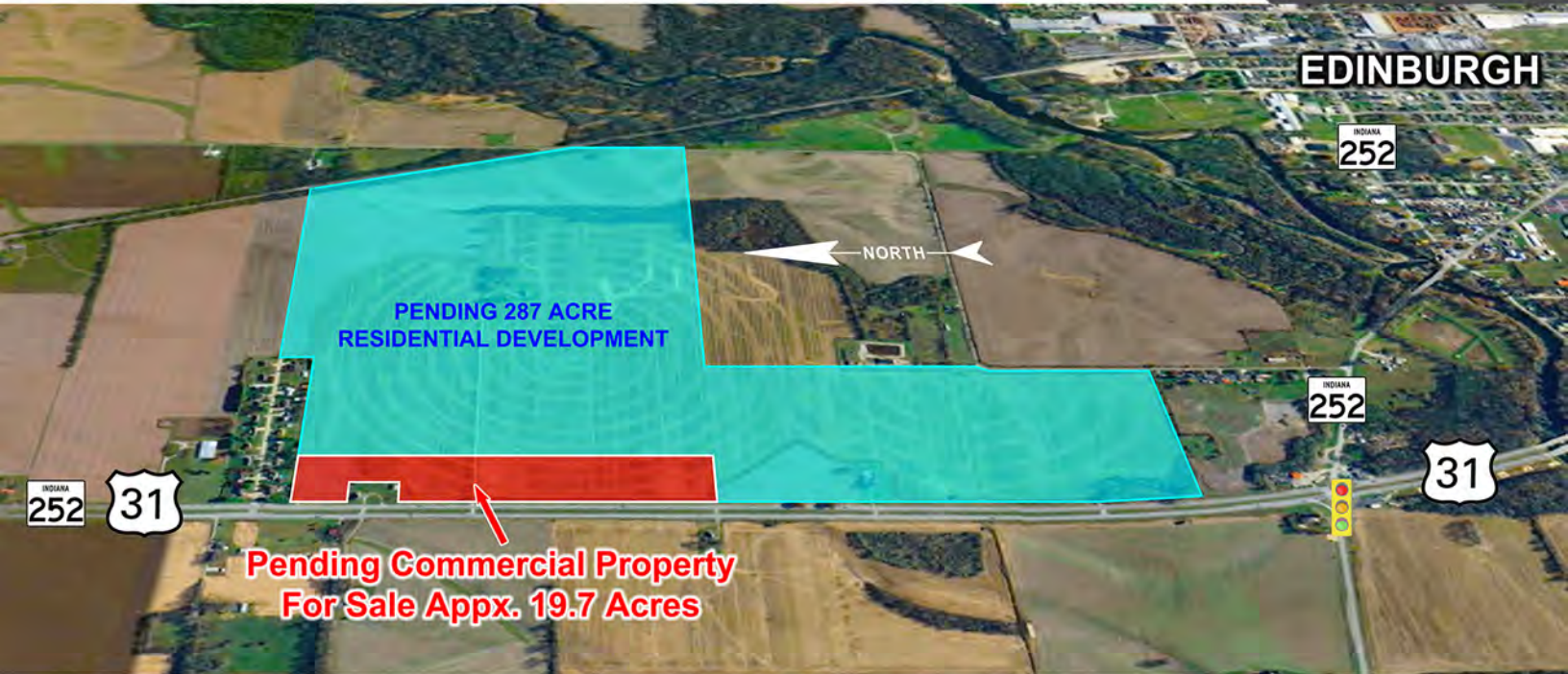
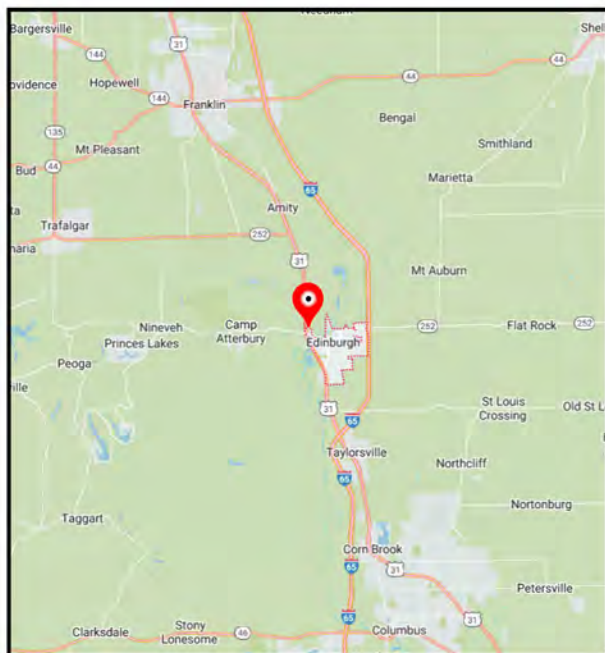


CASTLE COMMONS - 7221 US 31 S, Edinburgh



DON'T MISS THIS UNIQUE COMMERCIAL OPPORTUNITY DIRECTLY ADJACENT TO ± 850 NEW DR HORTON HOMES



PROPERTY SUMMARY

AVAILABLE ACRES: ± 19.7 Acres

PRICE / ACRE: \$304,500

ZONING: Commercial / PUD

PERMITTED USES: Retail, Wholesale, Restaurant, Service, Supermarket, Entertainment, Hotel, Office, Car Wash, & much more.

FRONTAGE: 2,275 FT along US 31

TRAFFIC: 13,551 VPD - US 31

UTILITIES: Adjacent to Site

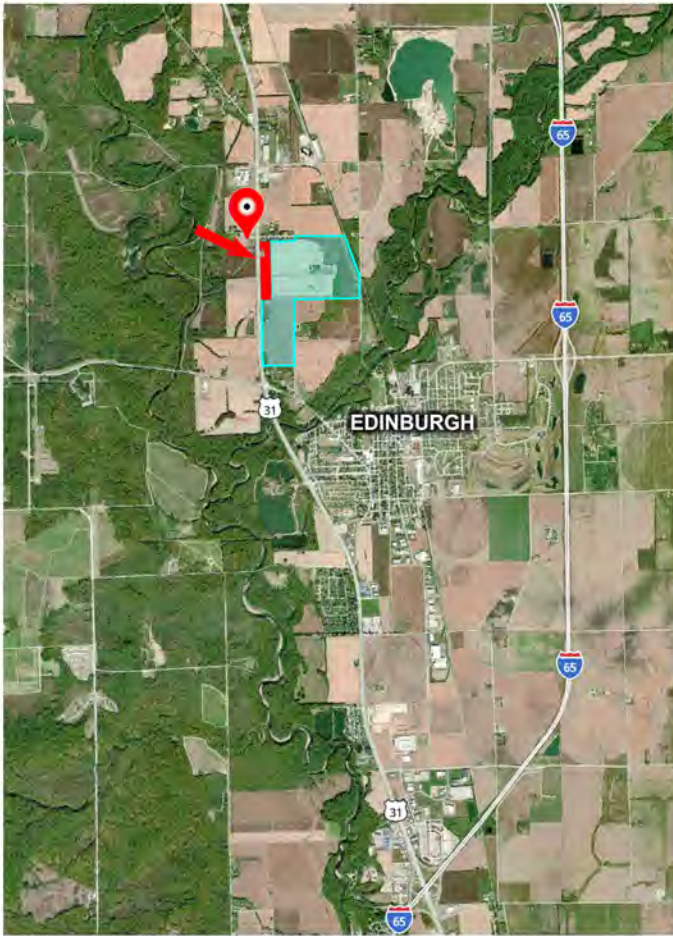
NEW DEVELOPMENT: 287 ACRE, DR Horton Residential Development Directly Adjacent

* Contact Agent for more Details



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CASTLE COMMONS - 7221 US 31 S, Edinburgh



PROPERTY OVERVIEW

A fantastic development opportunity is now available in Edinburgh, Indiana.

± 19.7 Acres of newly rezoned (PUD) Commercial Property is awaiting your future vision and expertise.

Location, Location, Location: This is a Premier Strategic Location with a Pending DR Horton, ± 850-Home Development directly adjacent.

DR Horton, (the nation's largest homebuilder by volume), is building a sprawling 287-acre residential development, scheduled to begin in 2025 and constructed in phases over the next several years. This commercial property is immediately adjacent along the US 31 corridor.

These new homes will nearly double Edinburgh's population, and facilitate a significant boost in average home values.

With the influx of new businesses moving to the immediate area, there will also be a commensurate increase in average household income levels, thereby creating a rapid increase in demand for additional, higher-end, goods and services.

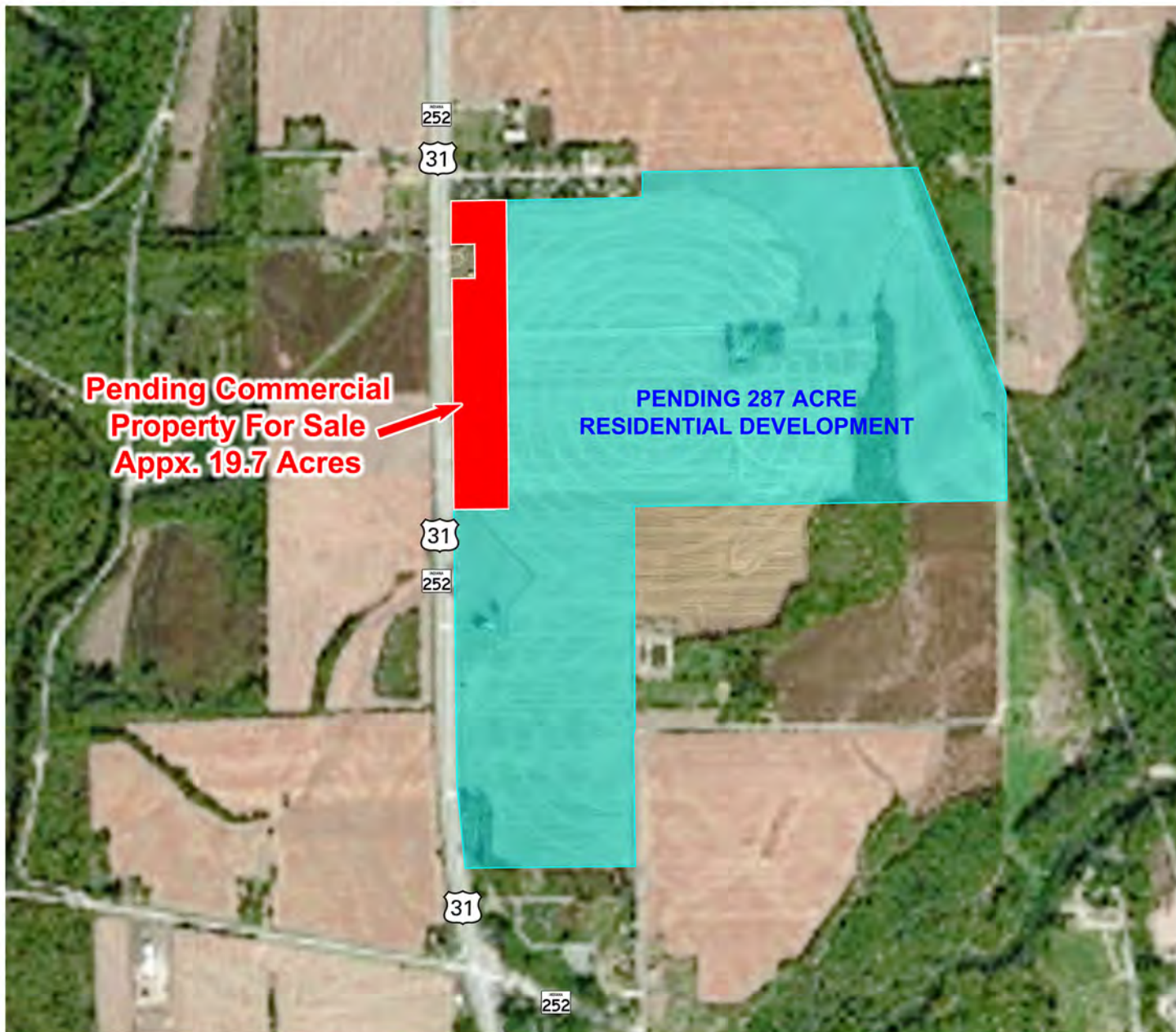
Edinburgh Growth and Development Initiatives: Through Edinburgh's tactical development initiatives and strategic business partnerships, the town has totally revitalized its downtown business district and has attracted a diverse range of industrial and commercial businesses immediately to the south of the downtown business district, thereby significantly expanding its industrial and employment base. This new residential and commercial development is being initiated to provide the additional housing and services required by the growth in employment, as well as suburban housing options for several surrounding communities.

Camp Atterbury Military Complex - Client Base: Camp Atterbury, a vast thirty-six-thousand-acre military complex, lies just 5 minutes to the southwest, offering another excellent opportunity to cater to the diverse needs of both military and civilian personnel, providing a ready-made customer base for your new commercial ventures.

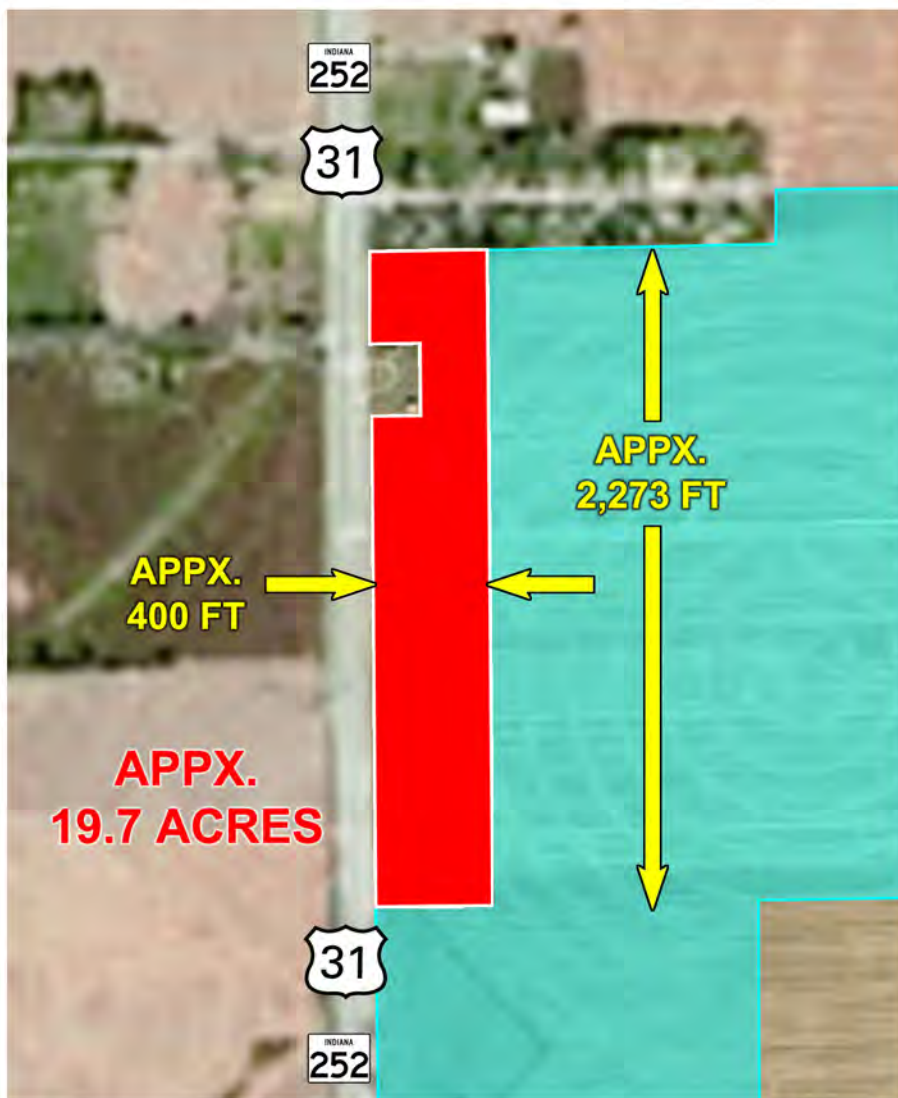
Readily Accessible: This commercial property is strategically situated 1 minute north of the junction of SR 256 and US 31. It is just 5 minutes to downtown Edinburgh, 7 minutes to either of the I-65 interchanges with SR 252 to the east or US 31 to the south, 7 minutes to the Indiana Premium Outlet Mall, 10 minutes north to Franklin, IN, and 12 minutes south to Columbus, IN.



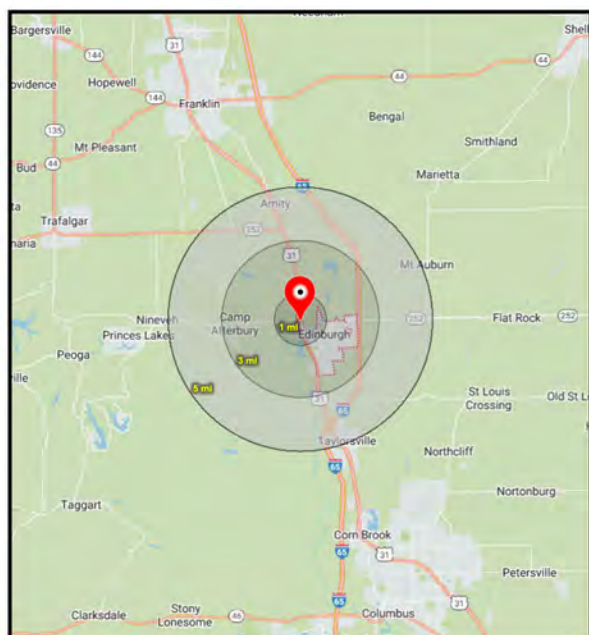
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CURRENT DEMOGRAPHIC DATA

2023 POPULATION	1 MILE	3 MILE	5 MILE
Total Population	1,314	6,144	9,015
Median Age	38.8	39.6	39.9
Median Age Male	37.9	38.6	38.9
Median Age Female	39.7	40.7	41
2023 HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	509	2,349	3,412
# Persons Per HH	2.6	2.6	2.6
Average HH Income	\$55,491	\$64,593	\$70,410
Median Home Value	\$81,026	\$120,805	\$132,692

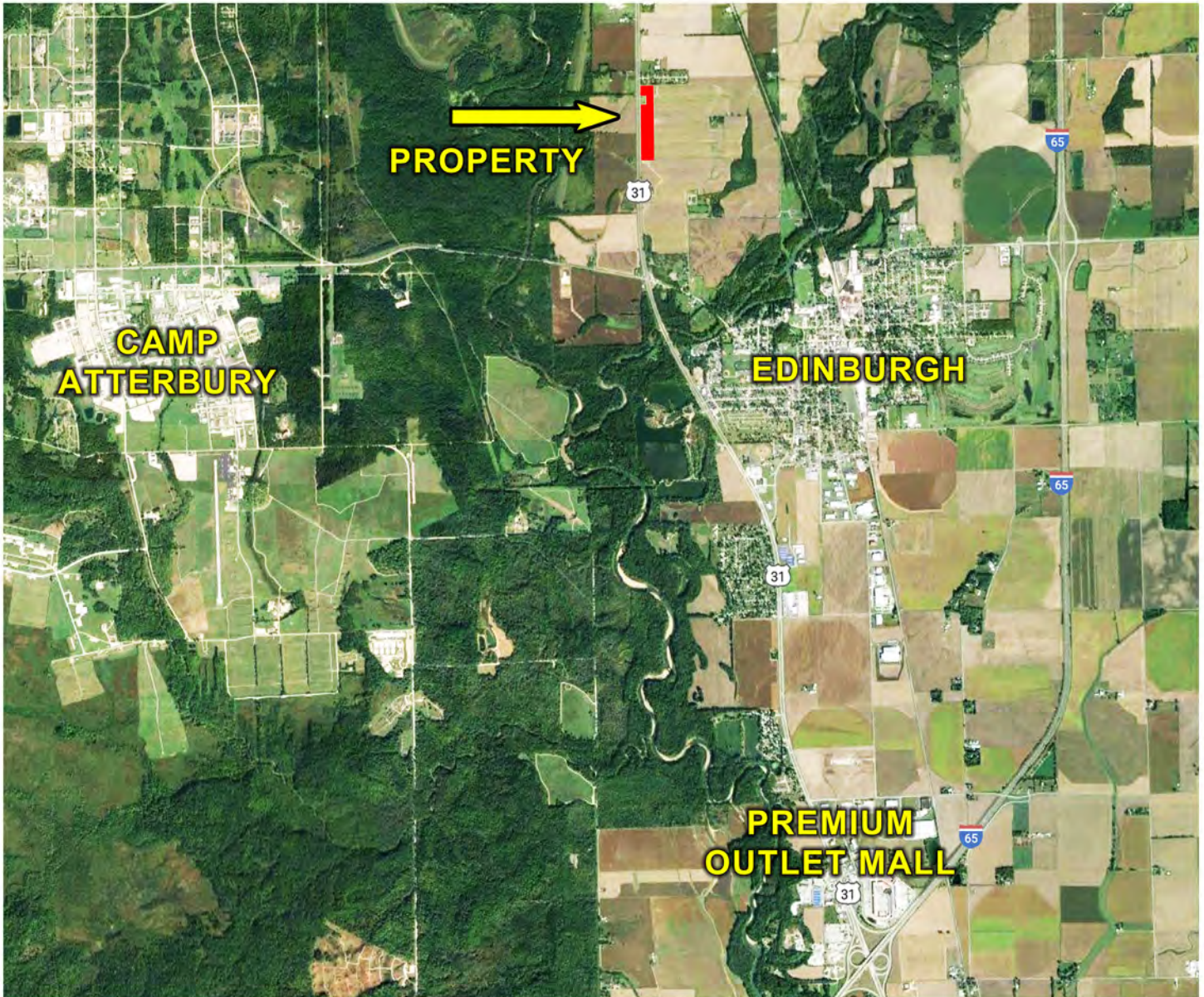
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