

## DEVELOPMENT FEATURE CARRIAGE TRAILS

# Neighborhoods and Nature, a growing development

A community evolving through multiple phases.

By **Lena Lonigro**  
For Real Estate Plus

“Neighborhoods and Nature,” a slogan that appears with most available information about Carriage Trails, aptly describes the original vision for this growing residential development in Huber Heights.

During the past four years, Carriage Trails has been evolving as a large community. Multiple phases of growth will take it to 16 distinct neighborhoods when it is finished.

The different neighborhoods are being named to suggest its nature beginnings such as The Lakes, The Meadows, and The Woods.

Developing the 635-acre subdivision is DEC Land Co. I LLC of Dublin. Bill Keethler II, who is vice president of development for Carriage Trails, said: “What we’re building is a sense of community here. We are providing for a safe environment for young families all the way up to retired people.

“We have 120 acres of open space, which has ponds and walking trails in place,” he said.

“We wanted to keep open spaces where people could enjoy the outdoors and surrounding amenities such as Carriage Hill Metro Park, the YMCA and Aquatic Center, and the new music center, which will be open this fall,” Keethler said.

“The first homes were built here in 2010,” he added. Keethler said there are 310 single family residents now.

“The families love the



Builders currently with homes under construction are Inverness Homes, Ryan Homes and M/I Homes. Models can be found throughout, including this one in The Woods.

Carriage Trails currently has 310 single family residents, with 400 expected by the end of 2014.

Set among 120 acres of open space, ponds and walking trails, Carriage Trails also has quick access to the YMCA and Aquatic Center.

STAFF PHOTOS BY TARA DIXON ENGEL

school system and the lower taxes. Meier and Walmart are less than a mile away,” he said. Other shopping venues are within proximity, also.

“We expect to have a

total of 400 residents by the end of 2014,” he said. “Based on demand, we’re selling 120 to 130 lots a year.”

Eventually there will be a total of 1,300 single-

family lots. Five sections are currently in progress. “We have 129 lots under development now,” Keethler said.

Builders currently with homes under construc-

tion are Inverness Homes, Ryan Homes and M/I Homes.

“There are different price points throughout the subdivision ranging from \$160,000 to

## CARRIAGE TRAILS

**Location:** Huber Heights/  
Miami County/Bethel  
Schools District

**Highlights:** 129 lots  
currently being developed  
**Price Range:** \$160,000 to  
\$450,000

**Directions:** Interstate 70,  
north on Ohio 201 (Brandt  
Pike) to Carriage Trails  
entrance

Some model homes  
open today. Go to  
[www.carriage-trails.com](http://www.carriage-trails.com)  
for individual builder  
contact information and  
model home locations.

**For more details:**  
877-895-4441  
[www.carriage-trails.com](http://www.carriage-trails.com)

\$450,000,” Keethler said. He pointed out that Miller/Valentine Group is offering single-floor senior rentals with attached garages for those 55 and older.

Keethler said that another section, The Villas at Benchrock by Epcon Communities, is close to being full.

Keethler said that models by the individual builders are typically open for viewing on Sundays and that some should be open today. Contact information is available for each builder on the Carriage Trails website at <http://carriage-trails.com>

Meanwhile development work continues. “We’ll be cutting our walking trails to the Huber Heights YMCA and Aquatic Center this winter,” Keethler said.

“We are working closely with an apartment developer right now, and we are currently in early talks for the development of a retirement community,” he said.