

# +/- 67 ACRES MIXED-USE DEVELOPMENT

711 S White Avenue Sheridan, IN



# FOR SALE



67 Acres



Call For Price

## PROPERTY DESCRIPTION

Intersection of SR 47 & SR 38  
Size: 67 Acres | Utilities: At Curb  
Prime corner parcel in a rapidly growing community, ideal for a Mixed-Use Commercial Center. High visibility, strong traffic counts, and full utility access make this site perfect for retail, office, residential, or hospitality development. A rare opportunity to shape commercial core of a high-growth area.

Exclusively Marketed By:  
Scott Schuler in Commercial Real Estate

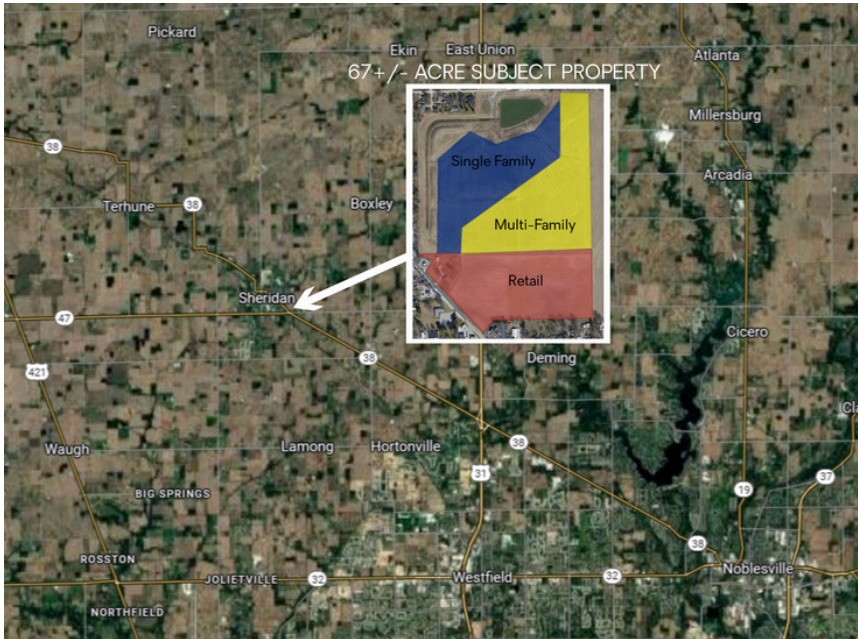
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### PROPERTY HIGHLIGHTS

- 67 Acres with premier location in a fast growing community in Hamilton County, Indiana
- Utilities at curb
- Easy entrance off of 2 State roads
- Commercial friendly and receptive area and authorities
- Fast growing population with limited amenities and services



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,834	2,097	10,823
2025 Average HH Income	\$88,874	\$90,661	\$121,533

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