

18.9 Acres at Lighted Intersection on Ronald Reagan Pkwy

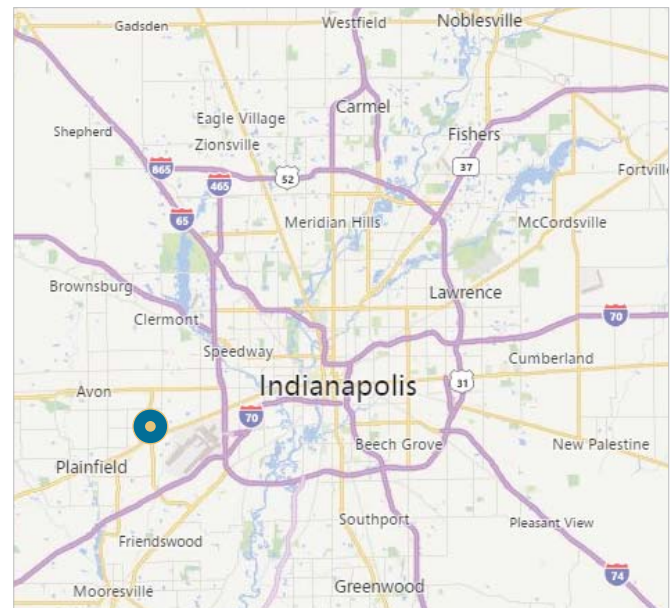
For Sale

Ronald Reagan Pkwy, Avon, IN 46123



PROPERTY OVERVIEW

- New Plat defining 18.9 acres for development on the east side of Ronald Reagan Pkwy
 - Tract #1 is 17.4 ac asking \$125,000/acre
 - Tract #2 is 1.5 ac asking \$600,000
- Zoned C-3
- In an Avon TIFF district
- Centered between Avon and Plainfield
- 4 way lighted intersection planned to connect parcels East to West
- Avon Town Utilities available nearby
- Less than 10 minutes from 465 loop, I-70, Indianapolis International Airport and Plainfield Industrial/Warehouse District



DEMOGRAPHICS

2020	1-Mile	3-Mile	5-Mile
Est. Population	2,608	25,499	115,538
Est. Households	876	8,963	43,181
Average HH Income	\$65,486	\$73,342	\$71,815

TRAFFIC COUNTS

Ronald Reagan Pkwy:	18,262 ADT
Washington St:	32,643 ADT
Rockville Rd/US HWY 36:	37,002 ADT

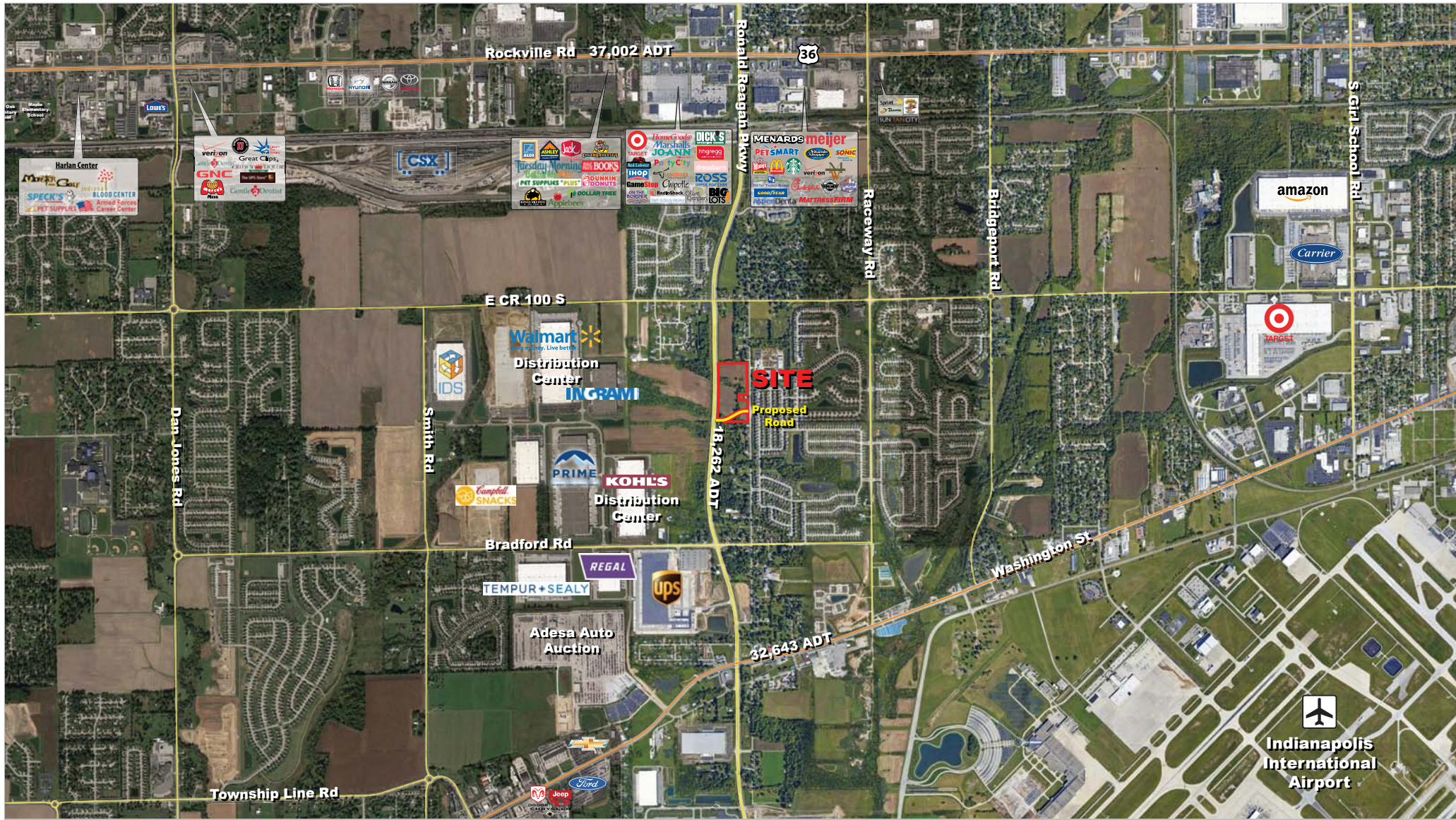
Terina Widner
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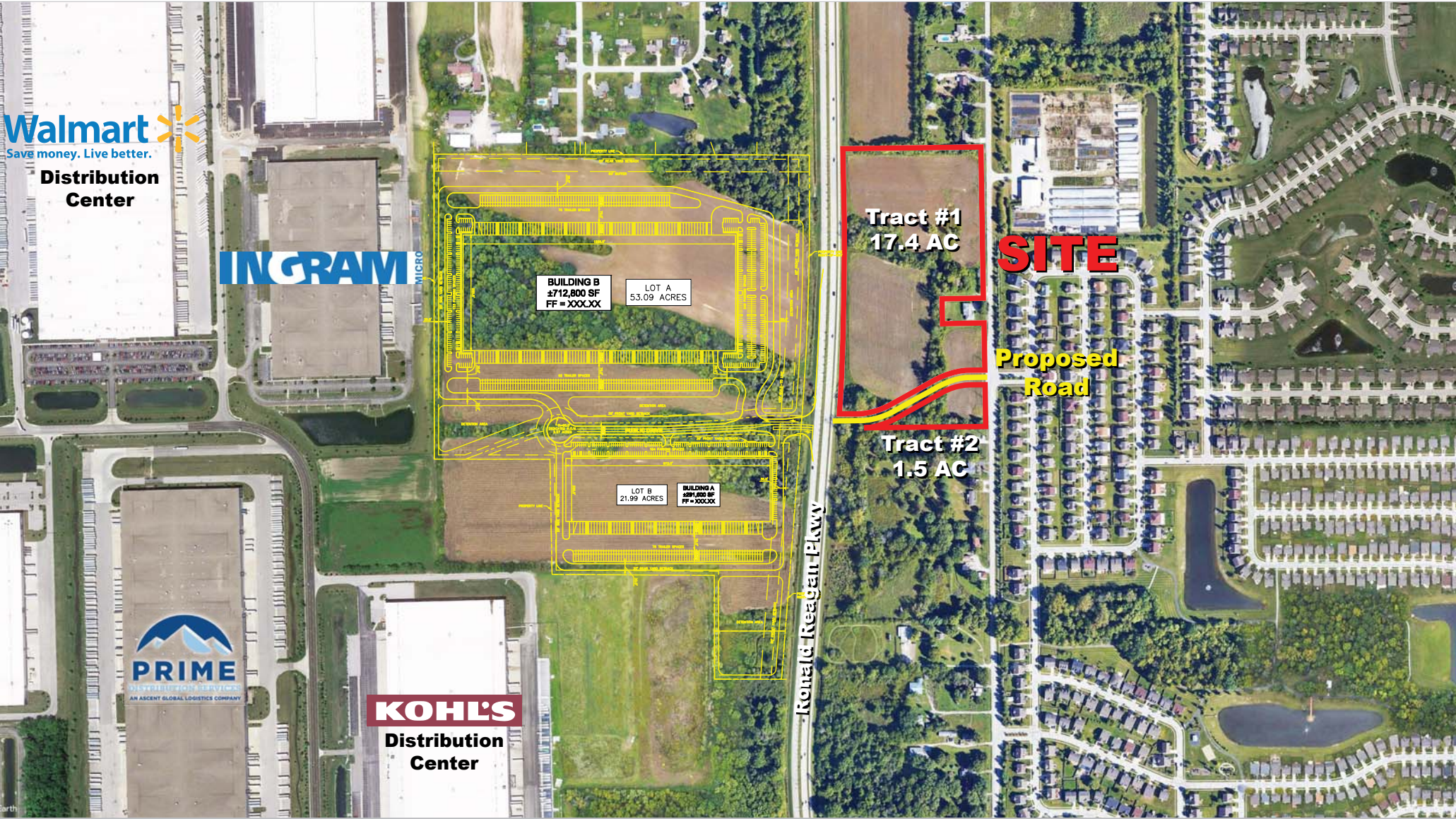
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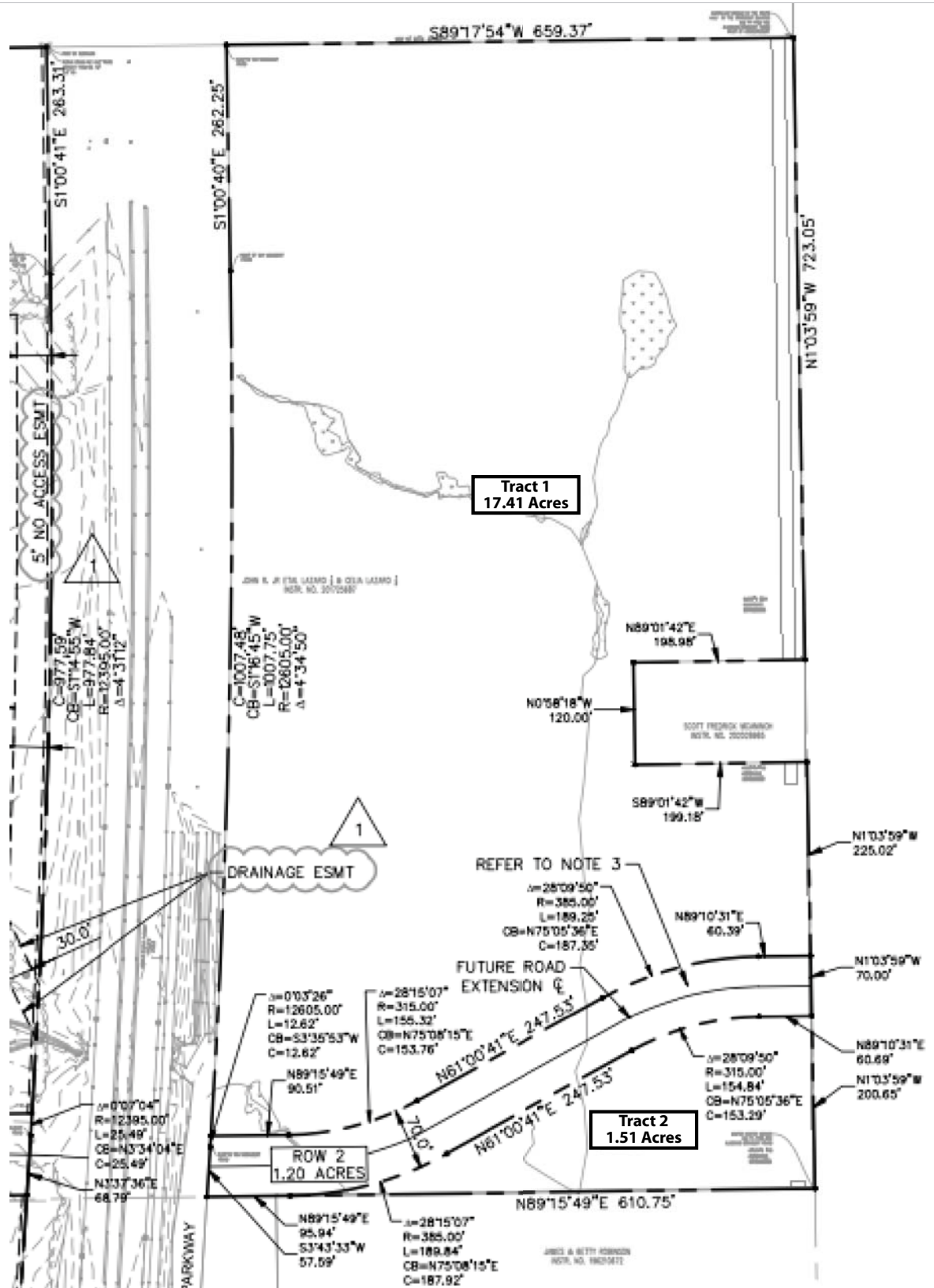


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Survey



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