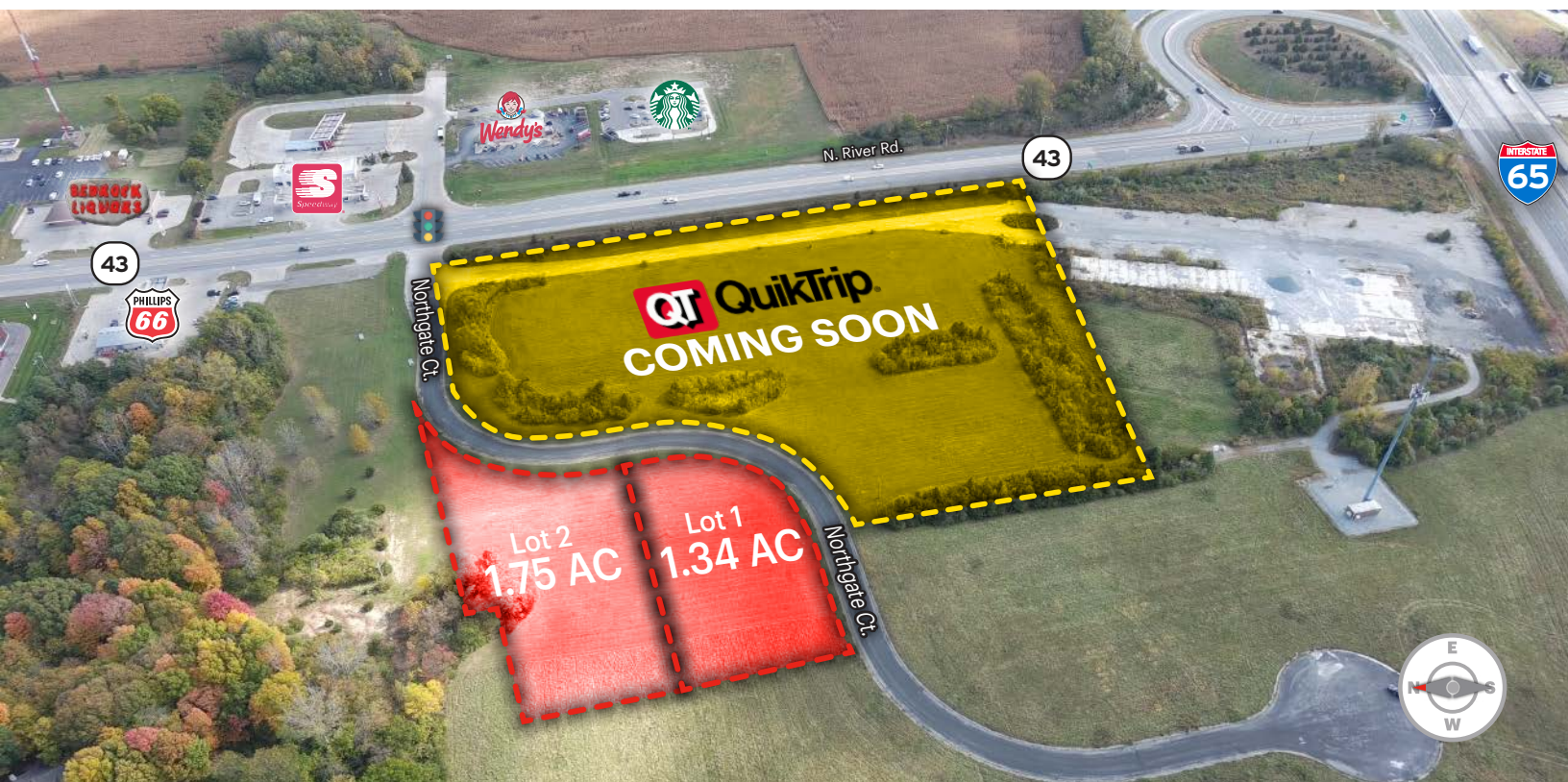




1948 Northgate Ct. Battle Ground, IN 47920



PROPERTY DESCRIPTION

• Gas Restricted •

3.09 Acres of Land Available for Sale in Battle Ground, IN. Easy access to I-65 and State Road 43 ensures convenience and steady traffic. Site is located amidst National Retailers including Starbucks, Taco Bell, McDonald's, and Wendy's. Battle Ground, Indiana is only 7-miles to Downtown Lafayette. The Lafayette Metropolitan Statistical Area (MSA) is a vibrant region with demonstrated economic resiliency. For the second year in a row, the greater Lafayette area was named the best metro in the nation for career opportunities.

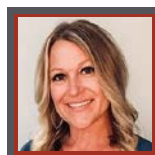
PROPERTY HIGHLIGHTS

- Less Than a Mile from I-65 and SR 43
- Utilities On-Site
- High Visibility
- Zoned: AG

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot 1 Size	1.34 Acres
Lot 2 Size	1.75 Acres
Total Acreage Available	3.09 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	585	19,185	65,127
Total Population	1,614	46,970	167,175
Average HH Income	\$129,962	\$94,639	\$75,384



Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com





1948 Northgate Ct. Battle Ground, IN 47920





1948 Northgate Ct. Battle Ground, IN 47920

Looking Southeast



Looking East



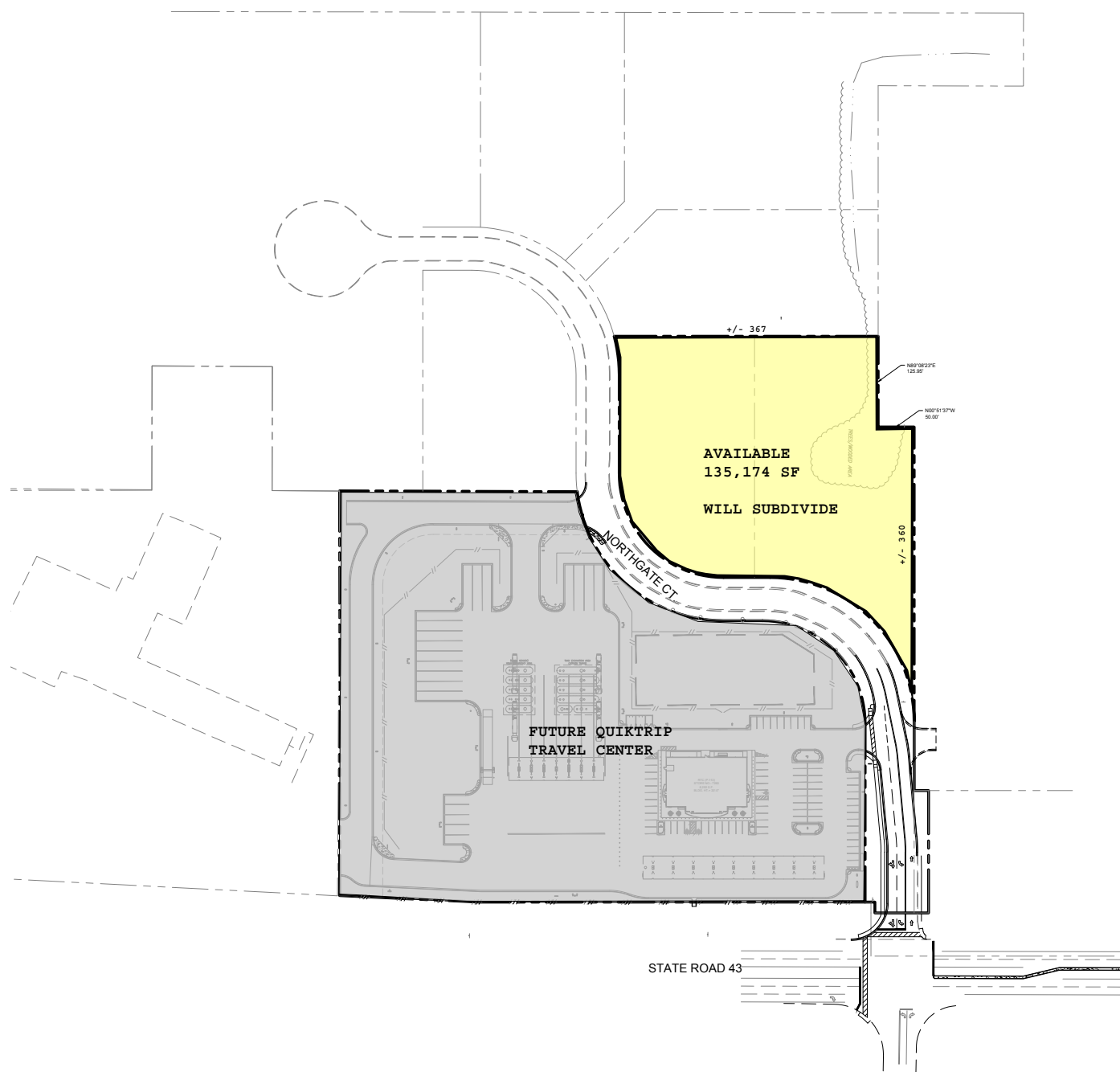
Looking North





1948 Northgate Ct. Battle Ground, IN 47920

Site Plan





1948 Northgate Ct. Battle Ground, IN 47920

Surrounding Businesses

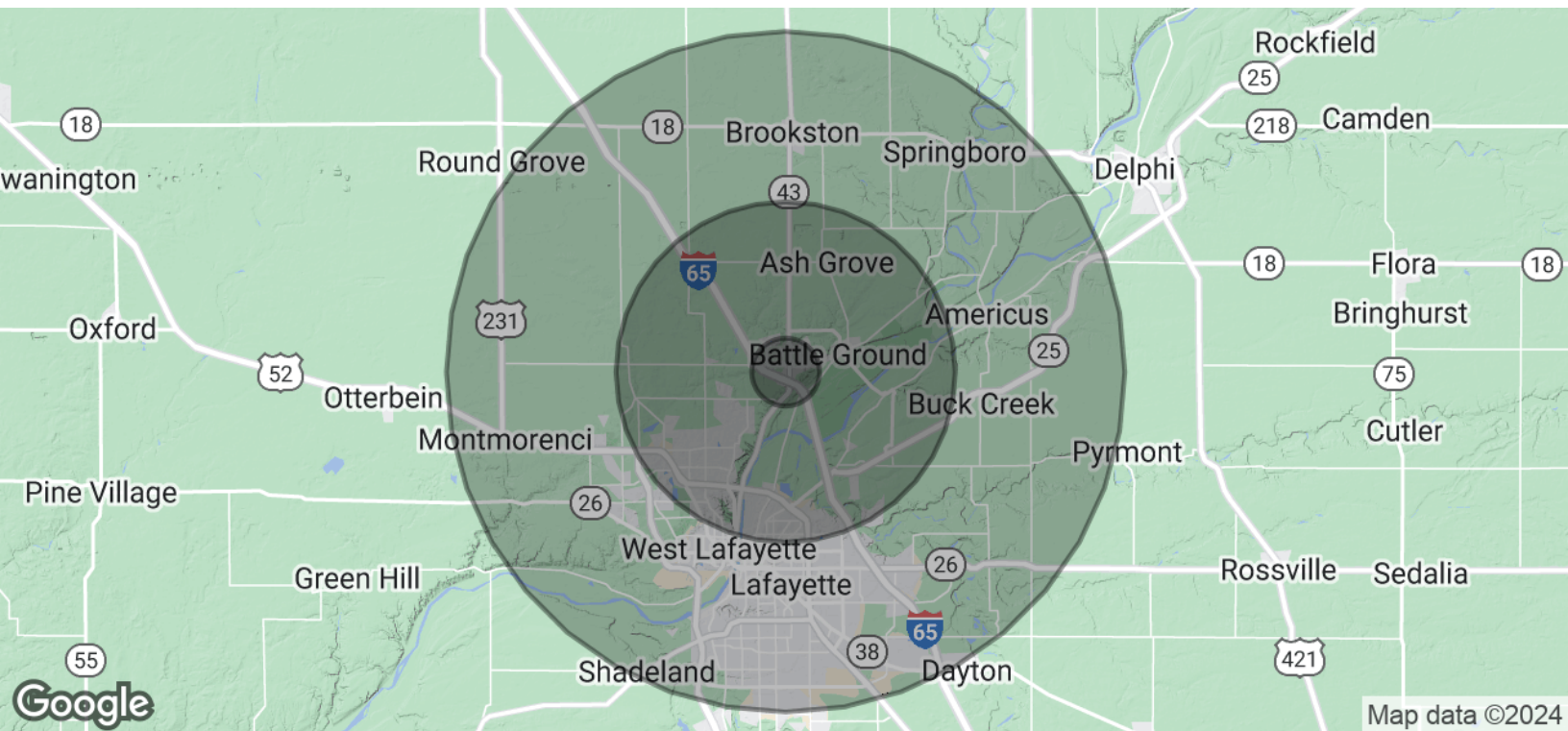




1948 Northgate Ct.

Battle Ground, IN 47920

Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,614	46,970	167,175
Average Age	39	38	35
Average Age (Male)	39	37	34
Average Age (Female)	40	39	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	585	19,185	65,127
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$129,962	\$94,639	\$75,384
Average House Value	\$364,411	\$318,252	\$251,929

Demographics data derived from AlphaMap

