

South Grove Landing

Southeast Corner of Whiteland Road and State Road 135



FOR SALE

JOHN MERRILL

Owner – Merrill Property Group
P: 317-590-3046
john@merrillpropertygroup.com

MORGAN METCALF

Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

OFFERING SUMMARY

LIST PRICE: \$1,782,000

LOT SIZE: 6.477 acres

ZONING: C-3 General Business

TRAFFIC COUNT: 13,565 AADT

USES: General retail and auto-dependent businesses

PROPERTY OVERVIEW

Fantastic commercial land available in Bargersville at SR 135 and Whiteland Road. Unique opportunity to help shape the future along with other housing and commercial developments. With nearly 6.5 acres of land, there is plenty of room to bring your vision to life.

PROPERTY HIGHLIGHTS

- 6.477 Acres
- Retail and Residential Nearby
- Business Condo Rendering Available



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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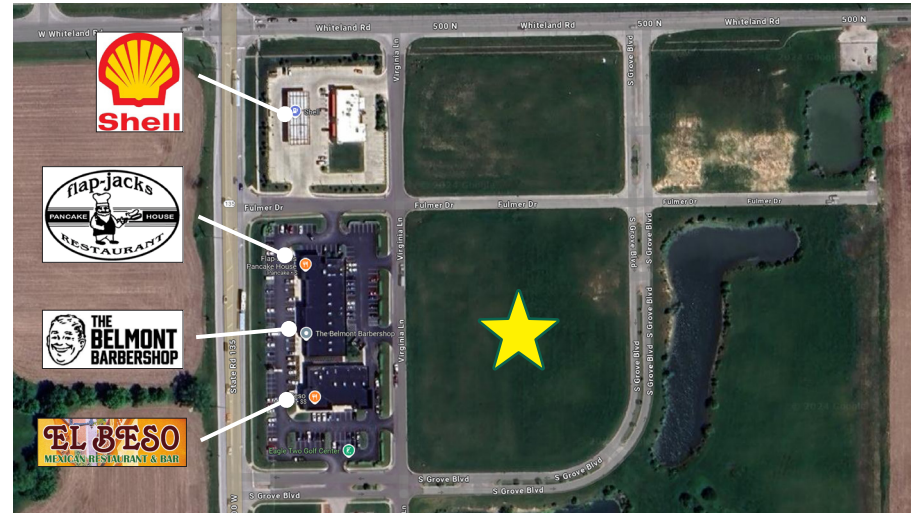
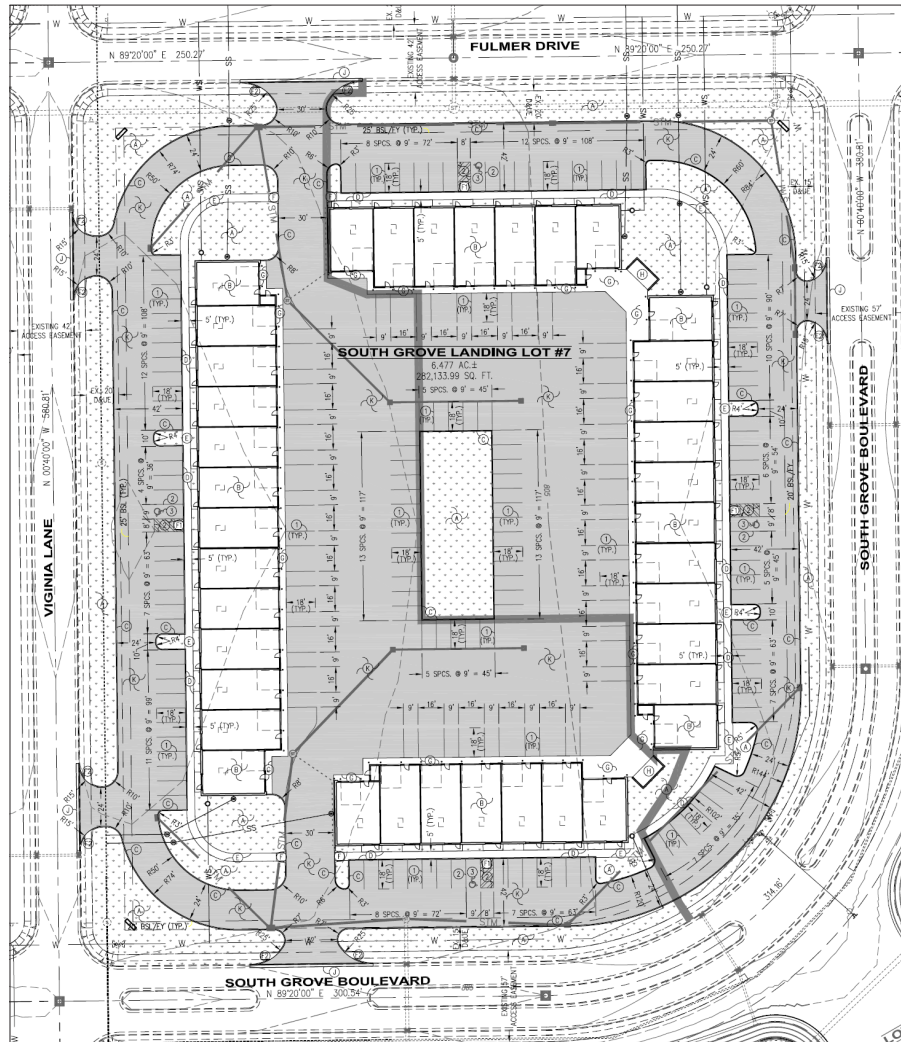
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EXAMPLE OF POTENTIAL USE AS BUSINESS CONDOS

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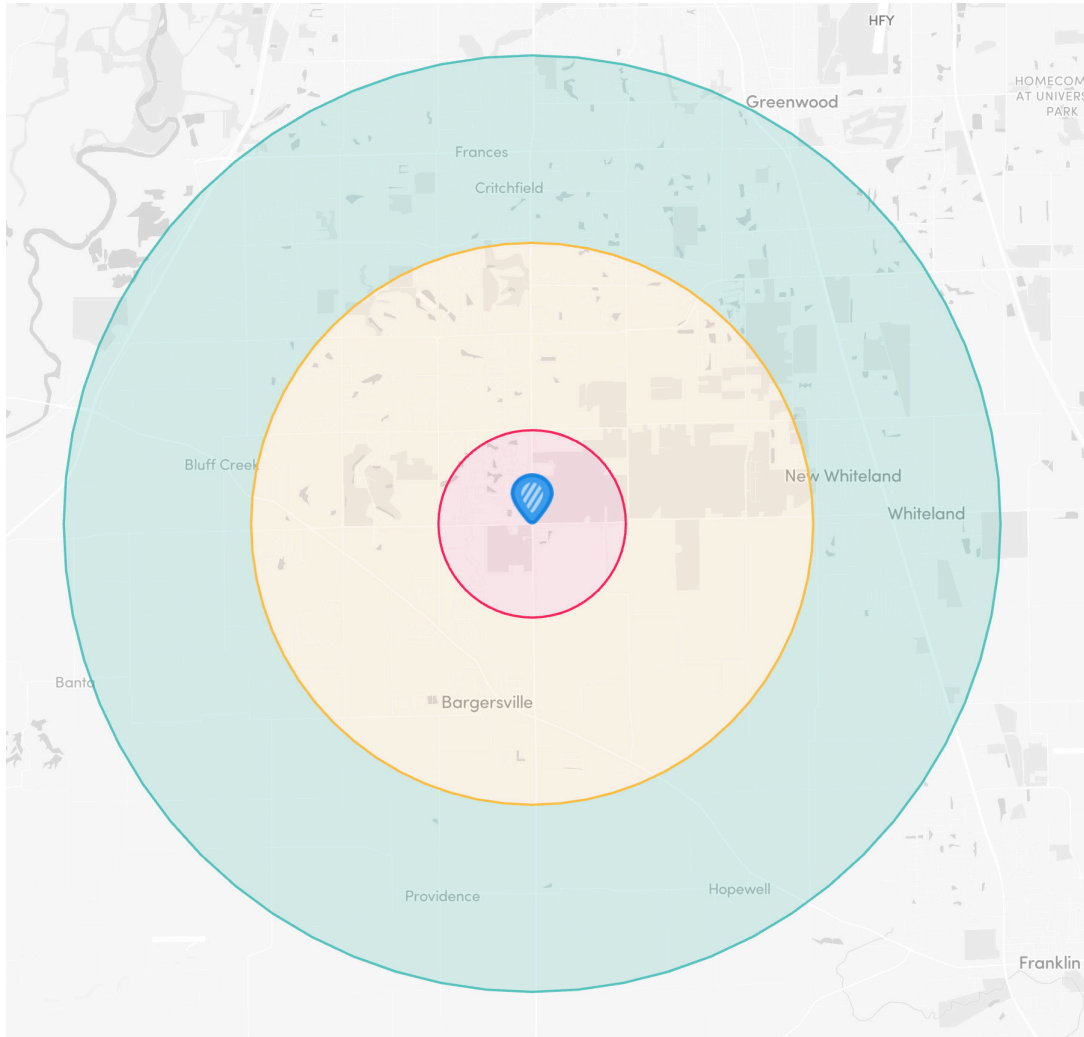
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,972	24,158	82,026
Workday Population	2,423	17,801	59,119

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	839	5,445	17,192
Ages 15-24	412	3,304	11,461
Ages 25-54	1,145	8,939	30,881
Ages 55-64	261	2,715	9,733
Ages 65+	314	3,755	12,759

Income	1 Mile	3 Miles	5 Miles
Median	\$101,220	\$105,871	\$99,730
< \$15,000	141	499	1,411
\$15,000-\$24,999	26	384	921
\$25,000-\$34,999	18	437	1,562
\$35,000-\$49,999	34	684	2,754
\$50,000-\$74,999	78	1,039	4,632
\$75,000-\$99,999	173	1,188	4,755
\$100,000-\$124,999	73	735	3,303
\$125,000-\$149,999	87	647	2,407
\$150,000-\$199,999	112	943	3,000
> \$200,000	182	1,732	4,396

Housing	1 Mile	3 Miles	5 Miles
Total Units	958	8,589	30,067
Renter Occupied	309	1,654	6,079
Owner Occupied	614	6,634	23,063
Vacant	35	301	924

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