



- Ultra-Prime Location with direct access to new Henderson Ford Rd. dual roundabouts
- Immediate I-69 Interchange Access
 - Strategic Connectivity: 25 mi → Downtown Indianapolis
 - 26 mi → Indianapolis Intl. Airport
 - 27 mi → Bloomington
- New Martinsville Elementary less than 5 minutes away
- ±10 acres to be separated from existing parent parcel
- Mixed B2 & B3 zoning—great flexibility for commercial users
- Electric on site; additional utilities nearby
- Located within a designated TIF district for powerful development incentives

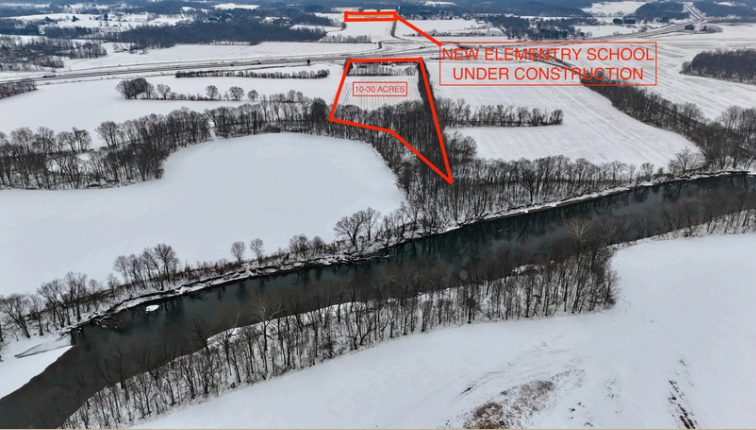
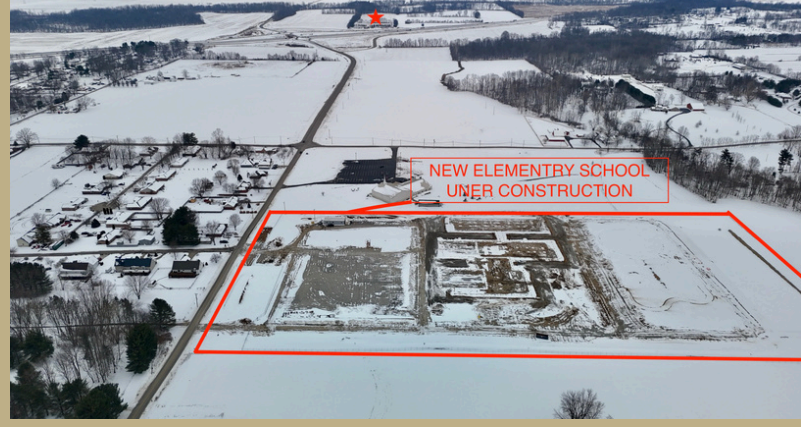
FOR SALE

**00 Wysscraft Lane
Martinsville, Indiana 46151 ,**

PURCHASE PRICE:

\$5,800,000.00

Land Size: +/-10 Acres



COMMERCIAL.

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