

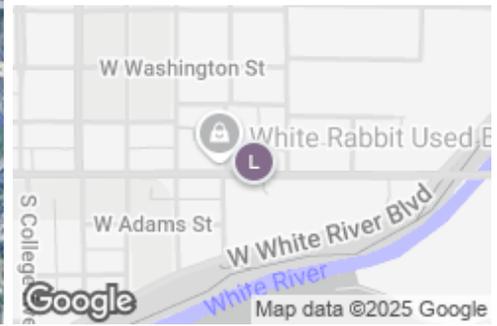
Vacant Land

1515 W. Jackson, Muncie, IN, 47303

Land For Sale

Prepared on November 18, 2025

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Retail, Multi-Family	Real Estate Taxes	\$4,350 in 2025
Total Available Space	0.8 Acres	Available Date	Now
Asking Price	\$120,000	Date Listed	11/18/2025
Listing Price Per SF	-	Last Modified	11/18/2025
List Price Per Acre	\$150,000	Listing ID	43860735
Cap Rate (Actual)	-	Parking Spaces	-
Total Expenses	\$4,350	Electric Service	Yes
Possession	Now	Water	Yes
Tax Year	2025	Sanitary Sewer	Yes

Description

Former Burkies Drive-In location ready for redevelopment. Excellent location near Ball State University with potential for retail, office or residential development. Real estate taxes for 2025 reflect prior improvements which have been demolished.

Property Features

Location Details

Address	1515 W. Jackson, Muncie, IN, 47303	In Opportunity Zone	Yes
Zoning	BV	Name	1515 W Jackson St
County	Delaware	Nearest MSA	Muncie
Parcels	1116103005000		

Building Details

Sub Type	-
Building Status	Demolished
Building Size	4,105 SF
Land Size	0.8 Acres / 34,848 SF
Number of Buildings	1
Number of Floors	1
Year Built	1954
Primary Constr. Type	Masonry
Occupancy Type	Single Tenant

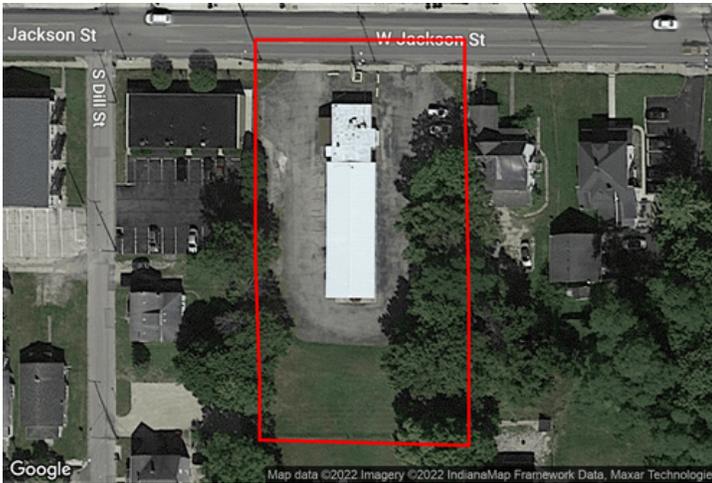
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
In Opportunity Zone	Yes
Lot Depth	250 ft
Lot Width	140 ft
Rentable Space	814 SF

Property Listings

1 Listing | 0.80 Acres | \$120,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Bare Land	-	0.80 Acre	\$120,000	\$150,000.00	Now

Additional Photos



Contact

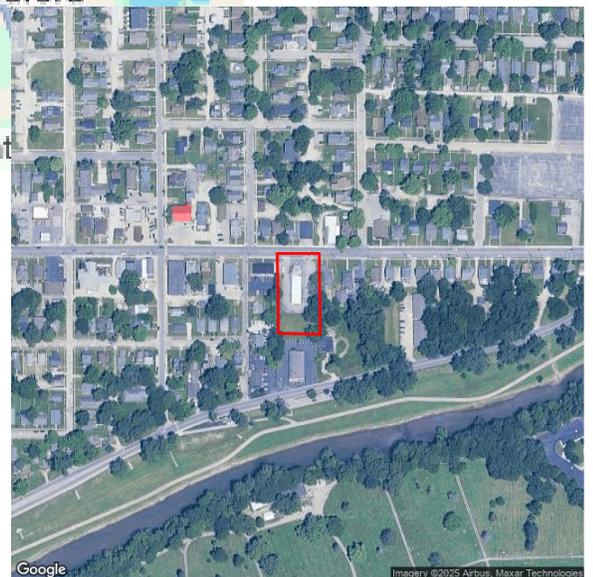
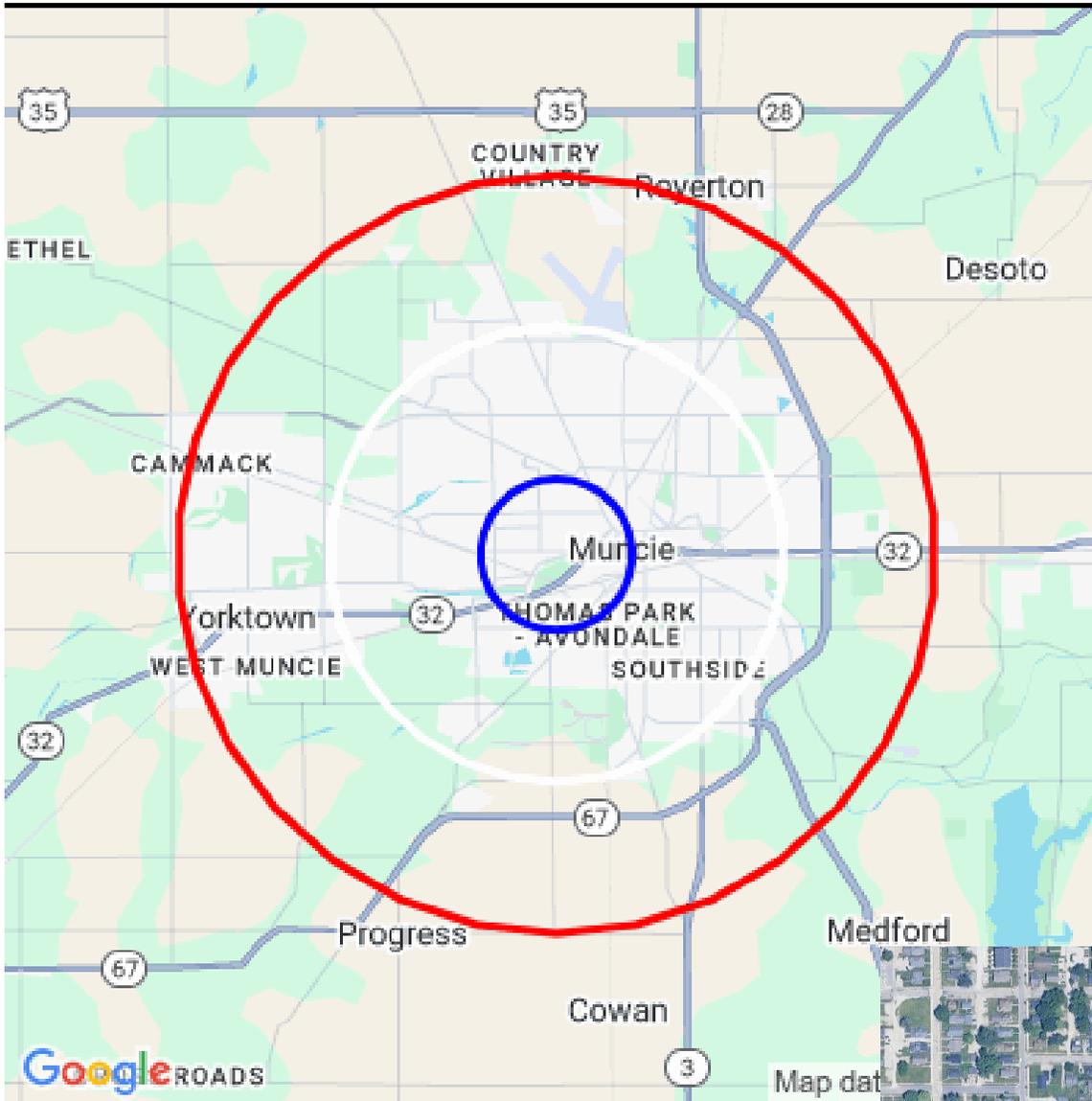


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Demographic Report



1515 W Jackson St

Population

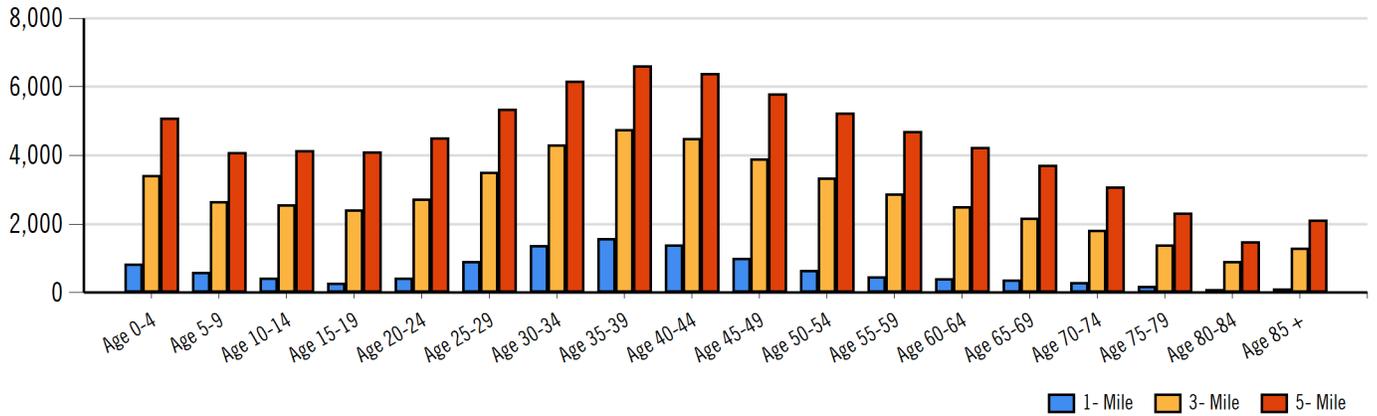
Distance	Male	Female	Total
1- Mile	5,984	5,560	11,543
3- Mile	25,053	26,179	51,232
5- Mile	38,205	41,074	79,280



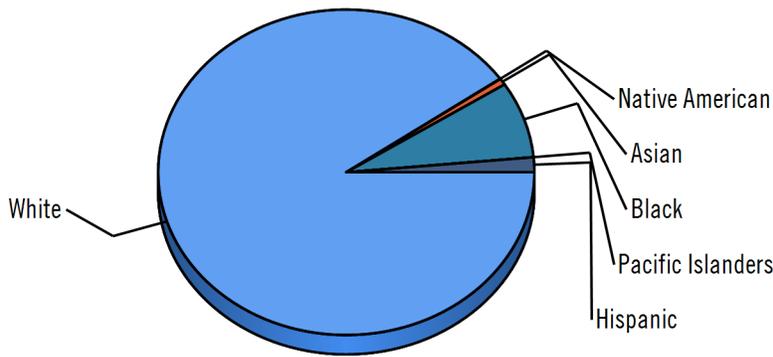
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Population by Distance and Age (2020)



Ethnicity within 5 miles

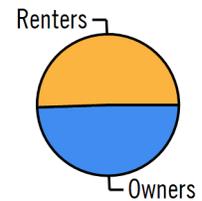


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

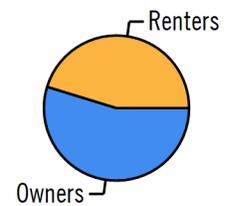
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



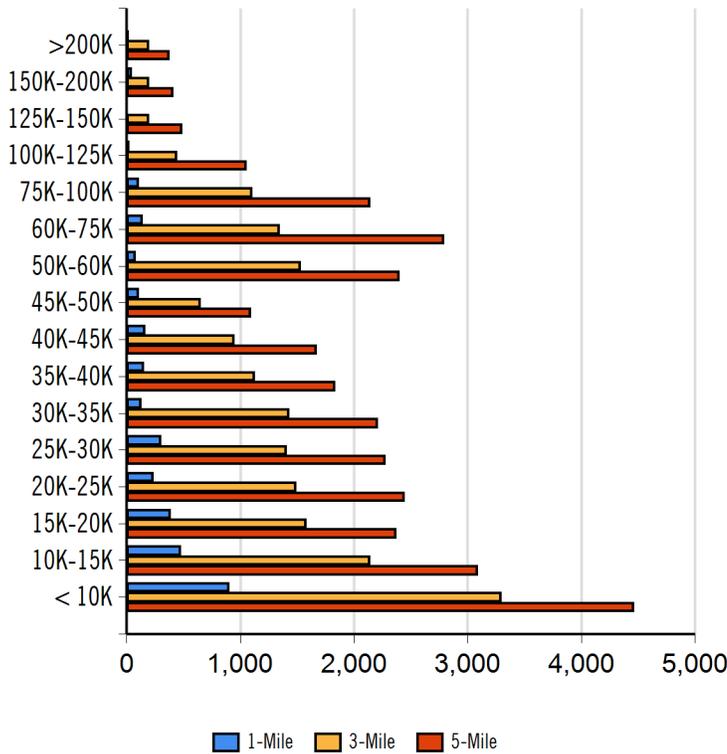
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,784	395	4.60 %
3-Mile	22,538	1,596	5.77 %
5-Mile	35,597	2,313	6.10 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	54	10	114	233	66	677	70	68	222	1,939	888	97	229
3-Mile	92	49	969	2,307	412	3,285	530	449	1,709	7,320	2,977	535	1,193
5-Mile	157	97	1,656	4,026	603	4,896	981	722	2,516	11,082	4,675	954	2,099

Household Income



Radius	Median Household Income
1-Mile	\$23,369.69
3-Mile	\$29,891.89
5-Mile	\$33,704.88

Radius	Average Household Income
1-Mile	\$27,583.62
3-Mile	\$36,635.68
5-Mile	\$41,114.42

Radius	Aggregate Household Income
1-Mile	\$87,908,007.68
3-Mile	\$731,405,130.40
5-Mile	\$1,341,995,728.79

Education

	1-Mile	3-mile	5-mile
Pop > 25	8,955	37,418	57,320
High School Grad	2,841	11,405	18,051
Some College	1,457	7,442	11,412
Associates	563	1,836	2,796
Bachelors	2,241	5,177	7,489
Masters	905	3,623	4,951
Prof. Degree	43	398	765
Doctorate	157	517	1,093

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	67 %	90 %	83 %
Teen's	35 %	70 %	80 %
Expensive Homes	0 %	11 %	13 %
Mobile Homes	1 %	29 %	53 %
New Homes	0 %	11 %	25 %
New Households	142 %	124 %	123 %
Military Households	0 %	7 %	13 %
Households with 4+ Cars	93 %	75 %	85 %
Public Transportation Users	42 %	48 %	43 %
Young Wealthy Households	0 %	22 %	41 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	107,627,005		710,192,208		1,209,684,569	
Average annual household	34,364		36,751		38,277	
Food	4,796	13.96 %	5,021	13.66 %	5,178	13.53 %
Food at home	3,369		3,482		3,563	
Cereals and bakery products	471		490		503	
Cereals and cereal products	168		175		180	
Bakery products	303		315		323	
Meats poultry fish and eggs	706		722		733	
Beef	167		168		171	
Pork	126		130		132	
Poultry	136		138		140	
Fish and seafood	110		114		116	
Eggs	57		59		60	
Dairy products	332		341		350	
Fruits and vegetables	652		687		707	
Fresh fruits	94		100		103	
Processed vegetables	133		139		142	
Sugar and other sweets	124		128		131	
Fats and oils	105		109		112	
Miscellaneous foods	641		658		673	
Nonalcoholic beverages	305		311		316	
Food away from home	1,427		1,538		1,614	
Alcoholic beverages	215		236		250	
Housing	13,377	38.93 %	14,110	38.39 %	14,558	38.03 %
Shelter	8,064		8,476		8,743	
Owned dwellings	3,935		4,381		4,653	
Mortgage interest and charges	1,870		2,086		2,230	
Property taxes	1,288		1,456		1,551	
Maintenance repairs	776		838		871	
Rented dwellings	3,651		3,562		3,520	
Other lodging	477		532		569	
Utilities fuels	3,337		3,518		3,612	
Natural gas	292		310		321	
Electricity	1,416		1,476		1,503	
Fuel oil	113		125		131	
Telephone services	1,014		1,072		1,105	
Water and other public services	500		533		550	
Household operations	794	2.31 %	863	2.35 %	905	2.36 %
Personal services	193		217		231	
Other household expenses	600		646		673	
Housekeeping supplies	469		488		501	
Laundry and cleaning supplies	138		140		143	
Other household products	256		272		281	
Postage and stationery	75		75		76	
Household furnishings	711		763		795	
Household textiles	59		61		63	
Furniture	137		147		155	
Floor coverings	14		16		17	
Major appliances	98		112		117	
Small appliances	67		72		73	
Miscellaneous	333		353		367	
Apparel and services	1,023	2.98 %	1,035	2.82 %	1,056	2.76 %
Men and boys	166		177		184	
Men 16 and over	126		140		148	
Boys 2 to 15	40		37		36	
Women and girls	386		389		396	



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Women 16 and over	317		320	326
Girls 2 to 15	68		68	69
Children under 2	89		86	85

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	107,627,005		710,192,208		1,209,684,569	
Average annual household	34,364		36,751		38,277	
Transportation	4,638	13.50 %	5,013	13.64 %	5,239	13.69 %
Vehicle purchases	935		1,030		1,099	
Cars and trucks new	431		484		529	
Cars and trucks used	482		521		541	
Gasoline and motor oil	1,650		1,739		1,793	
Other vehicle expenses	1,765		1,934		2,022	
Vehicle finance charges	106		122		129	
Maintenance and repairs	637		670		696	
Vehicle insurance	815		920		962	
Vehicle rental leases	205		221		233	
Public transportation	286		308		324	
Health care	2,618	7.62 %	2,912	7.92 %	3,059	7.99 %
Health insurance	1,801		1,982		2,069	
Medical services	469		546		587	
Drugs	263		289		305	
Medical supplies	84		93		97	
Entertainment	1,947	5.67 %	2,120	5.77 %	2,228	5.82 %
Fees and admissions	283		318		345	
Television radios	811		862		889	
Pets toys	716		776		815	
Personal care products	439		467		487	
Reading	38		42		44	
Education	924		900		913	
Tobacco products	395		397		400	
Miscellaneous	540	1.57 %	580	1.58 %	606	1.58 %
Cash contributions	876		989		1,042	
Personal insurance	2,531		2,923		3,209	
Life and other personal insurance	99		115		123	
Pensions and Social Security	2,432		2,807		3,086	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,913	5,377	-9.06 %	1,853	1,650	1,465	3,448	1,517
3-Mile	2020	22,665	25,862	-13.78 %	7,845	11,189	11,557	11,108	6,745
5-Mile	2020	30,749	35,026	-13.48 %	9,845	16,898	18,002	12,747	7,903
1-Mile	2023	5,610	5,377	3.69 %	2,116	1,860	1,852	3,758	756
3-Mile	2023	25,534	25,862	-2.95 %	8,847	12,526	12,975	12,559	3,669
5-Mile	2023	34,680	35,026	-2.52 %	11,108	18,985	19,926	14,754	3,986



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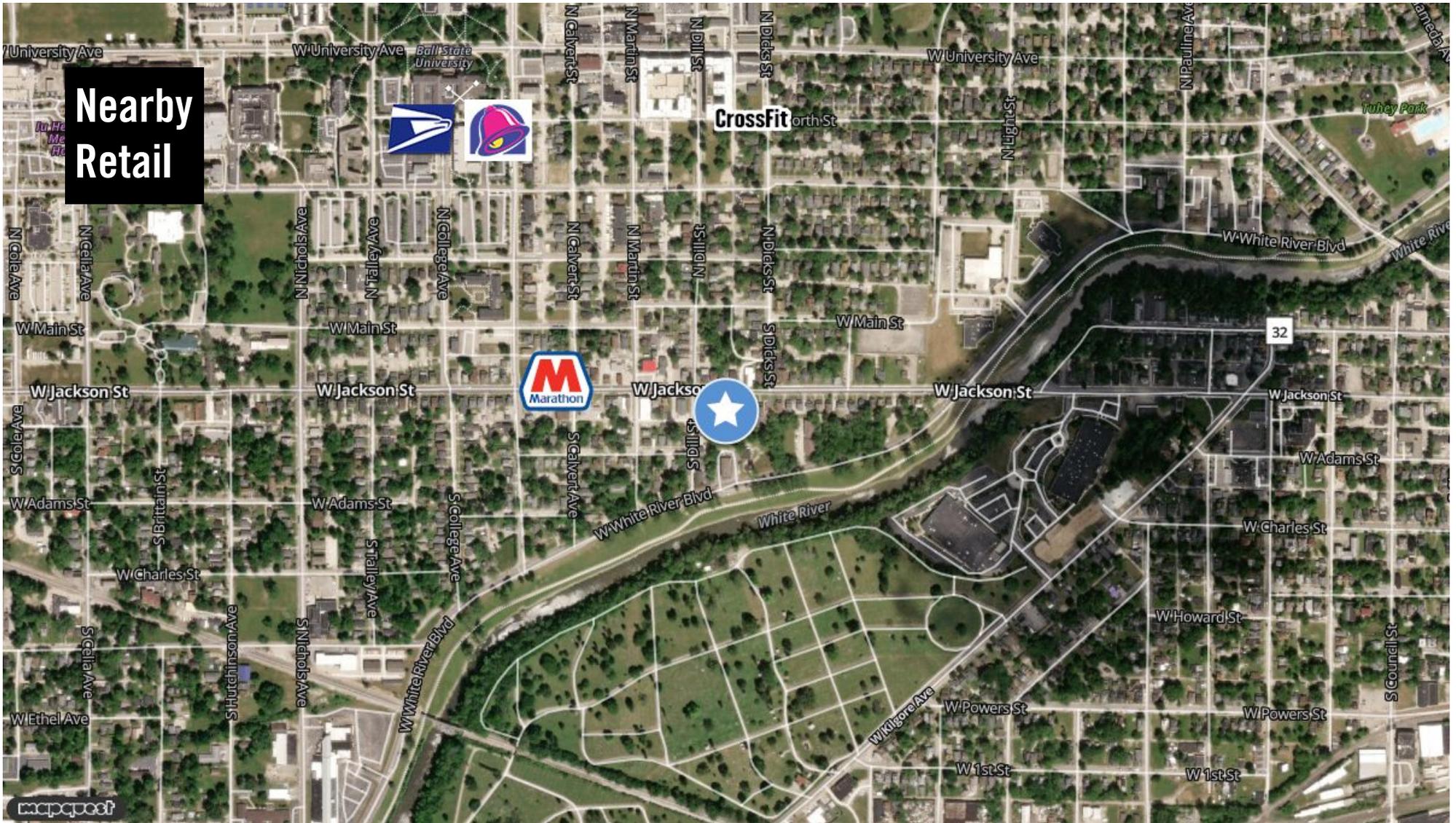


1515 W Jackson St



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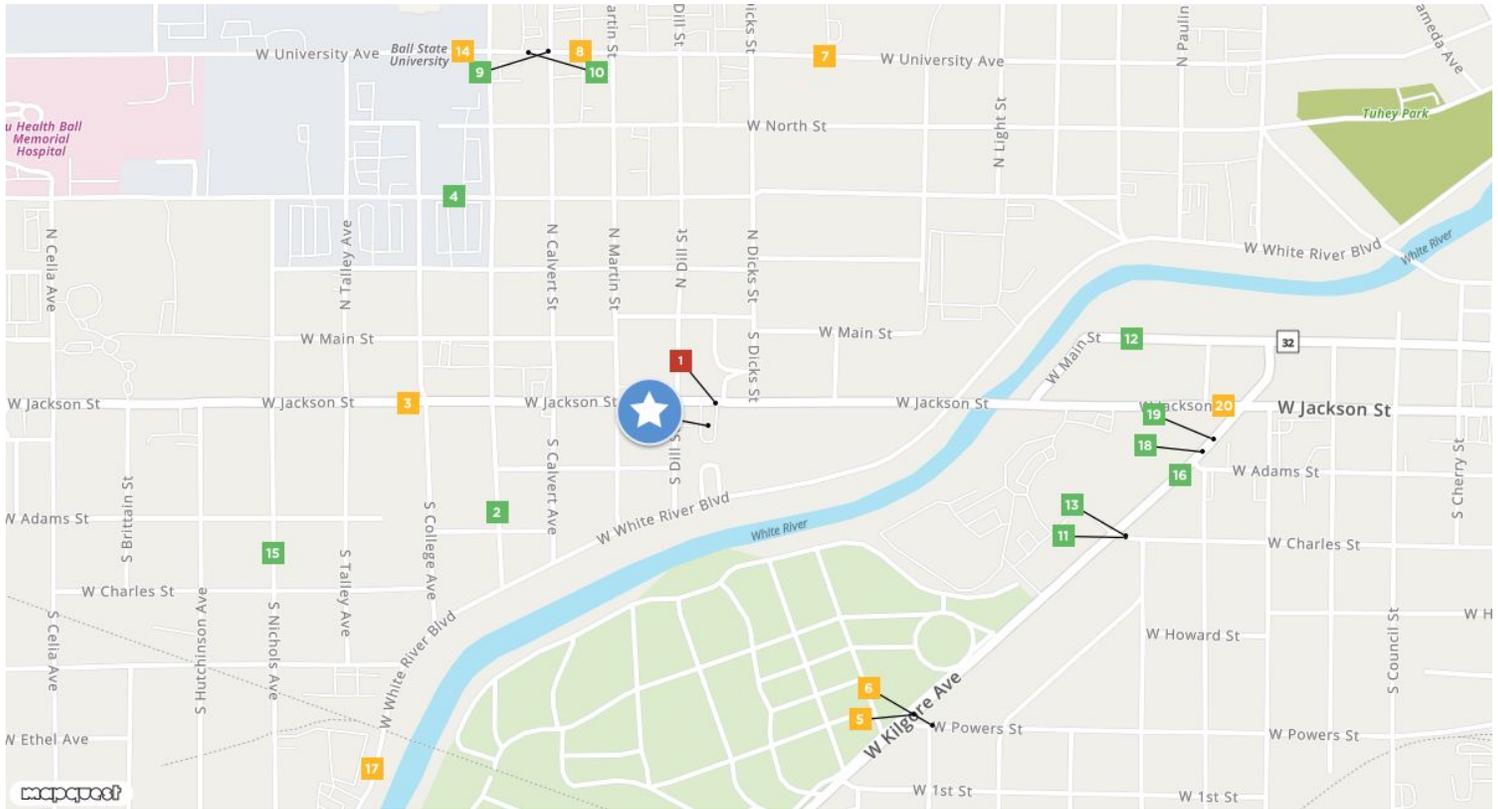


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MOODY'S ANALYTICS | Catylist

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Traffic Counts



W Jackson St	1
S Dicks St	
Year: 2014	14,333
Year: 2008	11,534
Year: 1996	12,288

S McKinley Ave	2
W Charles St	
Year: 2001	1,992
Year: 1993	2,202

West Jackson Street	3
S Talley Ave	
Year: 2021	8,981
Year: 2020	8,498
Year: 2018	9,567

W Gilbert St	4
N College Ave	
Year: 2014	2,321
Year: 2011	2,296
Year: 2008	2,277

West Kilgore Avenue	5
W 1st St	
Year: 2021	7,400
Year: 2014	7,350
Year: 2011	6,173

W Powers St	6
S Ross St	
Year: 1997	8,750
Year: 1991	10,020

W University Ave	7
N Dicks St	
Year: 2010	8,675
Year: 2007	6,677
Year: 2001	8,121

W University Ave	8
N Calvert St	
Year: 2017	7,935
Year: 2016	7,864
Year: 2015	7,840

West University Avenue	9
N Calvert St	
Year: 2021	4,201
Year: 2019	4,010

West University Avenue	10
N Calvert St	
Year: 2021	4,201
Year: 2020	3,541
Year: 2018	7,967

West Charles Street	11
W Kilgore Ave	
Year: 2018	800

West Main Street	12
S Proud St	
Year: 2021	3,107
Year: 2021	3,107
Year: 2020	2,637

West Charles Street	13
S Council St	
Year: 2021	1,283
Year: 1998	2,411

W University Ave	14
N McKinley Ave	
Year: 1990	8,923

South Nichols Avenue	15
W Charles St	
Year: 2021	1,819
Year: 2020	2,392
Year: 2018	2,693

West Kilgore Avenue	16
W Adams St	
Year: 2018	4,737

W White River Blvd	17
W Godman Ave	
Year: 2015	7,399
Year: 2009	6,658
Year: 2006	6,855

West Kilgore Avenue	18
W Powers St	
Year: 2021	3,652
Year: 2020	4,207
Year: 2018	4,212

W Kilgore Ave	19
W Adams St	
Year: 2017	4,718
Year: 2016	4,212
Year: 2015	4,199

W Jackson St	20
S Proud St	
Year: 2014	7,075
Year: 2011	8,388
Year: 2008	7,133



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