

# Land For Sale



ADM Commercial Real Estate

3410 W. Fox Ridge Lane Muncie, IN 473046340 | 765-282-7785

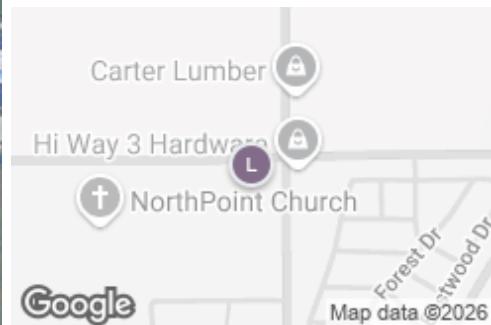
## 12.78 Acres

4705 N Old Indiana 3, Muncie, IN, 47303

Land For Sale

Prepared on February 03, 2026

1 of 1 Listings



### Listing Details | Land For Sale

Secondary Uses	Retail, Multi-Family	Available Date	Now
Total Available Space	<b>12.78 Acres</b>	Days On Market	<b>5 days</b>
Asking Price	<b>\$504,000</b>	Date Listed	<b>1/29/2026</b>
Listing Price Per SF	-	Last Modified	<b>2/03/2026</b>
List Price Per Acre	<b>\$39,437</b>	Listing ID	<b>44265888</b>
Cap Rate (Actual)	-	Parking Spaces	-
Total Expenses	<b>\$496.78</b>	Electric Service	<b>Yes</b>
Tax Year	<b>2025</b>	Water	<b>Yes</b>
Real Estate Taxes	<b>\$496.78 in 2025</b>	Sanitary Sewer	<b>Yes</b>

### Description

This 12.78 acre parcel is located at the intersection of Riggin Rd and North Old SR 3. Approximately 1.5 acres on the corner is zoned Business Variety and is priced at \$250,000. The remaining +/- 10.16 acres is zoned R-5 (multi-family) and is priced at \$25,000 per acre. Gas, electric, water and sewer are located nearby.

### Property Features

#### Location Details

Address	<b>4705 N Old Indiana 3, Muncie, IN, 47303</b>	Parcels	<b>0734226001000</b>
Zoning	<b>BV and R-5</b>	Name	<b>12.78 Acres N Old Sr 3</b>
County	<b>Delaware</b>		

## Building Details

Sub Type	-
Land Size	<b>12.78 Acres / 556,697 SF</b>
Electricity	<b>Yes</b>

Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>

## Property Listings

1 Listing | 12.78 Acres | \$504,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Land	-	12.78 Acre	\$504,000	\$39,436.62	Now

## Contact

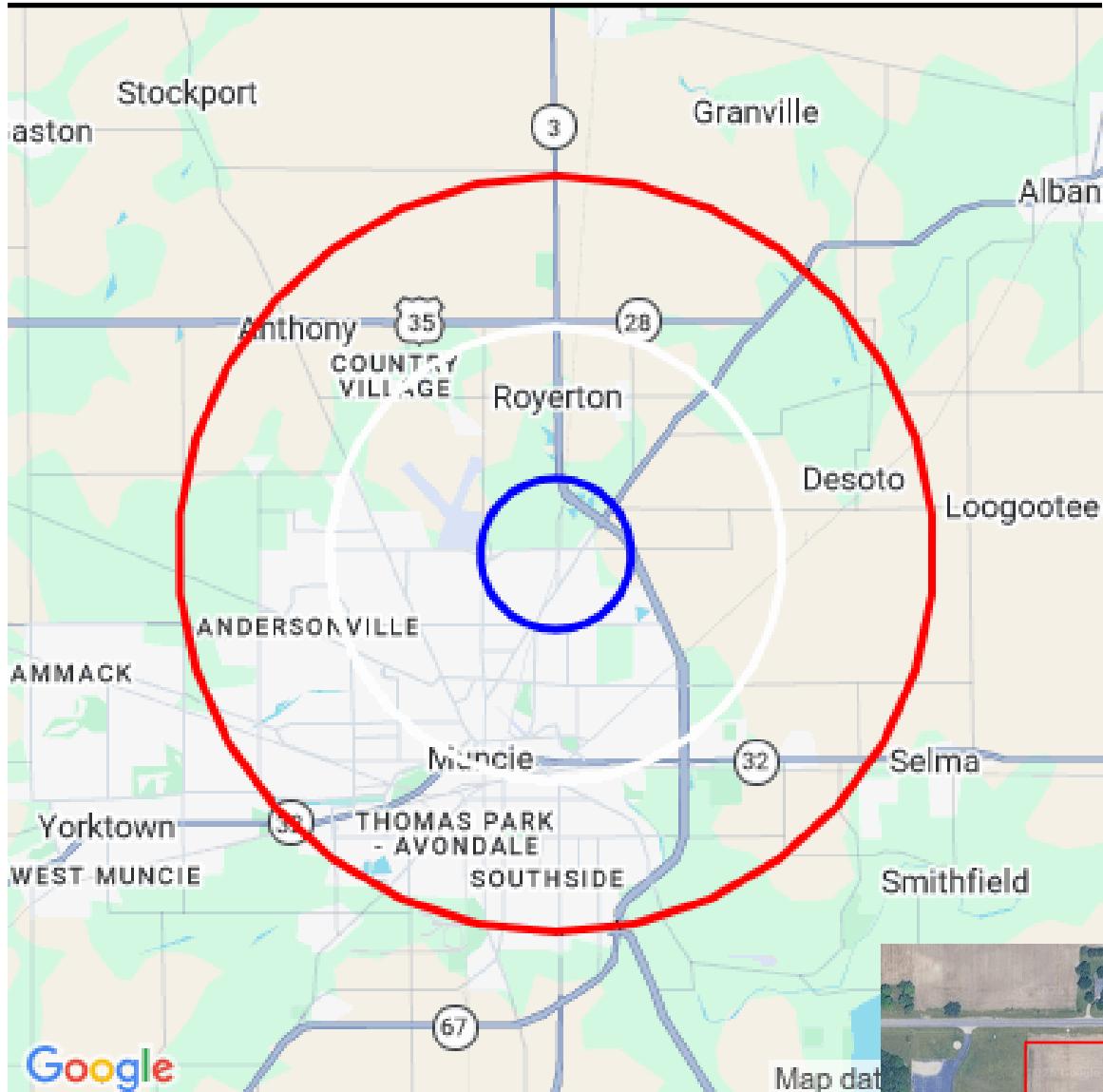


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## Demographic Report



**12.78 Acres N Old SR 3**

### Population

Distance	Male	Female	Total
1-Mile	801	908	1,709
3-Mile	6,622	7,466	14,088
5-Mile	27,483	29,322	56,805



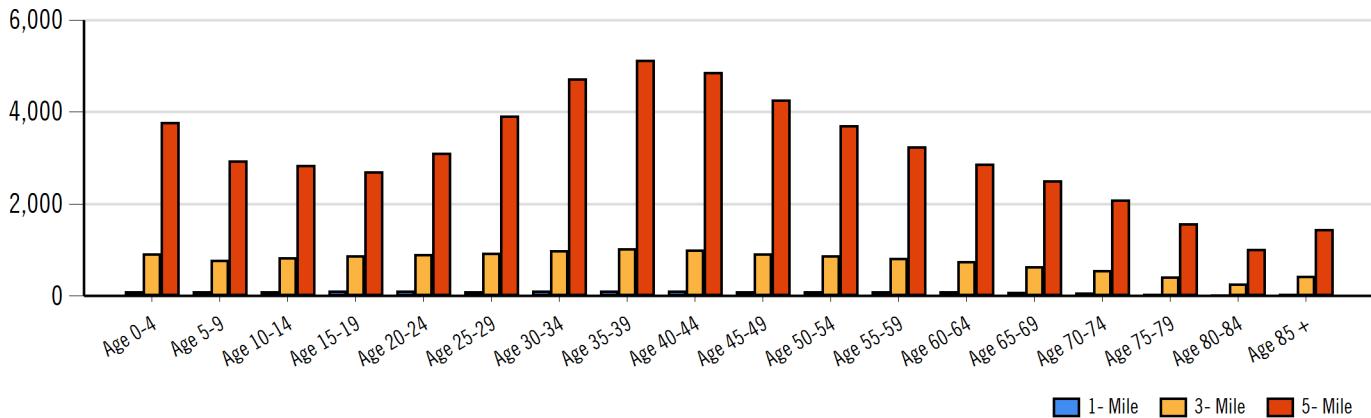
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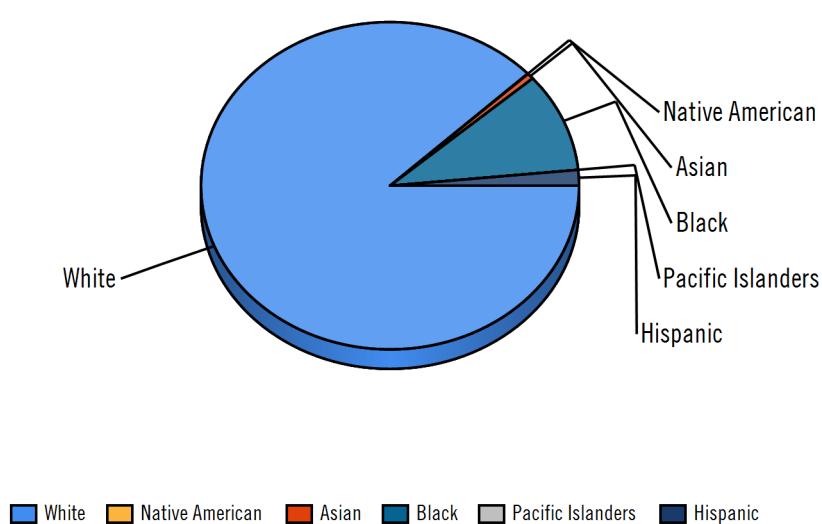
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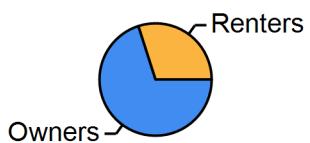
## Population by Distance and Age (2020)



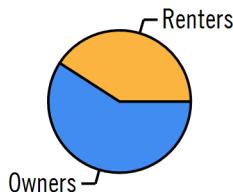
## Ethnicity within 5 miles



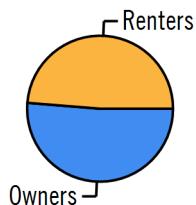
## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	746	50	2.30 %
3-Mile	6,543	383	3.71 %
5-Mile	25,439	1,642	5.21 %



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# 12.78 Acres N Old SR 3



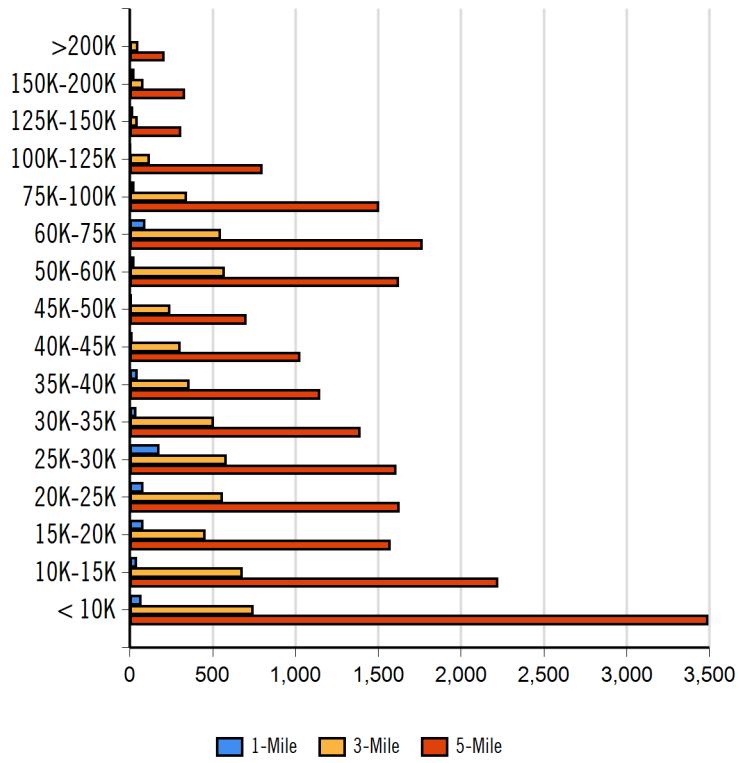
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	0	69	136	0	103		1	17	45	110	143	41
3-Mile	23	17	375	947	110	777	169	163	709	1,600	746	252	375
5-Mile	132	80	1,070	2,658	375	3,190	618	562	1,877	8,316	3,480	744	1,419

## Household Income



### Radius

1-Mile \$31,213.50

3-Mile \$39,215.35

5-Mile \$34,334.56

### Radius

1-Mile \$40,006.00

3-Mile \$46,381.65

5-Mile \$40,540.25

### Radius

1-Mile \$29,925,786.60

3-Mile \$248,305,140.65

5-Mile \$901,619,033.45

## Education

	1-Mile	3-mile	5-mile
Pop > 25	1,171	9,732	41,408
High School Grad	452	3,571	12,429
Some College	187	1,878	8,717
Associates	54	385	2,019
Bachelors	76	937	5,844
Masters	24	548	3,993
Prof. Degree	8	81	513
Doctorate	9	96	926

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	21 %	48 %	78 %
Teen's	36 %	56 %	67 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	169 %	58 %	43 %
New Homes	65 %	32 %	23 %
New Households	39 %	60 %	122 %
Military Households	24 %	20 %	13 %
Households with 4+ Cars	37 %	52 %	76 %
Public Transportation Users	5 %	15 %	48 %
Young Wealthy Households	33 %	54 %	42 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# 12.78 Acres N Old SR 3



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	28,870,842		235,040,102		821,430,447	
<b>Average annual household</b>	38,470		39,886		38,156	
<b>Food</b>	5,185	13.48 %	5,340	13.39 %	5,170	13.55 %
Food at home	3,577		3,645		3,561	
Cereals and bakery products	509		517		502	
Cereals and cereal products	182		185		179	
Bakery products	327		331		322	
Meats poultry fish and eggs	734		744		731	
Beef	170		172		170	
Pork	133		136		132	
Poultry	140		141		139	
Fish and seafood	116		117		115	
Eggs	60		61		60	
Dairy products	351		358		351	
Fruits and vegetables	710		729		705	
Fresh fruits	102		107		103	
Processed vegetables	142		145		141	
Sugar and other sweets	132		134		131	
Fats and oils	113		115		112	
Miscellaneous foods	671		686		674	
Nonalcoholic beverages	319		321		317	
Food away from home	1,608		1,694		1,609	
Alcoholic beverages	247		264		249	
<b>Housing</b>	14,624	38.01 %	15,047	37.73 %	14,516	38.04 %
Shelter	8,746		9,029		8,723	
Owned dwellings	4,682		4,938		4,626	
Mortgage interest and charges	2,213		2,380		2,232	
Property taxes	1,585		1,650		1,536	
Maintenance repairs	883		907		857	
Rented dwellings	3,465		3,486		3,534	
Other lodging	598		604		562	
Utilities fuels	3,646		3,723		3,595	
Natural gas	324		332		319	
Electricity	1,521		1,537		1,496	
Fuel oil	135		137		130	
Telephone services	1,109		1,144		1,100	
Water and other public services	556		570		548	
<b>Household operations</b>	919	2.39 %	949	2.38 %	900	2.36 %
Personal services	237		246		230	
Other household expenses	682		703		669	
Housekeeping supplies	516		513		499	
Laundry and cleaning supplies	145		145		143	
Other household products	292		291		280	
Postage and stationery	78		76		76	
Household furnishings	794		830		797	
Household textiles	62		64		63	
Furniture	160		164		156	
Floor coverings	17		19		17	
Major appliances	112		125		116	
Small appliances	75		75		72	
Miscellaneous	367		381		370	
<b>Apparel and services</b>	1,071	2.78 %	1,072	2.69 %	1,061	2.78 %
Men and boys	192		189		186	
Men 16 and over	156		154		149	
Boys 2 to 15	36		35		36	
Women and girls	399		402		396	



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Women 16 and over	330	332	326
Girls 2 to 15	68	70	69
Children under 2	85	84	86

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	28,870,842		235,040,102		821,430,447	
<b>Average annual household</b>	38,470		39,886		38,156	
<b>Transportation</b>	5,241	13.62 %	5,493	13.77 %	5,220	13.68 %
Vehicle purchases	1,092		1,172		1,103	
Cars and trucks new	529		580		531	
Cars and trucks used	537		561		543	
Gasoline and motor oil	1,787		1,858		1,789	
Other vehicle expenses	2,031		2,119		2,003	
Vehicle finance charges	128		138		128	
Maintenance and repairs	691		724		695	
Vehicle insurance	974		1,010		945	
Vehicle rental leases	236		245		233	
Public transportation	330		342		323	
<b>Health care</b>	3,134	8.15 %	3,232	8.10 %	3,027	7.93 %
Health insurance	2,119		2,170		2,046	
Medical services	604		635		581	
Drugs	309		324		302	
Medical supplies	100		102		96	
<b>Entertainment</b>	2,249	5.85 %	2,344	5.88 %	2,219	5.82 %
Fees and admissions	345		370		344	
Television radios	895		920		885	
Pets toys	835		858		811	
Personal care products	492		508		487	
Reading	47		46		43	
Education	919		909		916	
Tobacco products	406		402		399	
<b>Miscellaneous</b>	604	1.57 %	634	1.59 %	601	1.58 %
<b>Cash contributions</b>	1,035		1,097		1,030	
<b>Personal insurance</b>	3,212		3,492		3,210	
Life and other personal insurance	122		131		121	
Pensions and Social Security	3,089		3,360		3,089	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
1-Mile	2020	1,719	1,962	-12.39 %	573	1,004	1,117	602
3-Mile	2020	9,714	11,138	-13.70 %	3,001	5,635	6,265	3,449
5-Mile	2020	23,244	26,701	-14.21 %	7,556	12,147	12,884	10,360
1-Mile	2023	1,935	1,962	-1.38 %	645	1,129	1,222	713
3-Mile	2023	10,954	11,138	-2.70 %	3,386	6,328	6,867	4,087
5-Mile	2023	26,207	26,701	-3.39 %	8,530	13,618	14,372	11,835



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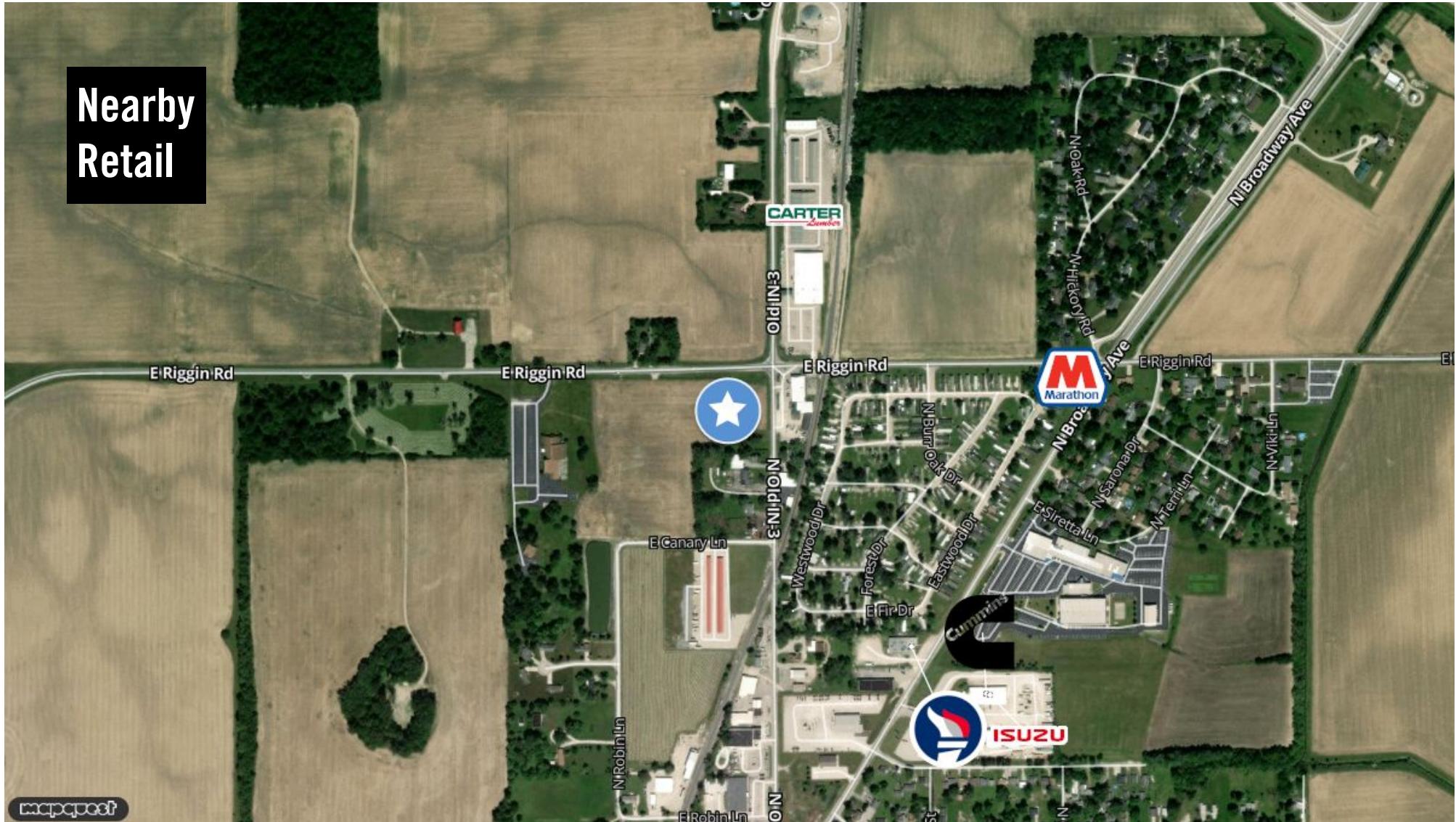
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Nearby  
Retail



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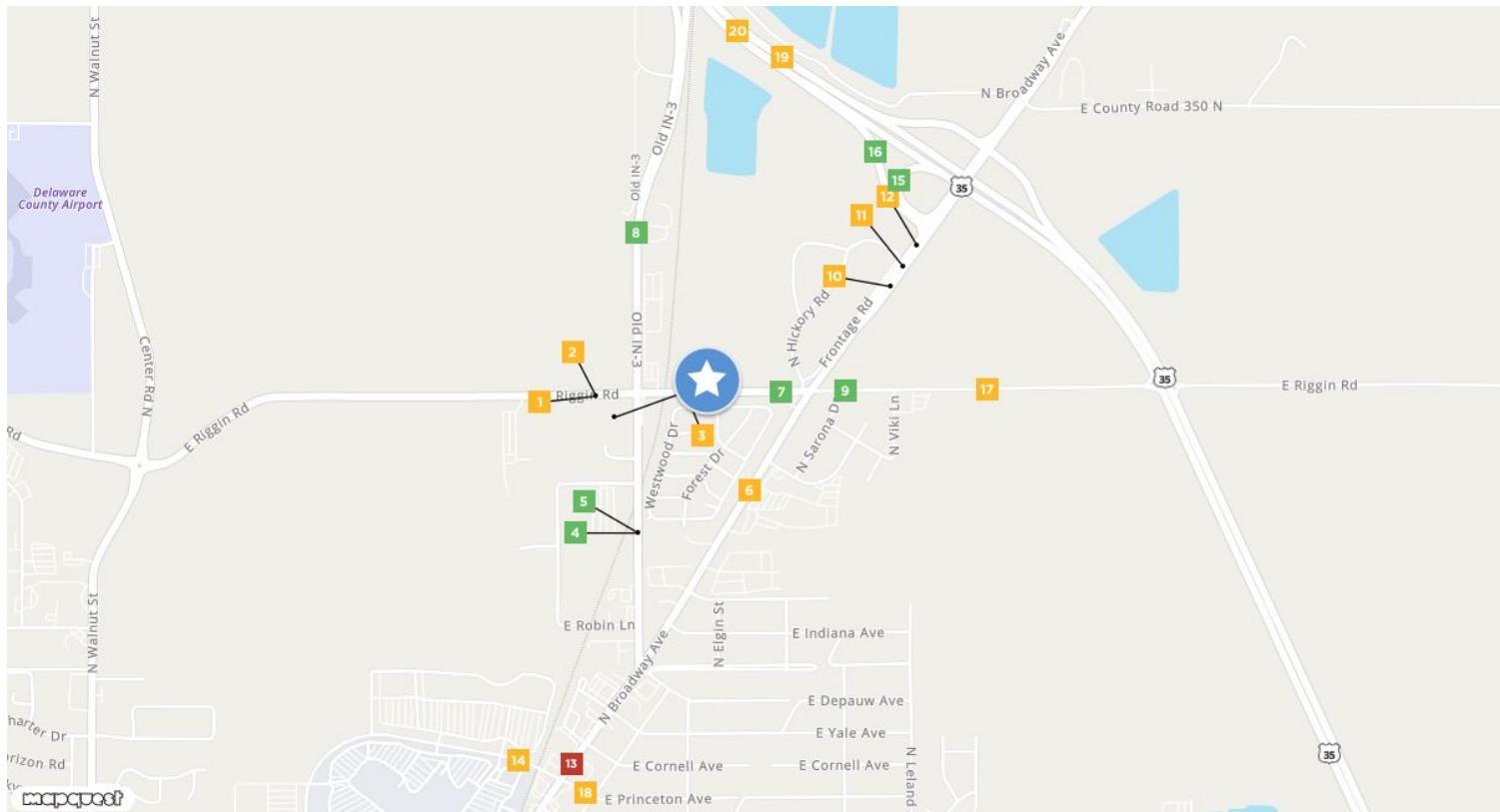
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## Traffic Counts



<b>East Riggin Road</b>	<b>1</b>	<b>300 N</b>	<b>2</b>	<b>300 N</b>	<b>3</b>	<b>North Old State Rd 3</b>	<b>4</b>	<b>North Old State Rd 3</b>	<b>5</b>
N Old State Rd 3		N Old State Rd 3		N Burr Oak Dr		300 N		E Robin Ln	
Year: 2018	7,275	Year: 2010	7,844	Year: 2010	5,695	Year: 2021	3,766	Year: 2021	3,766
		Year: 2007	6,104	Year: 2007	8,405	Year: 2010	5,730	Year: 2019	3,900
		Year: 2004	6,963	Year: 2001	7,000	Year: 2007	5,686	Year: 2018	4,605
<b>N Broadway Ave</b>	<b>6</b>	<b>300 N</b>	<b>7</b>	<b>North Old State Rd 3</b>	<b>8</b>	<b>300 N</b>	<b>9</b>	<b>North Broadway Avenue</b>	<b>10</b>
E Siretta Ln		N Hickory Rd		300 N		N Sarona Dr		300 N	
Year: 2010	8,802	Year: 1995	3,241	Year: 2021	3,758	Year: 1995	1,604	Year: 2021	7,943
Year: 2007	9,457			Year: 2020	3,499			Year: 2020	6,802
Year: 1996	12,327			Year: 2018	3,939			Year: 2018	7,657
<b>North Broadway Avenue</b>	<b>11</b>	<b>N Broadway Ave</b>	<b>12</b>	<b>N Broadway Ave</b>	<b>13</b>	<b>E Princeton Ave</b>	<b>14</b>	<b>N Broadway Ave</b>	<b>15</b>
300 N		E Elder Ln		E Princeton Ave		N Broadway Ave		N Broadway Ave	
Year: 2021	7,943	Year: 2017	7,626	Year: 2010	18,010	Year: 2010	5,642	Year: 2021	1,548
Year: 2010	12,522	Year: 2016	9,084	Year: 2007	15,544	Year: 2007	6,610	Year: 2021	1,548
Year: 2007	10,512	Year: 2015	9,057	Year: 1993	20,143	Year: 2004	6,594	Year: 2020	1,457
	<b>16</b>	<b>East Riggin Road</b>	<b>17</b>	<b>E Princeton Ave</b>	<b>18</b>	<b>US 35;SR 3</b>	<b>19</b>	<b>US Hwy 35</b>	<b>20</b>
N Broadway Ave		Hwy 35		N Miami Ave		N Oak Rd		N Old State Rd 3	
Year: 2021	233	Year: 2021	7,400	Year: 1998	8,798	Year: 2021	5,011	Year: 2017	5,138
Year: 2021	233	Year: 2021	2,196			Year: 2018	5,210	Year: 2016	8,565
Year: 2020	250	Year: 2020	2,087					Year: 2015	8,539



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