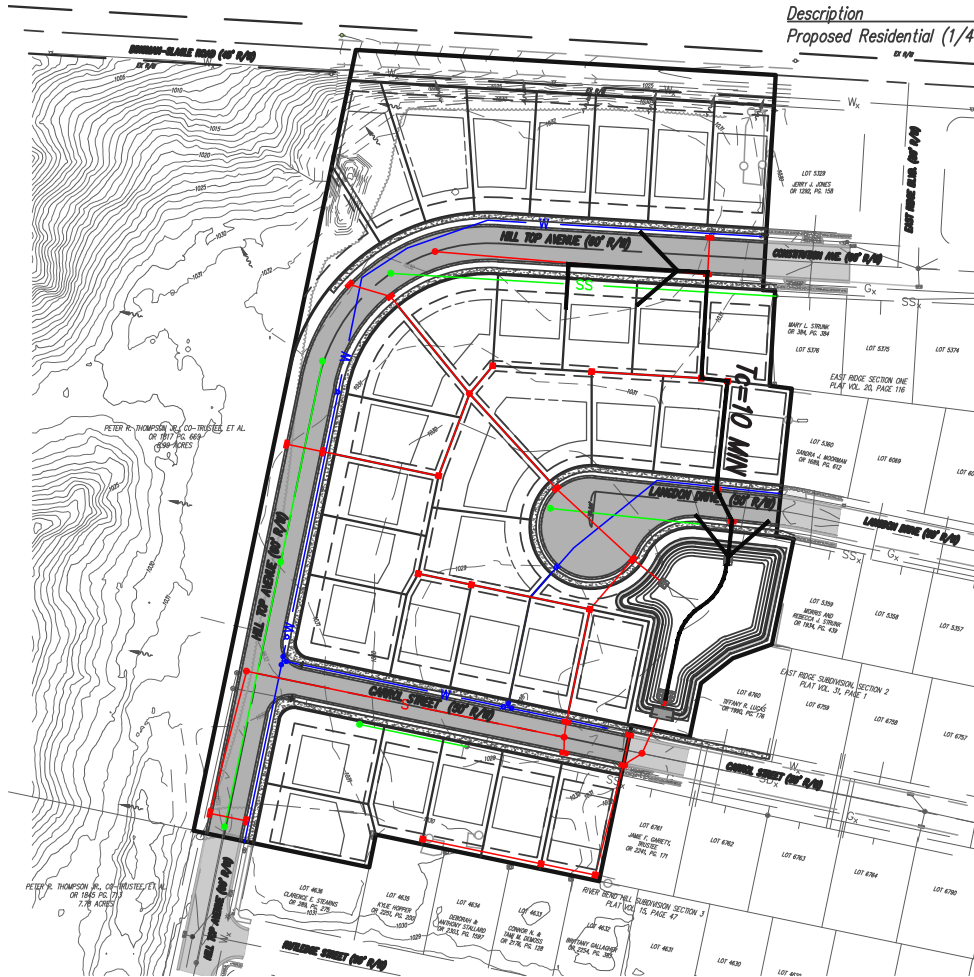


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POST- DEVELOPED CONDITIONS MAP

DRAINAGE AREAS

Description	Hydrologic Soil Group	Acres	CN
Proposed Residential (1/4 Acre Lots)	C	7.80	83



Rev: June 29, 2026