

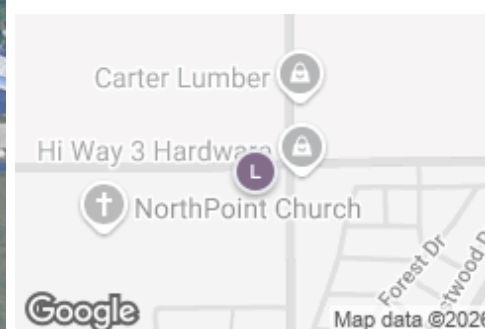
12.78 Acres

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

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

Building Details

Sub Type	-	Water	Yes
Land Size	12.78 Acres / 556,697 SF	Sanitary Sewer	Yes
Electricity	Yes	Natural Gas	Yes

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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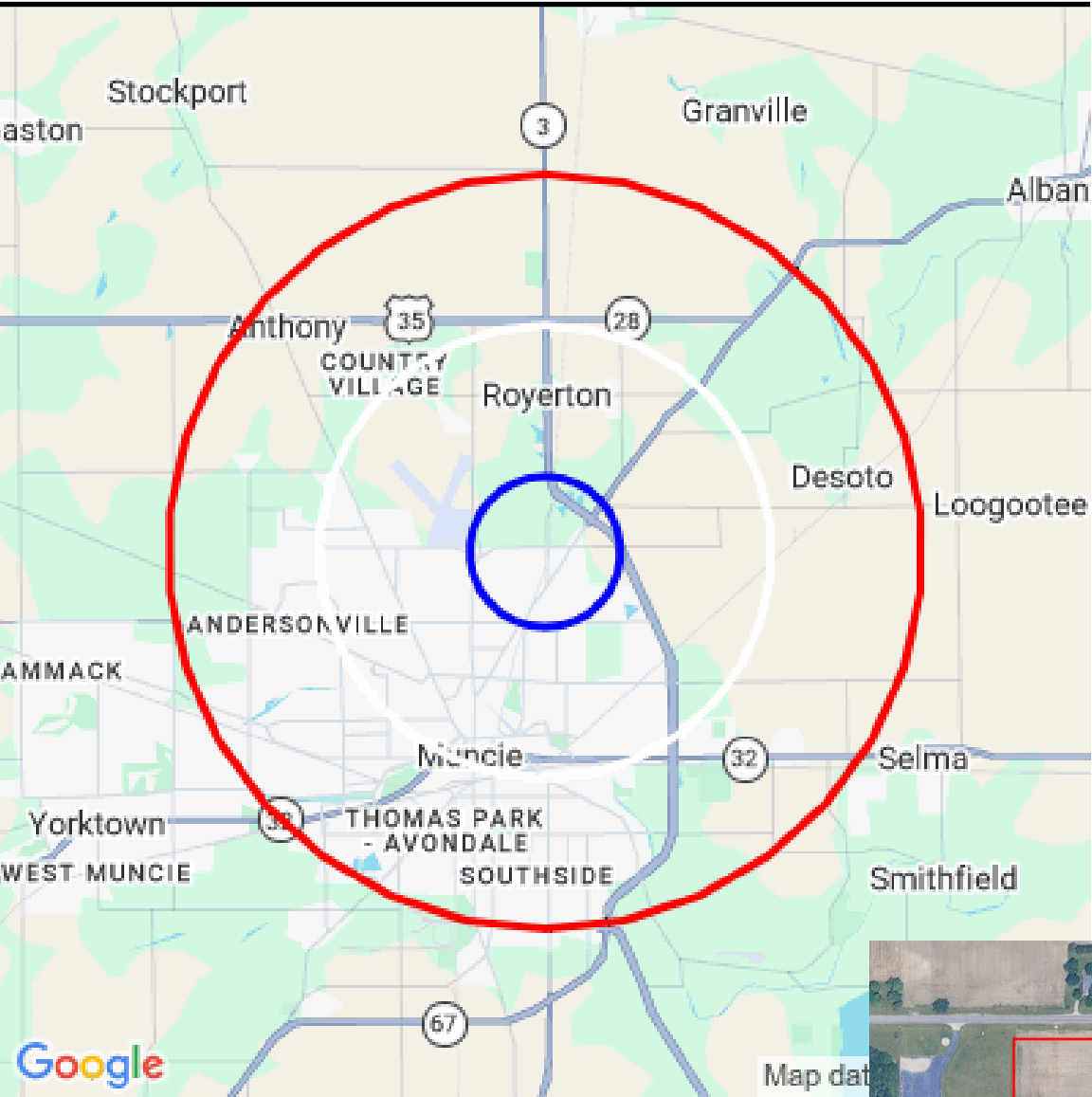


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12.78 Acres N Old SR 3



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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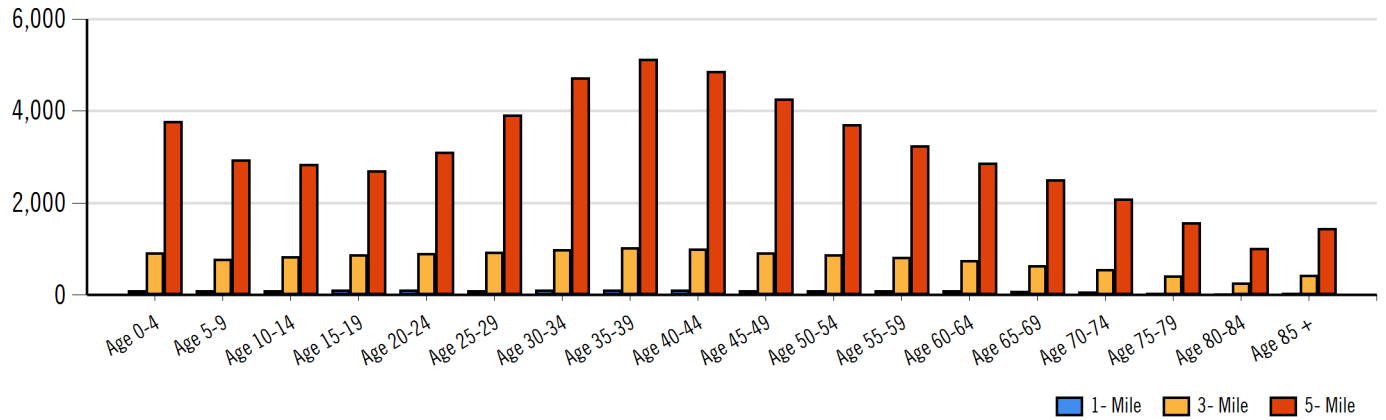
12.78 Acres N Old SR 3



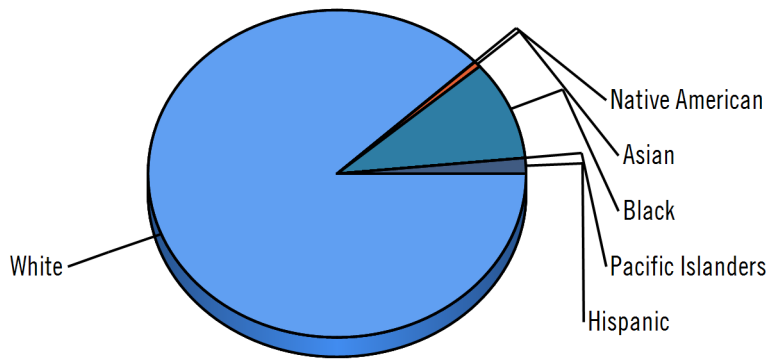
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Population by Distance and Age (2020)

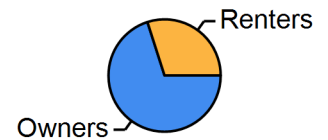


Ethnicity within 5 miles

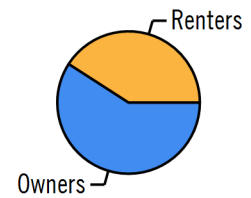


White Native American Asian Black Pacific Islanders Hispanic

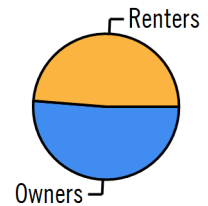
Home Ownership 1 Mile



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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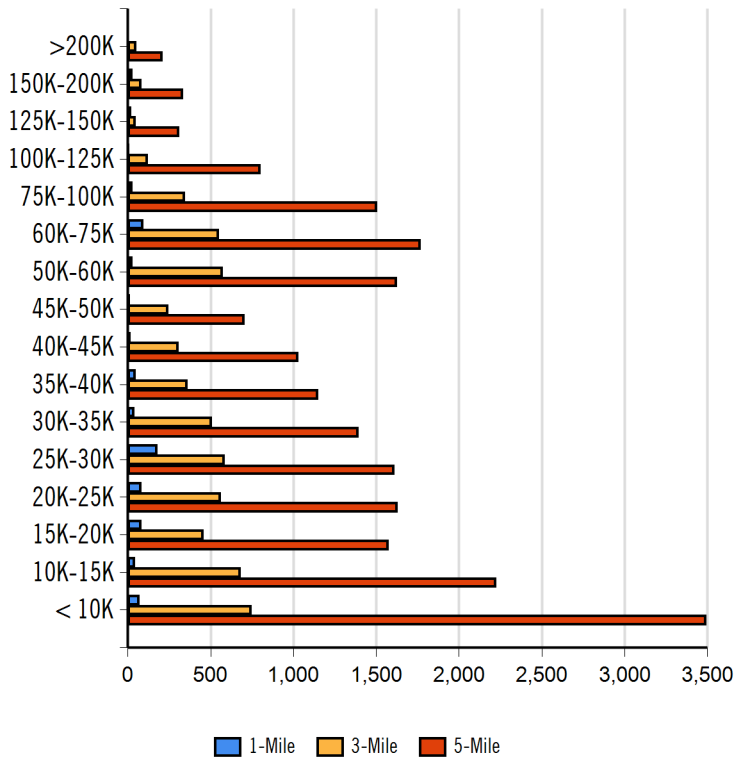
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	0	69	136	0	103	1	17	45	110	143	41	53
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	Median Household Income
1-Mile	\$31,213.50
3-Mile	\$39,215.35
5-Mile	\$34,334.56

Radius	Average Household Income
1-Mile	\$40,006.00
3-Mile	\$46,381.65
5-Mile	\$40,540.25

Radius	Aggregate Household Income
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



ADM Commercial Real Estate

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	28,870,842		235,040,102		821,430,447	
Average annual household	38,470		39,886		38,156	
Food	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	
Housing	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	
Household operations	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	
Apparel and services	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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12.78 Acres N Old SR 3



ADM Commercial Real Estate		3410 W. Fox Ridge Lane Muncie, IN 473046340 765-282-7785	
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	%
Total Expenditures	28,870,842		235,040,102		821,430,447	
Average annual household	38,470		39,886		38,156	
Transportation	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	
Health care	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	
Entertainment	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	
Miscellaneous	604	1.57 %	634	1.59 %	601	1.58 %
Cash contributions	1,035		1,097		1,030	
Personal insurance	3,212		3,492		3,210	
Life and other personal insurance	122		131		121	
Pensions and Social Security	3,089		3,360		3,089	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	1,719	1,962	-12.39 %	573	1,004	1,117	602	309
3-Mile	2020	9,714	11,138	-13.70 %	3,001	5,635	6,265	3,449	2,174
5-Mile	2020	23,244	26,701	-14.21 %	7,556	12,147	12,884	10,360	6,489
1-Mile	2023	1,935	1,962	-1.38 %	645	1,129	1,222	713	101
3-Mile	2023	10,954	11,138	-2.70 %	3,386	6,328	6,867	4,087	1,013
5-Mile	2023	26,207	26,701	-3.39 %	8,530	13,618	14,372	11,835	3,530



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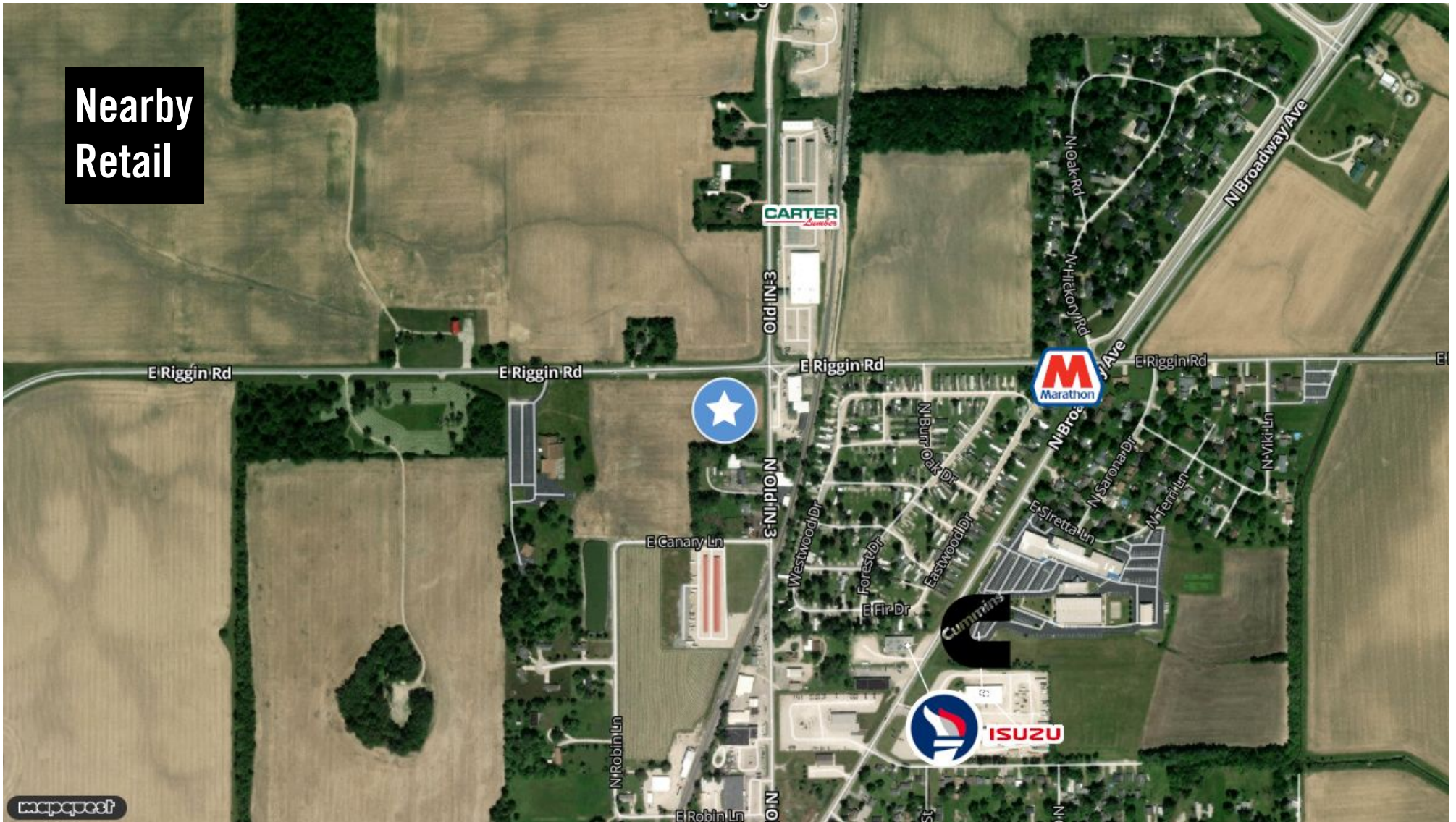
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Nearby Retail



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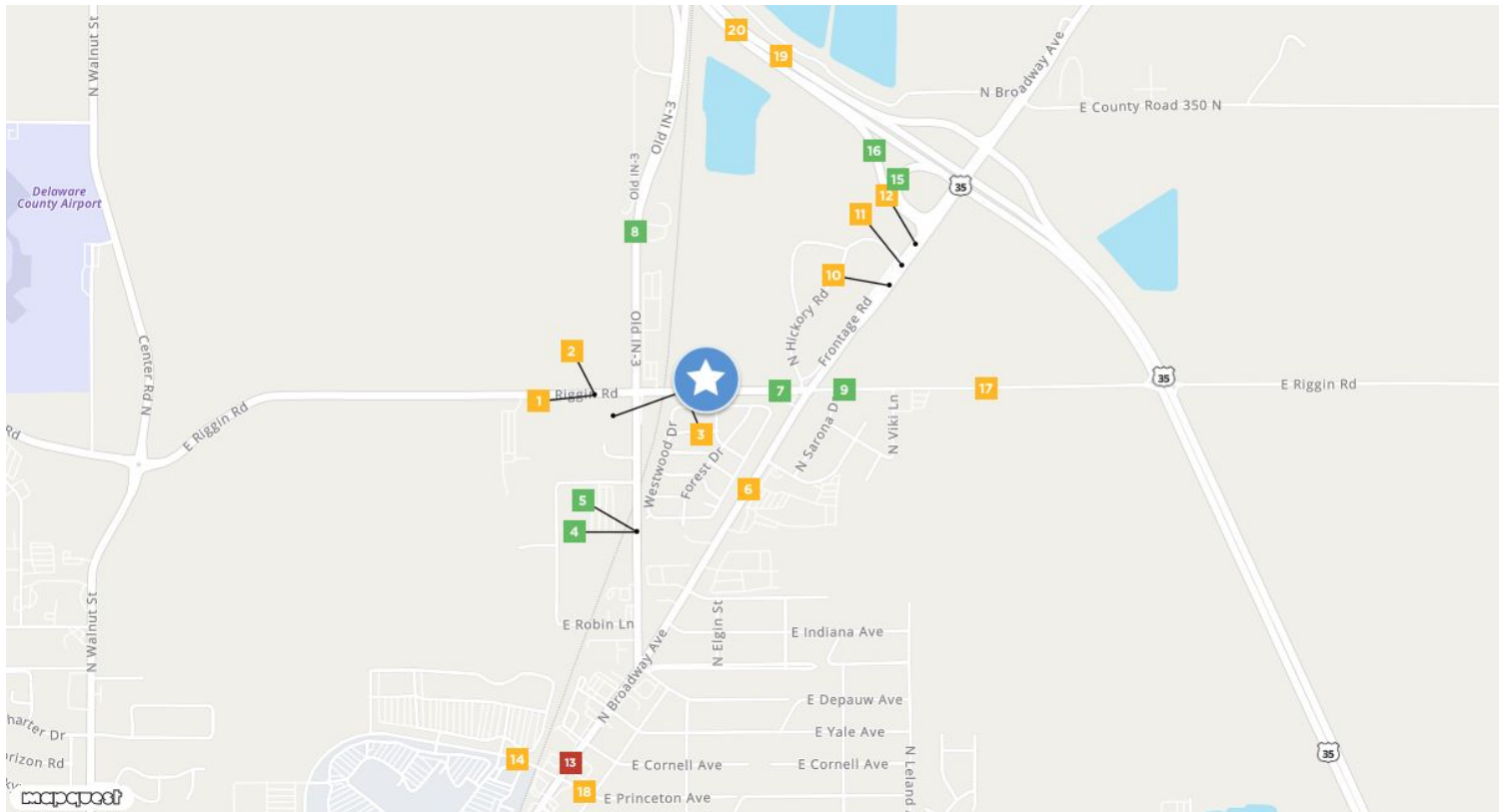
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Traffic Counts



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



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