

1100 N CUMBERLAND RD, INDIANAPOLIS, IN

20.8 ACRES  
FOR SALE



## Property Overview

Over 20 acres of land available for residential development adjacent to Brookview Elementary School. The property is currently zoned D-A with a Comprehensive Plan recommendation of Suburban Neighborhood, supporting lower-density residential development including single-family detached housing. Suburban Neighborhood areas may support densities of 1 to 5 dwelling units per acre. This level site is located near established residential neighborhoods and within Warren Township Schools. Utilities nearby. The property has multiple easements that will restrict portions of the land use and future development approvals. More than 10 acres is available for potential development now. Just minutes from Greenfield's Amazon Warehouse complex and the Indianapolis Regional Airport.

## Property Highlights

- 20.8 Acres of Level Land
- Currently Zoned D-A
- Comprehensive Plan Suburban Neighborhood Zoning
- Adjacent to Brookview Elementary School
- Close to Greenfield Amazon Warehouse & Indianapolis Regional Airport

## Property Details

<b>Price:</b>	\$924,900
<b>Lot Size:</b>	20.8 Acres
<b>Permitted Uses:</b>	Residential Development
<b>Frontage:</b>	679
<b>Zoning:</b>	D-A, Suburban Neighborhood
<b>APN:</b>	49-08-34-114-001.000-700

Sharon Thompson - Executive Director

(317) 564-7160

sharonthompson@kw.com

RB#14044406, Indiana

KW INDY METRO NORTHEAST

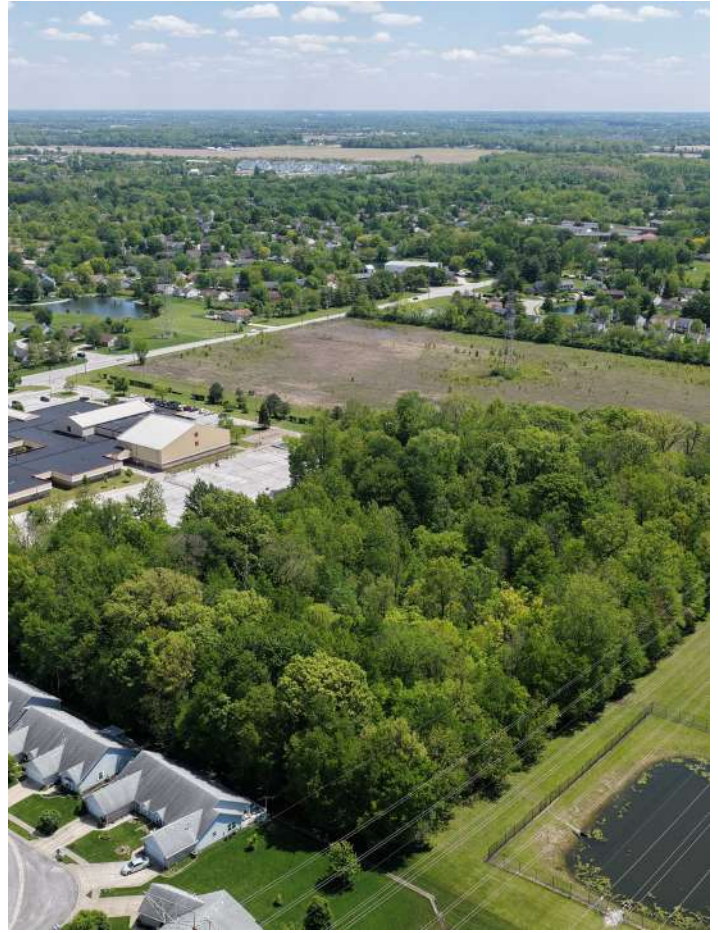
8555 N River Road, Ste 200

Indianapolis, IN 46240

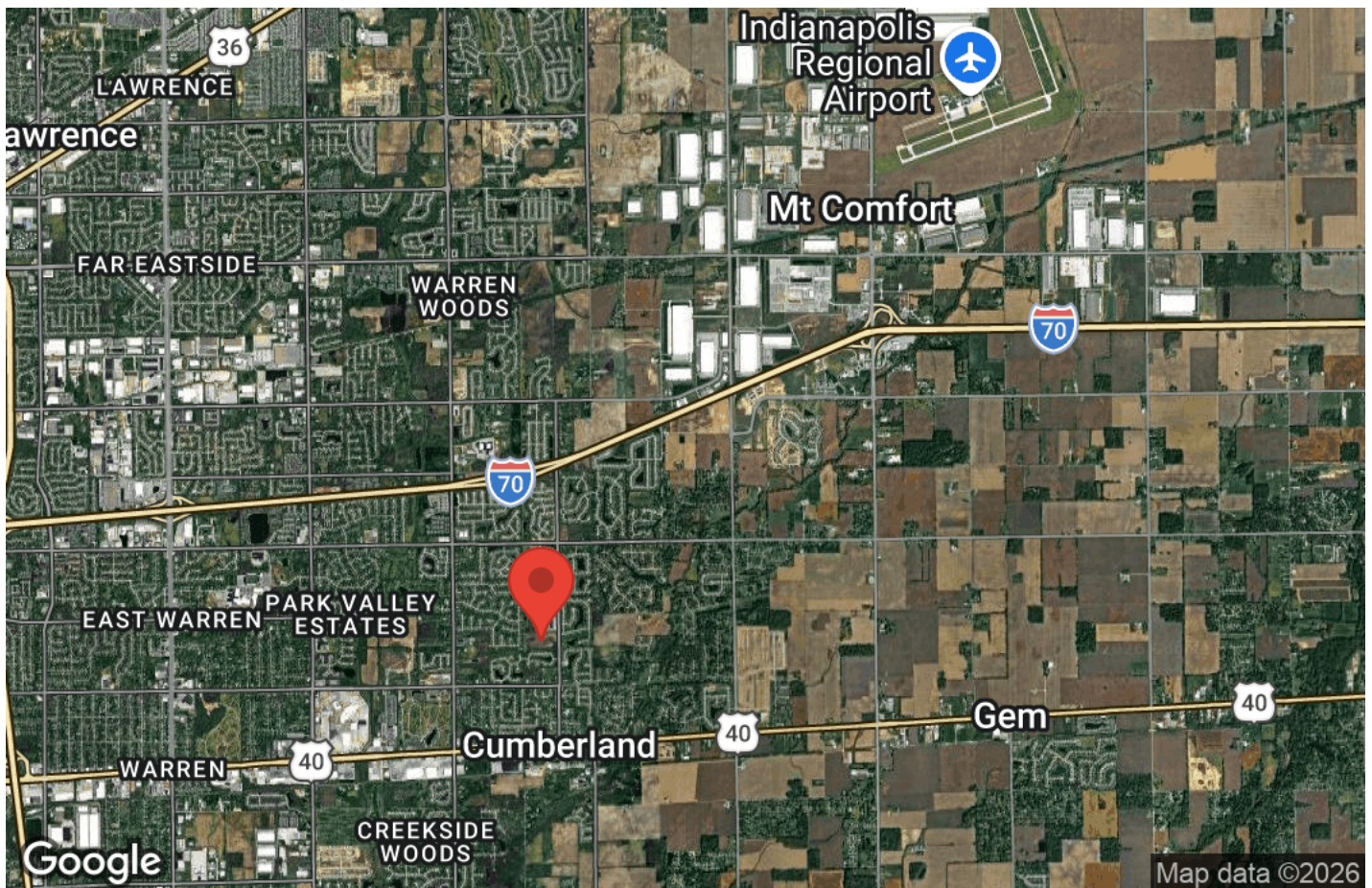
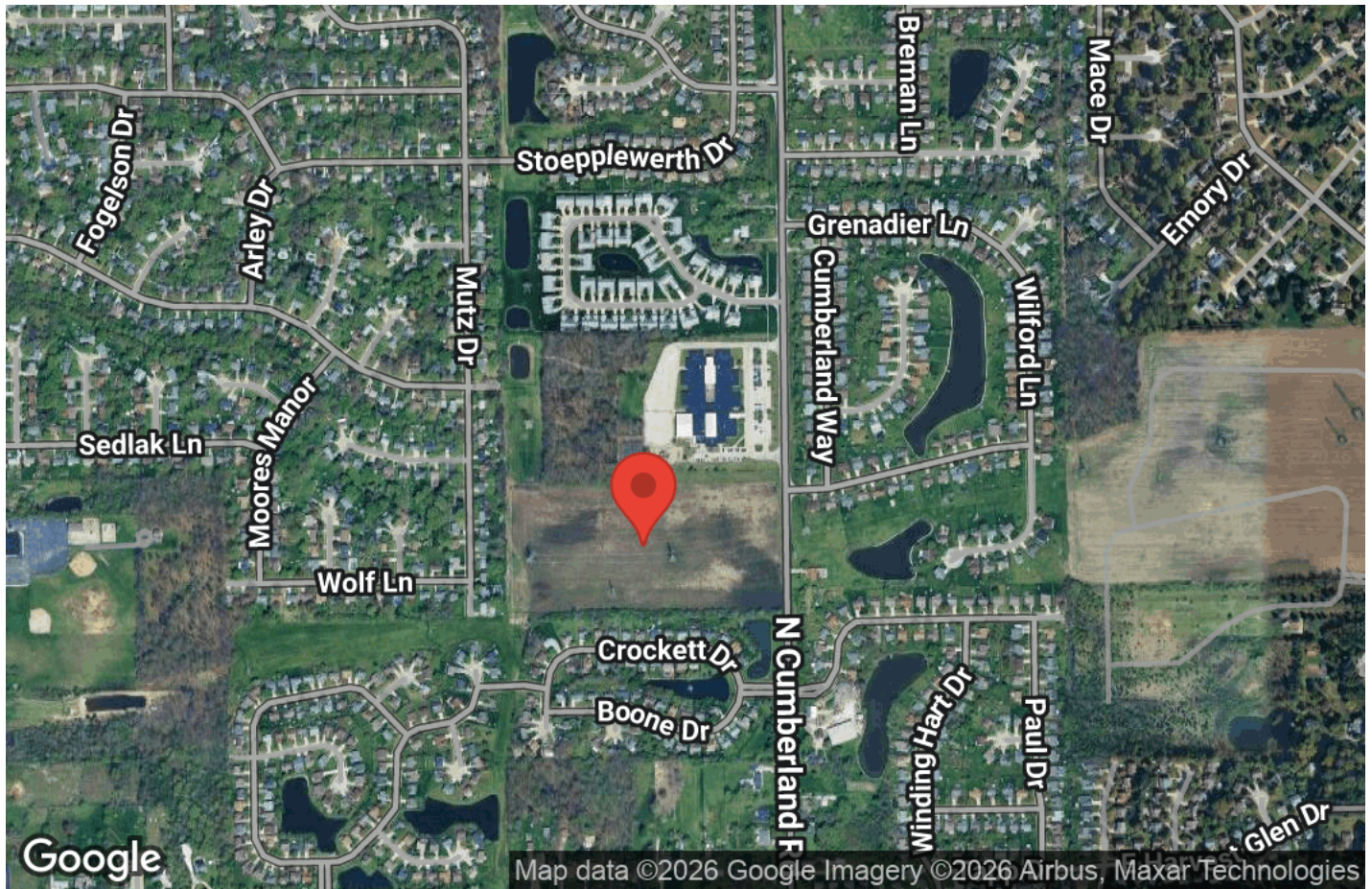
Each Office is Independently  
Owned and Operated



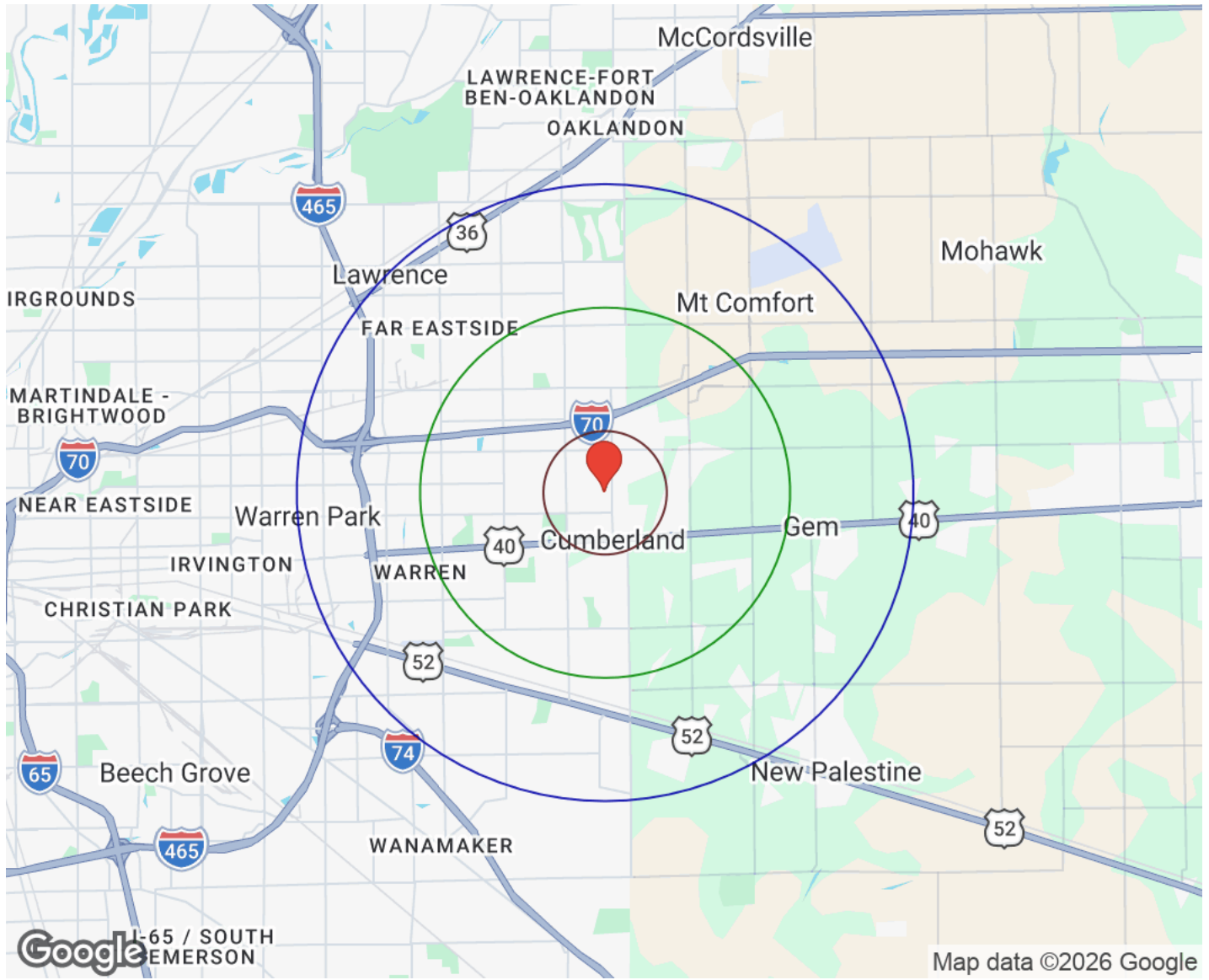
# Property Photos



# Location Maps



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,768	25,535	59,965
Female	5,138	28,013	64,980
Total Population	9,906	53,548	124,945

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,800	22,324	50,903
Black	3,543	22,458	48,741
Am In/AK Nat	13	43	137
Hawaiian	5	32	50
Hispanic	1,036	6,276	19,966
Asian	192	857	1,587
Multiracial	303	1,505	3,399
Other	14	48	162

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,154	22,086	51,983
Occupied	3,826	20,463	47,711
Owner Occupied	2,546	12,175	26,676
Renter Occupied	1,280	8,288	21,035
Vacant	328	1,624	4,273

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,083	11,950	28,632
Ages 15 - 24	1,352	7,503	17,571
Ages 25 - 54	3,810	21,093	49,313
Ages 55 - 64	1,184	5,929	13,400
Ages 65+	1,476	7,073	16,027

Income	1 Mile	3 Miles	5 Miles
Median	\$72,012	\$69,617	\$64,692
Under \$15k	257	1,265	4,086
\$15k - \$25k	241	1,648	3,905
\$25k - \$35k	213	1,823	4,537
\$35k - \$50k	516	2,502	6,068
\$50k - \$75k	785	3,817	9,221
\$75k - \$100k	591	2,925	5,958
\$100k - \$150k	675	3,556	7,878
\$150k - \$200k	434	1,636	3,526
Over \$200k	117	1,291	2,533