

For Sale

Mixed Use Land: Commercial & Industrial



27662 State Route 1,

West Harrison, IN 47060

± 40 acres available between two sites, available for purchase together or separate. Directly off of I-74 exit 164, the land is ideal for future development in the Dearborn County submarket of Cincinnati. Located in the comprehensive plan's future land use 'Mixed-Use: Commercial & Industrial' corridor, the sites are ideal for industrial development directly off the interstate.

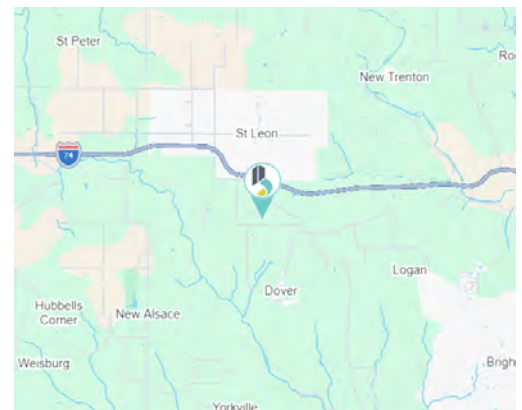
Highlights

- ± 40 acres future industrial development
 - ± 27 acres with I-74 frontage
 - ± 13 acres dual access roads
- Quick & easy access to I-74
- 25 miles to Cincinnati & ~90 miles to Indianapolis
- Within St. Leon TIF District
- Site 1 Zoned B2 Retail; Site 2 Zoned R1 Residential
- Future Land Use Plan: Mixed-Use: Commercial & Industrial

[Play Drone Video](#)

Sale Price

\$65,000 per Acre



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*Information via Costar

*Information via Colliers Q1 2026 Market Report

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