

SALE



2.08-5.82 AC

COMMERCIAL DEVELOPMENT OPPORTUNITY



NORTHPARK AVE., HUNTINGTON, IN 46750

PROPERTY OVERVIEW

This vacant land presents a prime opportunity for commercial development, featuring two adjoining parcels totaling 5.82 acres on Northpark Avenue, Huntington, IN. The 2.08-acre parcel is situated within North Park Professional Village, just 1/8 mile from US-224, and features B-2 zoning with a retention pond in place. The 3.74-acre parcel lies directly behind Tractor Supply Co., 1/4 mile from US-24, providing excellent visibility and accessibility. Both parcels are minutes from Walmart, restaurants, and public services, creating a strong commercial corridor in a growing community. Combined, these parcels present a rare chance for a developer to establish a substantial project that benefits from proximity to major retailers, flexible zoning, and a supportive business environment in one of Huntington’s most active areas.

SALE PRICE / 2.08 AC:	\$96,000
3.74 AC Parcel Adjacent (Divisible)	\$176,000
Both Parcels: 5.82 AC	\$272,000

PROPERTY HIGHLIGHTS

- 2.08 Acres
- Adjacent site is 3.82 acres
- Strategic location near US-24
- Provides excellent regional access for customers and businesses
- Minutes from Walmart, restaurants, and services
- B-2 Zoning
- Retention pond in place
- Supports immediate development opportunities

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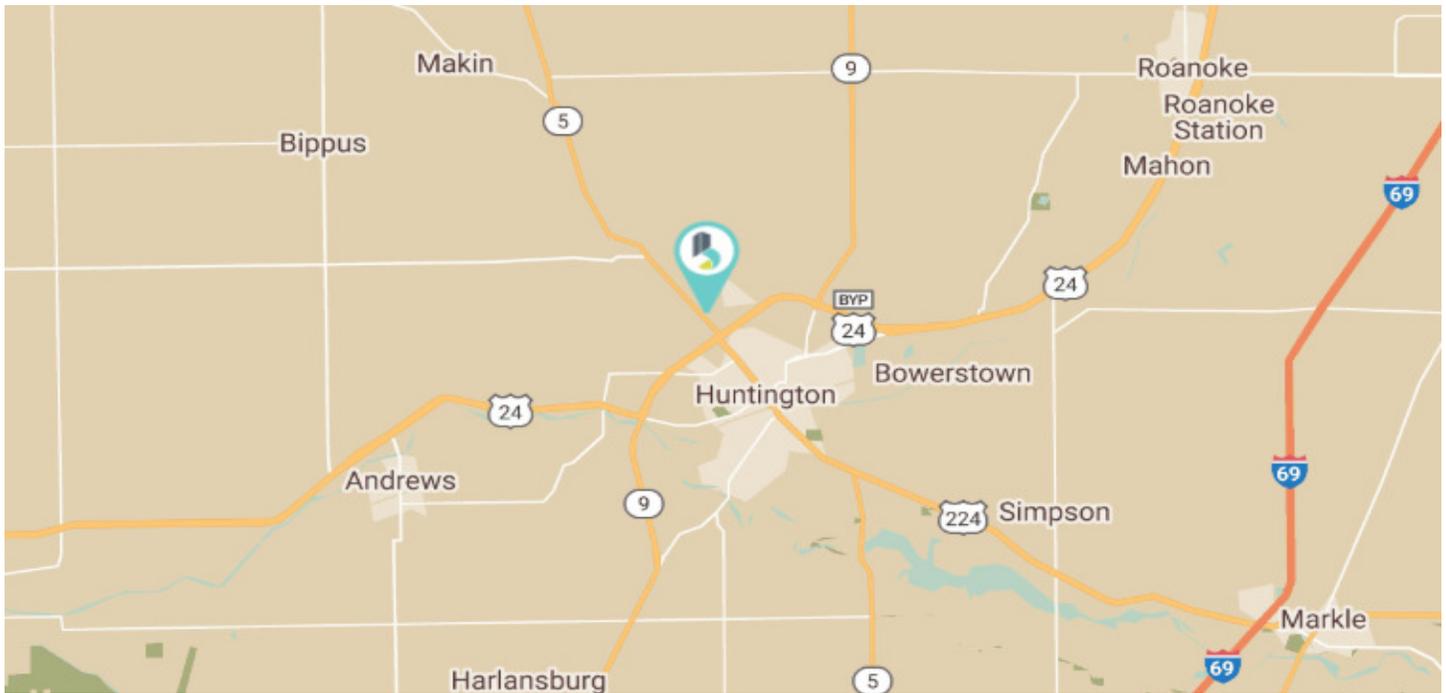
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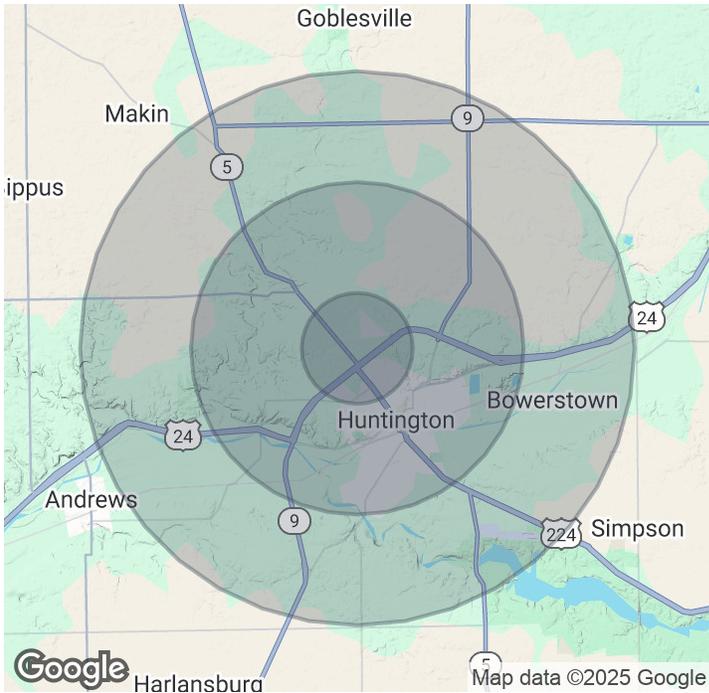
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,537	19,250	22,823
Average Age	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,298	7,855	9,297
Average HH Income	\$84,475	\$72,707	\$75,987
Average House Value	\$190,609	\$153,657	\$165,932

Demographics data derived from AlphaMap



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