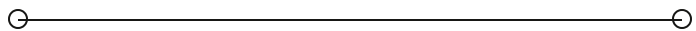


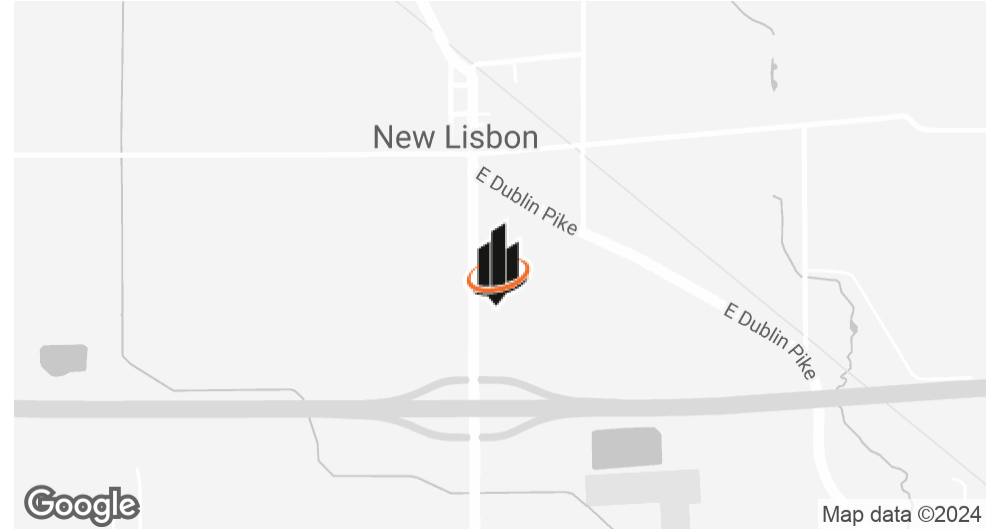


Wilbur Wright Rd.

SALE
Multiple Parcels Wilbur Wright
Road & Dublin Pike
S WILBUR WRIGHT ROAD
Straughn, IN 47387



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	54.87 Acres

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PROPERTY DESCRIPTION

54 Acres at the northeast corner of the I-70 & Wilbur Wright Road interchange halfway between Indianapolis and Dayton. Excellent location for a large travel plaza or fleet parking with direct access off Wilbur Wright Road, with additional frontage along Dublin Pike. Currently zoned HB1, HB2, R1 and R3, but could be rezoned administratively according to Henry County Plan Commission.

PROPERTY HIGHLIGHTS

- - Prime location at I-70 and S Wilbur Wright Road Interchange
- - Spacious lot for potential development
- - Proximity to key transportation routes
- - Zoned for versatile land use
- - Ideal for commercial, recreational or agricultural purposes
- - Potential for future appreciation
- - Suitable for a variety of investment strategies

ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

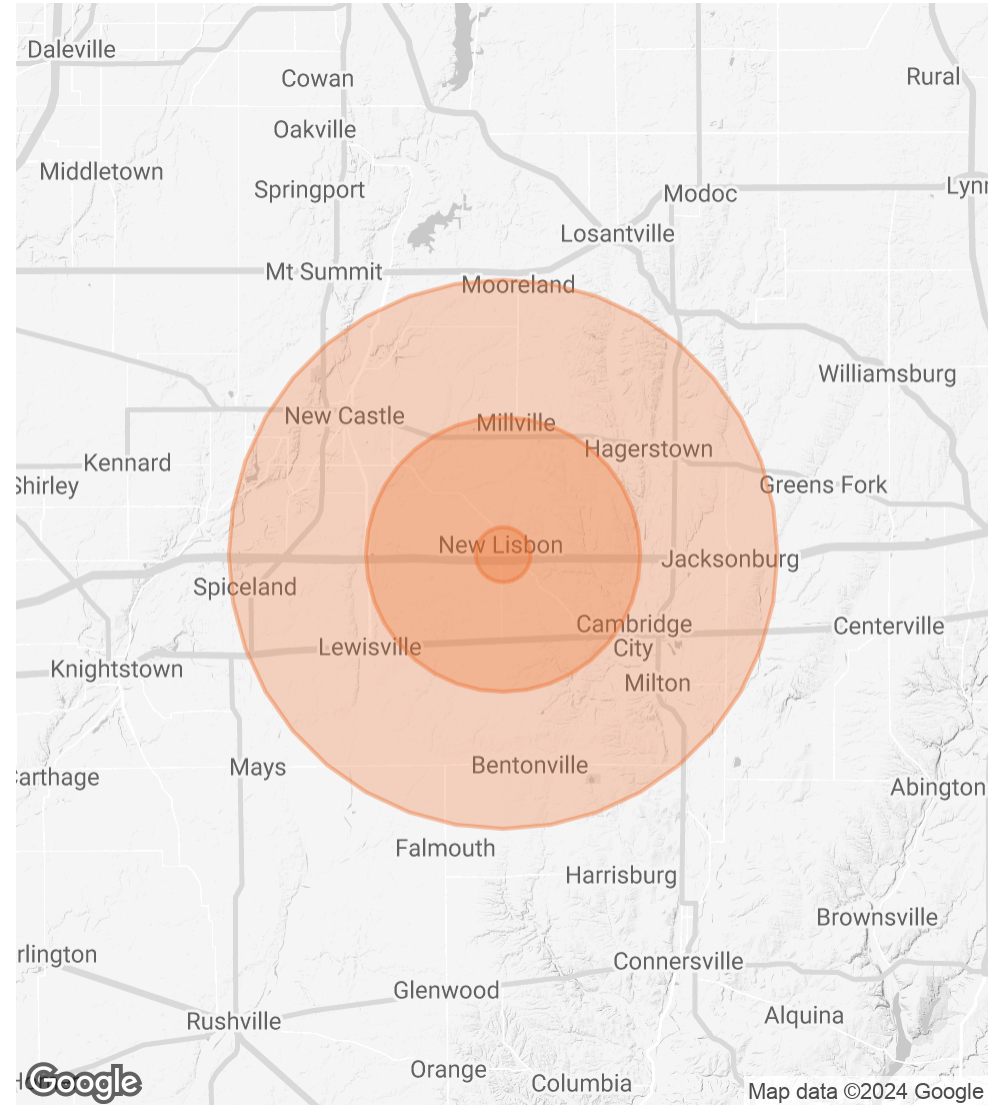
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	121	4,255	36,934
AVERAGE AGE	44	44	43
AVERAGE AGE (MALE)	44	43	41
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	47	1,734	15,238
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$88,099	\$78,715	\$72,688
AVERAGE HOUSE VALUE	\$223,825	\$188,968	\$158,338

Demographics data derived from AlphaMap



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