

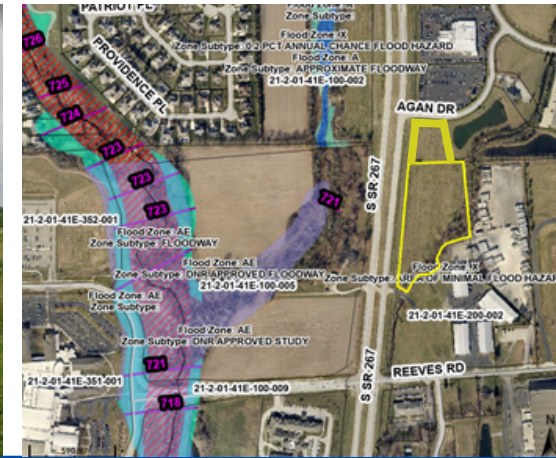
## ABOUT THE PROPERTY

- Near Plainfield's Airwest Business Park
  - 2nd largest business park in Indiana
- Less than 1 mile from I-70
- Properties located in Opportunity Zone.
- 1.59 AC lot listed as General Commercial
- 6.72 AC lot listed as General Commercial

## OUR PROPERTY FEATURES

- Lot Size: 1.59 AC
  - Parcel: 32-15-01-215-006.000-012
- Lot Size: 6.72 AC
  - Parcel: 32-15-01-200-003.000-012
- **Total acreage: +/- 8.31 AC**

1.59 - 8.31 +/- ACRES

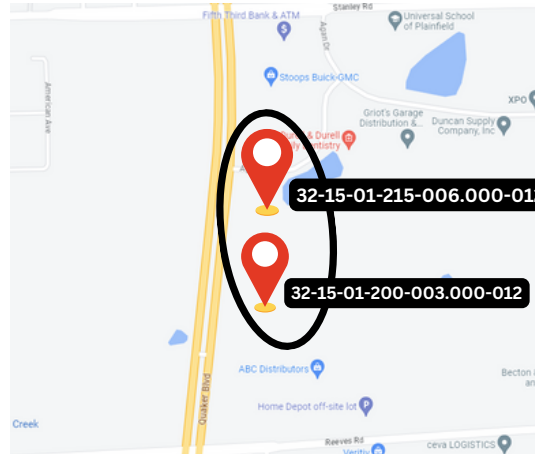


## ABOUT THE PROPERTY:

### 2 SEPERATE PARCELS

- 32-15-01-215-006.000-012 - 1.59 +/- AC
  - Class: Industrial - Vacant Land
  - This property is listed as General Commercial in the City of Plainfield's plans.
  - Listed in the SR 267 TIF Area
- 32-15-01-200-003.000-012 - 6.72 +/- AC
  - Class: Agricultural - Vacant Land
  - This property is listed as General Commercial in the City of Plainfield's plans.





## OFFERING SUMMARY:

Max. Building Height:	35 FT
Max. Building Setback:	120 FT
Max. Lot Coverage:	90%
Road Frontage:	911.09 FT [combined]
Lot Size:	+/- 8.31 AC
Zoning:	GC

## ZONING

- **32-15-01-215-006.000-012** - 1.59 +/- AC
  - This property is listed as General Commercial in the City of Plainfield's plans.
  - Listed in the SR 267 TIF Area
- **32-15-01-200-003.000-012** - 6.72 +/- AC
  - This property is listed as General Commercial in the City of Plainfield's plans.
- Uses include, but are not limited to, plant nursery, auto services, childcare center, business/trade school, farmers market, police/fire station, post office, warehouse, office space, public park, etc.



# SR 267 & AGAN RD

Corner of S SR-267 & Agan Rd, Plainfield, IN 46168



### DAILY TRAFFIC COUNTS

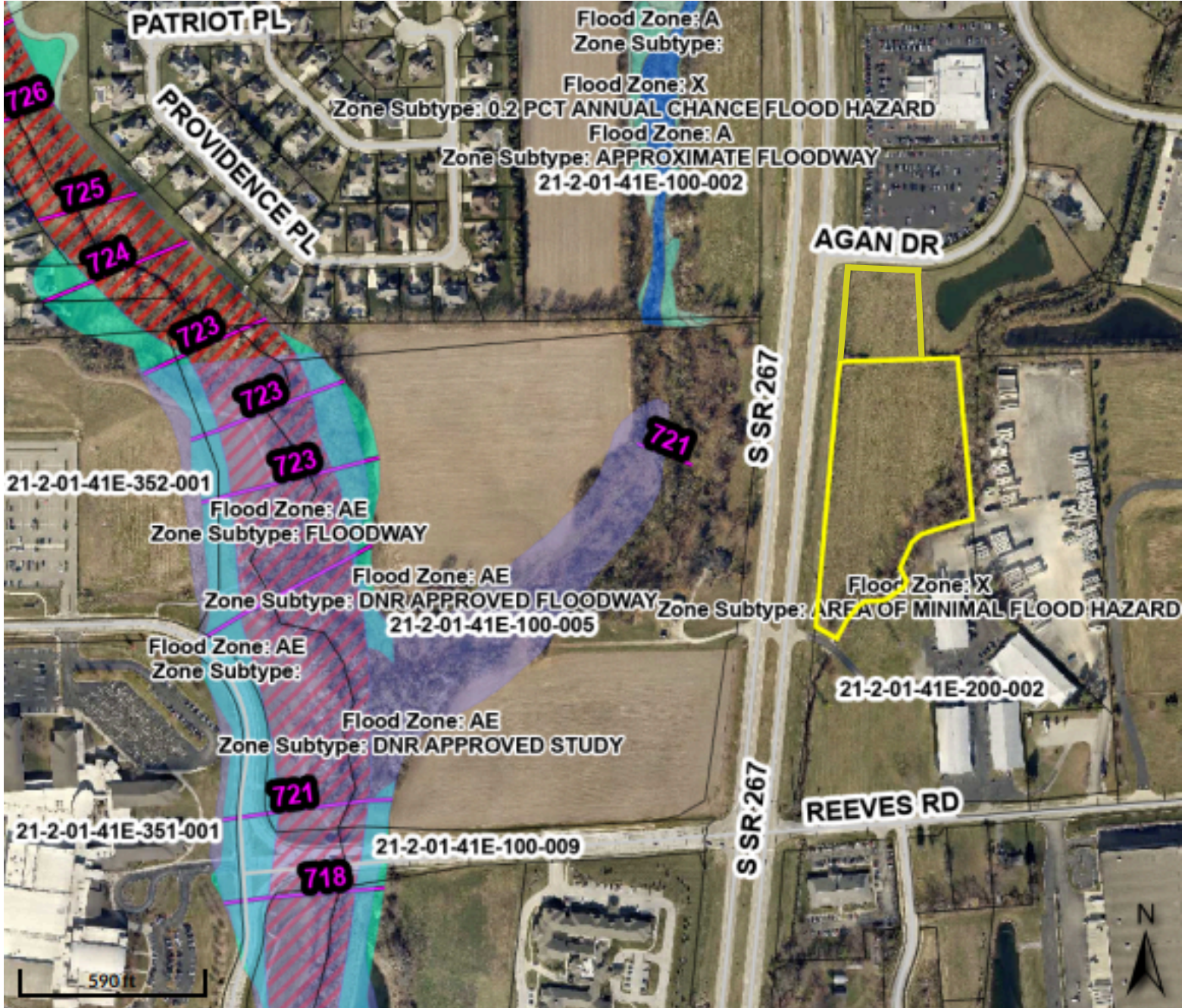
US 267 N / Quaker Blvd 30,295  
 US 267 & W Stanley Rd 3,105  
 US 267 & Reeves Rd 19,660

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	3,165	28,682	77,810
HOUSEHOLDS	1,309	10,367	27,392
AVG. HH INCOME	\$75,721	\$83,054	\$90,394
MEDIAN AGE	39.8	39.8	38.0



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