

# SALE



## 1.5-5.82 AC

## COMMERCIAL DEVELOPMENT OPPORTUNITY



### E. NORTHPOINT AVE., HUNTINGTON, IN 46750

#### OVERVIEW

This exceptional opportunity features two adjacent commercial land parcels totalling approximately 5.82 acres. Zoned B-2 Commercial, these two sites offer maximum flexibility for a wide array of business ventures. The first parcel offers over 2.08 acres, including an existing detention pond, and provides excellent visibility and access. The second site, spanning 3.74 acres within North Park Professional Village, is situated directly behind Tractor Supply Co., less than 1/4 mile from Walmart, and 1/8 mile from US-224. Both parcels benefit from their location in a high-growth corridor, with immediate proximity to major national retailers, numerous restaurants, and essential public services. This allows for either independent development or a substantial integrated project.

**SALE PRICE / 3.74 ACRES:**

**\$220,000**

Lot Size (Divisible):	3.74 AC
3 Individual 1.5 AC Pads:	\$82,500
Both Parcels / 5.82 AC:	\$340,000

#### PROPERTY HIGHLIGHTS

- 3.74 Acres
- Adjacent parcel is 2.08 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 (adjacent site)
- Supports immediate development opportunities

**BRADLEY COMPANY** **CONNER CALL**

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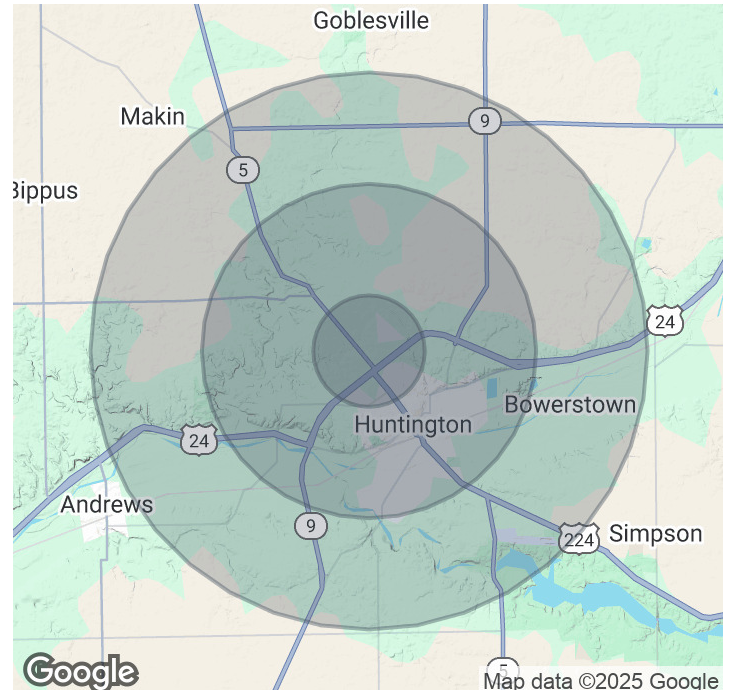
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,172	19,268	22,851
Average Age	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,167	7,862	9,304
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$85,909	\$72,826	\$76,079
Average House Value	\$193,573	\$153,745	\$166,120

Demographics data derived from AlphaMap



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