

DEVELOPMENT LAND FOR SALE

3111 S. Walnut St. | Bloomington, IN (Monroe County) 47401



Rare Development Opportunity in Bloomington

Land:	16 Total Acres
Zoning:	R2 - Medium Lot Residential
Location:	3111 S. Walnut St., Bloomington, IN
Utilities:	Immediately available via Walnut St. Pike
List Price:	\$1,440,000 (\$90,000/AC)

Details:

This 16-acre parcel located in desirable Bloomington offers fully zoned, entitled, and platted land for up to 76 residential units/33 duplex buildings. Situated with immediate utility access via Walnut Street, the property is ideally positioned for a for-sale or BTR housing project.



A rare and unique chance for a new builder, developer, or investor to capitalize on the groundwork already completed for a prime, shovel-ready parcel in a strong market.

Due diligence materials can be provided including survey, phase I, topo, and approved site plans.

[VIEW PROPERTY ONLINE](#)

[VIEW PROPERTY VIDEO](#)



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WHY BLOOMINGTON?

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Living in Bloomington, Indiana appeals to many people for a combination of location-based advantages and ongoing development.

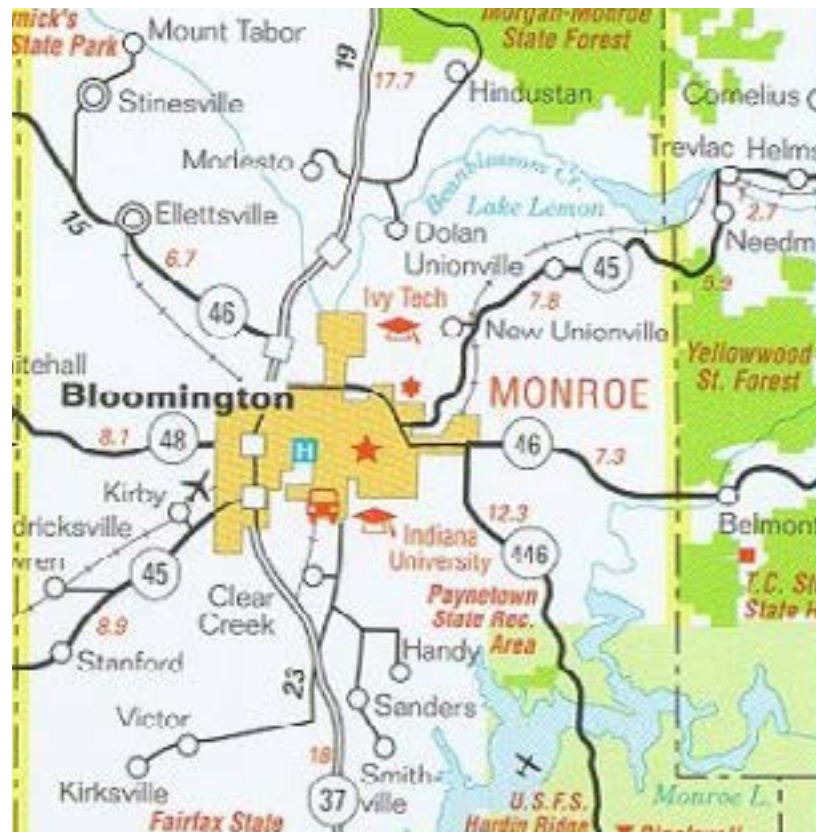
Bloomington offers a rare balance of urban amenities, college-town vibrancy, and natural surroundings. The city is evolving with new development in technology, housing, and sustainability, while maintaining its cultural roots and natural charm.

Strategic Location

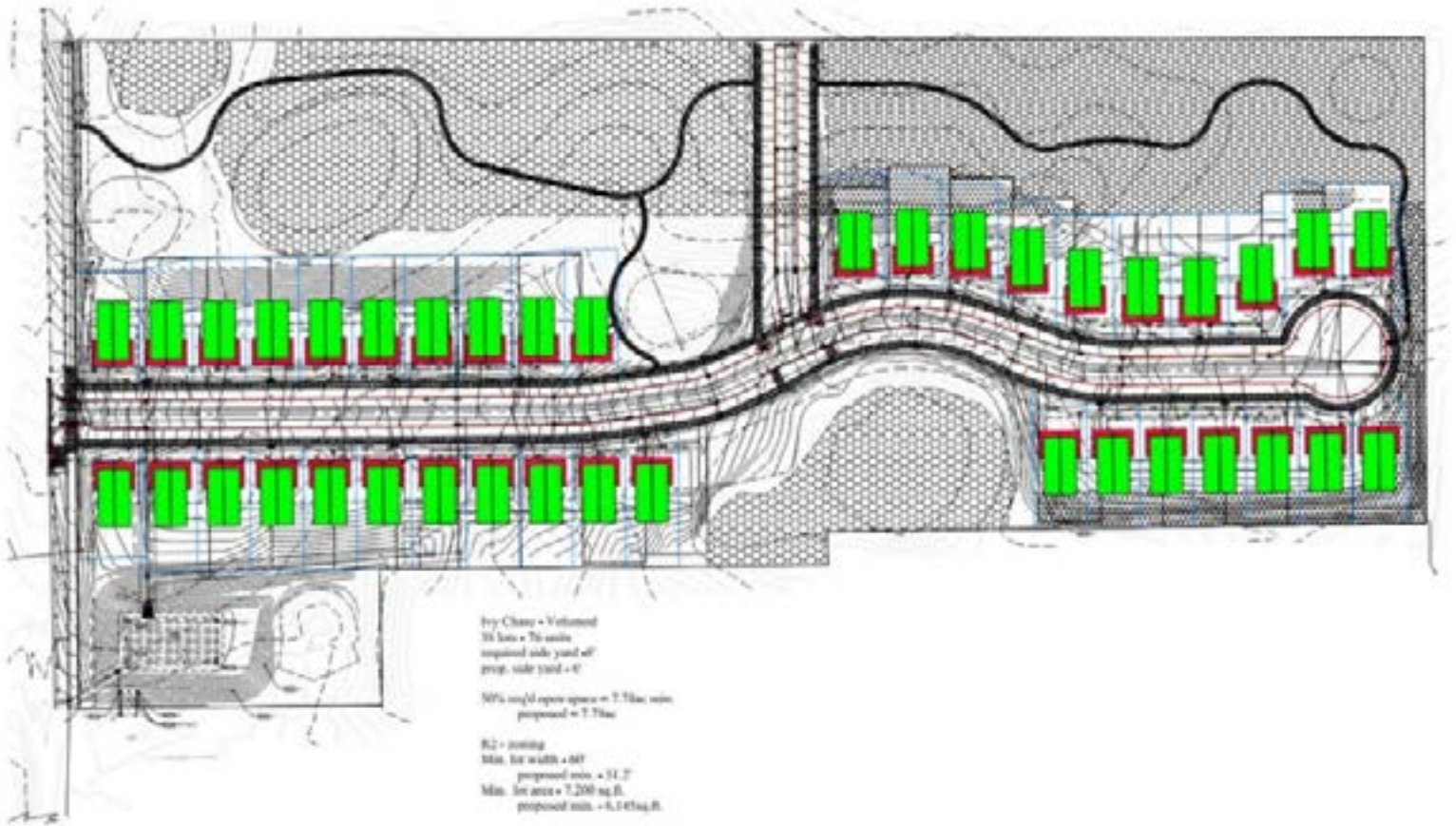
- **Home to Indiana University Bloomington (IUB)**
A major driver of the local economy and culture, IUB brings vibrancy, diversity, and a youthful population. The university also contributes to excellent healthcare, research, and arts opportunities.
- **Proximity to Nature**
Bloomington is surrounded by natural beauty—like Hoosier National Forest, Lake Monroe, and many state parks and hiking trails. It offers a rare mix of college town energy and outdoor lifestyle.
- **Central Access**
It's about an hour south of Indianapolis, providing access to a major city without the daily congestion or cost. You're also within a few hours' drive of cities like Louisville, Cincinnati, and Chicago.
- **Cultural & Culinary Scene**
Despite its size, Bloomington has a surprisingly international food scene (thanks in part to IUB's international population), multiple music venues, film festivals, and galleries.

Development Opportunities

- **Growing Tech & Life Sciences Sectors**
The Mill, a startup incubator in the Trades District, is fostering growth in tech and entrepreneurship. Bloomington is positioning itself as a regional innovation hub.
- **Downtown Revitalization**
Major investment in walkable, mixed-use developments downtown has led to new housing, restaurants, and public spaces. It's becoming more urban without losing its small-town feel.
- **Infrastructure and Transit Plans**
Ongoing efforts to improve bike paths, public transit (like Bloomington Transit), and walkability make it increasingly attractive to younger residents and retirees alike.
- **Sustainability & Smart City Initiatives**
The city is working on climate action plans, green building incentives, and better urban planning—making it appealing for those who value sustainability.



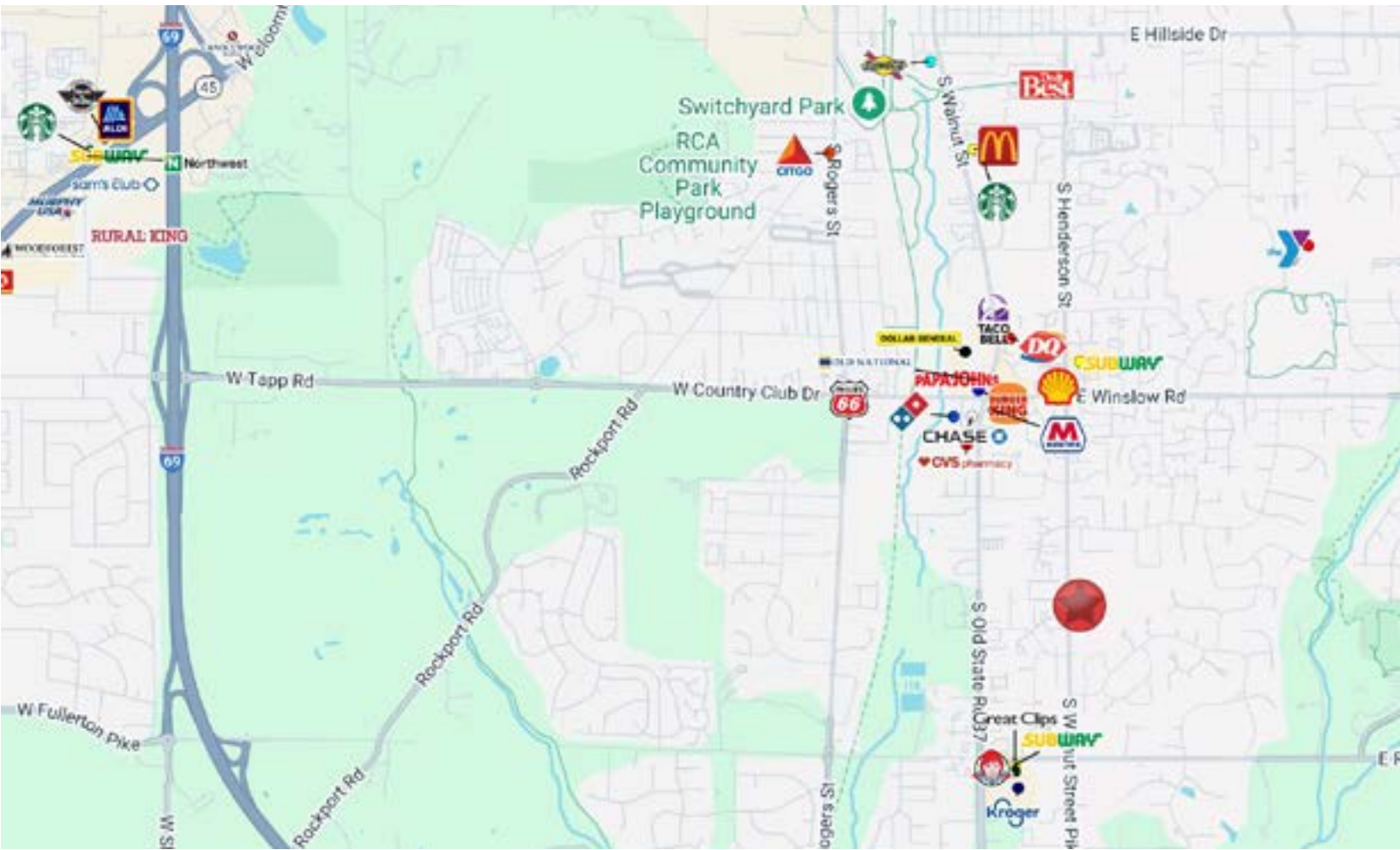
33 duplex buildings (76 units total)



LOCATION OVERVIEW

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Bloomington, Indiana, is well-connected to major highways, facilitating convenient travel to various destinations.

This site is approximately 1.5 miles from Interstate 69 (I-69) via Exit 116.

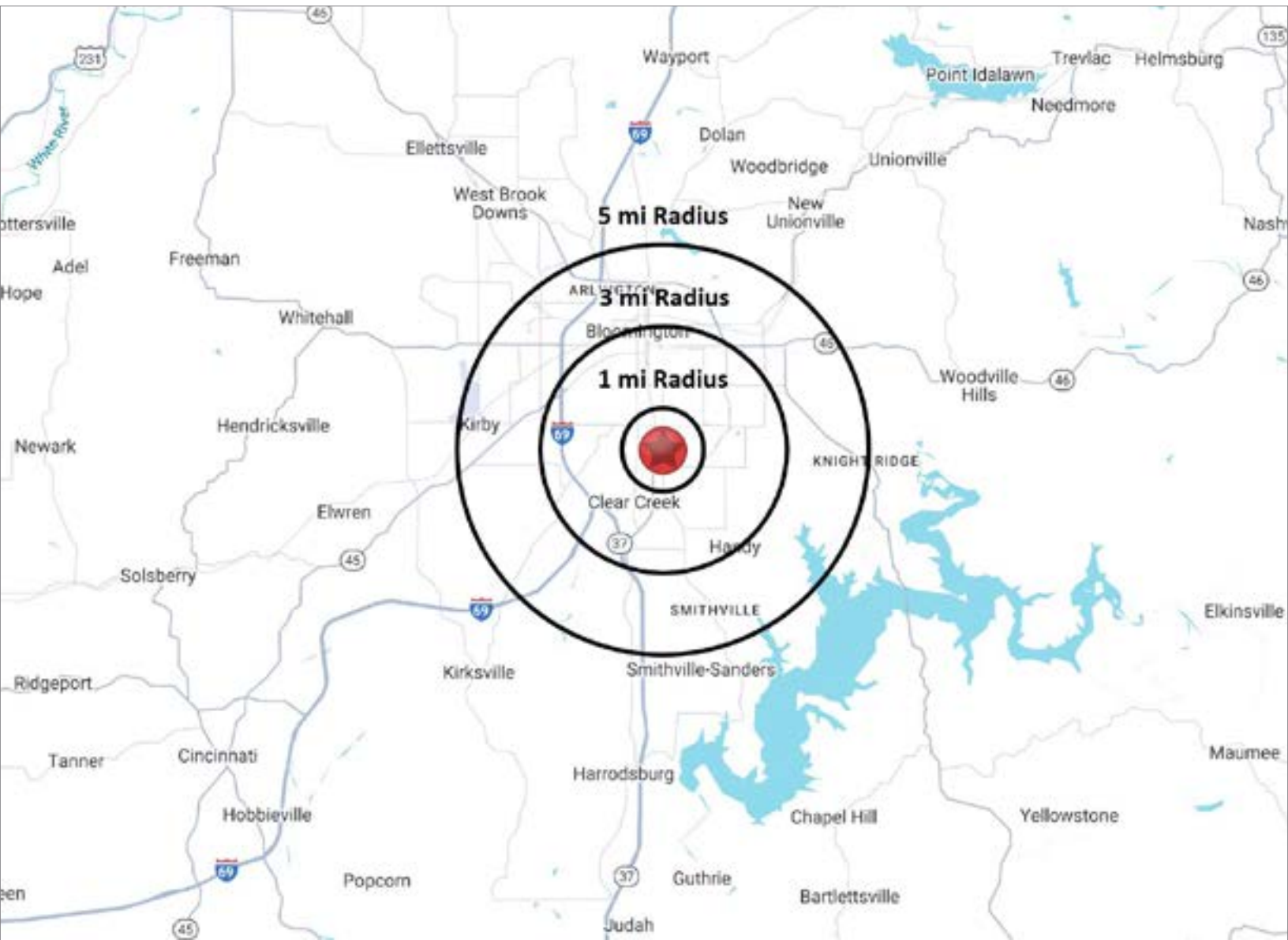
- I-69 / SR 37 Interchange - 3 miles
- Bloomington High School South - 1.2 miles
- B-Line Trail - 1 mile
- Switchyard Park - 2 miles
- Downtown - 3 miles
- Indiana University - 3.5 miles
- IU Health Hospital - 5.5 miles
- College Mall/ Retail Area - 4 miles



2025 DEMOGRAPHICS

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POPULATION

1 MILE	9,045
3 MILE	57,332
5 MILE	104,446



NUMBER OF HOUSEHOLDS

1 MILE	2,477
3 MILE	11,039
5 MILE	17,499



AVERAGE HOUSEHOLD INCOME

1 MILE	\$99,364
3 MILE	\$99,364
5 MILE	\$86,962



MEDIAN HOME VALUE

1 MILE	\$285,605
3 MILE	\$335,144
5 MILE	\$315,003