



# 62 ACRES AT SR 144 & I-69 Bargersville, IN

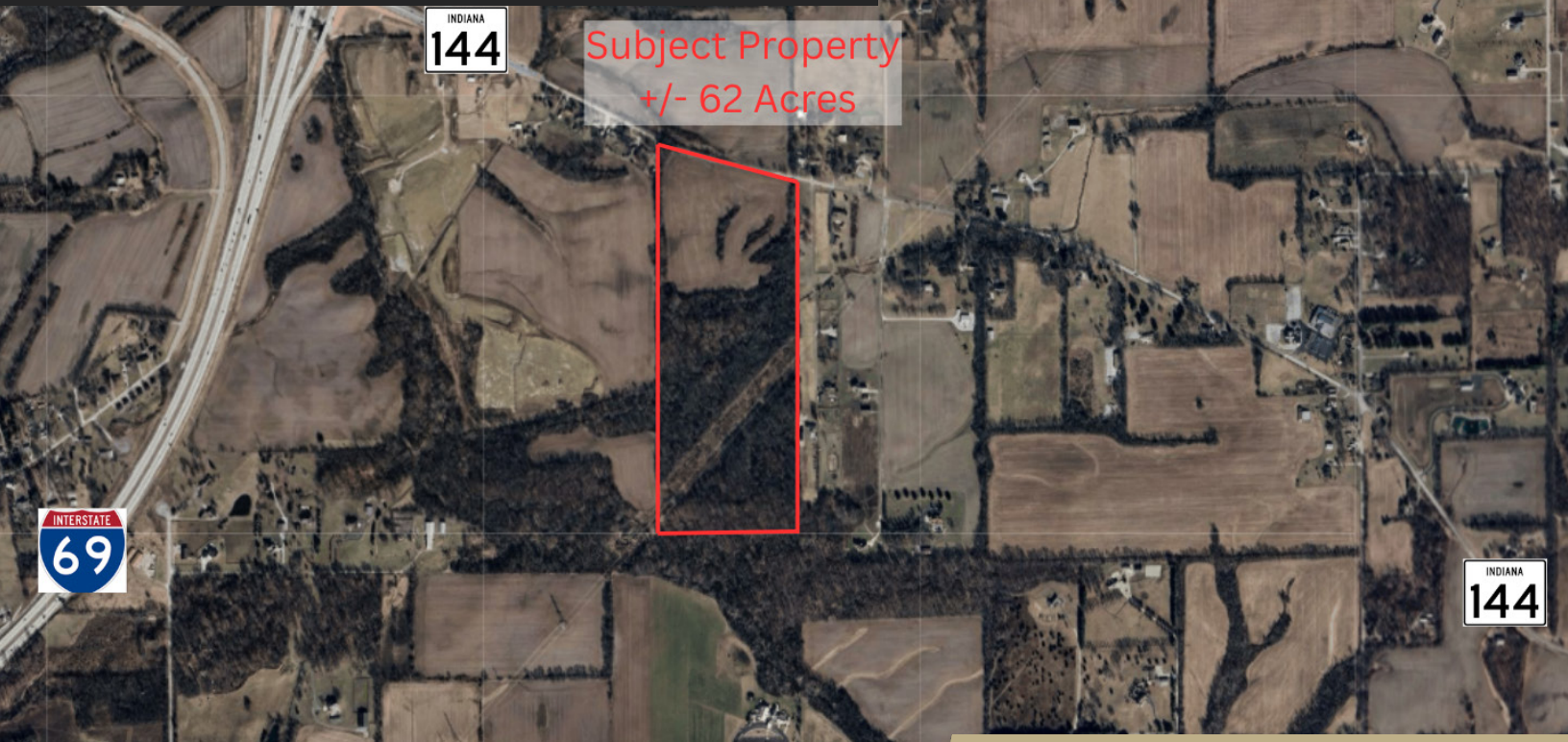
62.24 Acres – Prime Commercial Development Site  
Gateway Location at SR 144 & US 69 | Bargersville, IN

This high-profile 62.24-acre site offers exceptional potential for a wide range of commercial and mixed-use development. Strategically located at the entrance to Bargersville, the property is earmarked C4 Mixed-Use in the Comprehensive Plan, allowing for multiple opportunities.

- Ideal for retail, office, hospitality, medical, or multifamily development
- Utilities on or near site for streamlined development
- Excellent visibility along US 69 at County Road 144
- Convenient access: 20 minutes to Indianapolis International Airport and 40 minutes to Bloomington

Set in one of Central Indiana's fastest-growing markets, this site delivers both visibility and connectivity — making it the perfect choice for your next commercial project.

Contact us today for more information.



# FOR SALE

PURCHASE PRICE:  
**\$7,300,000**

**Land Size:**  
**62.24 Acres**

Contact:

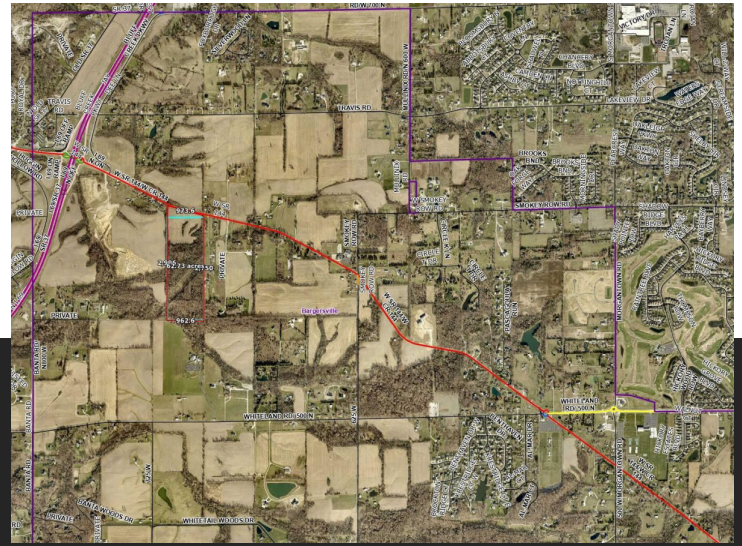
**(317) 225-7572**

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# Land Available

## (317) 225-7572

### KEY FACTS

**45,763**  
Population

**40.7** Median Age

**2.77**  
Average Household Size

**15,258**  
Total Households

### BUSINESS



**776**  
Total Businesses



**7,609**  
Total Employees

### EDUCATION

**2.53%**  
No High School Diploma

**16.79%**  
High School Graduate

**16.79%**  
Some College

**29.83%**  
Bachelor's/ Grad

### EMPLOYMENT

**242**  
Manufacturing Employees

**2,093**  
Retail Trade Employees

**767**  
Eating & Drinking Employees

**286**  
Finance/Ins/Real Estate Emp

**2.7%** Unemployment Rate

### Households by Income

The largest group : \$100,000 - \$149,999 (21.4%)

The smallest group : < \$15,000 (2.67%)

Indicator	Value(%)	
< \$15,000	2.67	
\$15,000 - \$24,999	4.82	
\$25,000 - \$34,999	4.82	
\$35,000 - \$49,999	8.17	
\$50,000 - \$74,999	11.2	
\$75,000 - \$99,999	13.26	
\$100,000 - \$149,999	21.4	
\$150,000 - \$199,999	14.27	
\$200,000+	19.4	

### INCOME



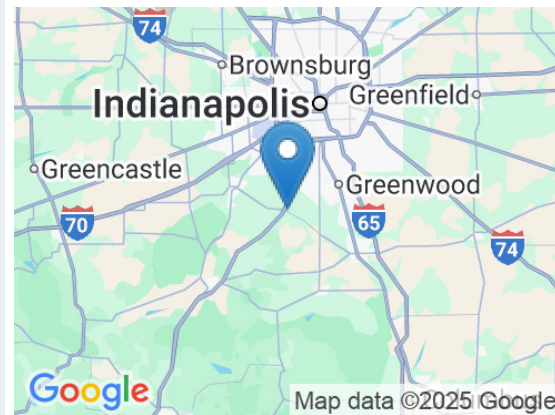
**\$108,276**  
Median Household Income



**\$51,227**  
Per Capita Income



**\$563,624**  
Median Net Worth



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**21 COMMERCIAL**

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