

65 AC

14 AC

19 AC

PENDING

46 AC

SALE

14 - 144 Acres Proposed Industrial

EAST COUNTY ROAD 850 NORTH

Pittsboro, IN 46167

PRESENTED BY:

JEFF HINES

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IN #RB17001867

PROPERTY SUMMARY

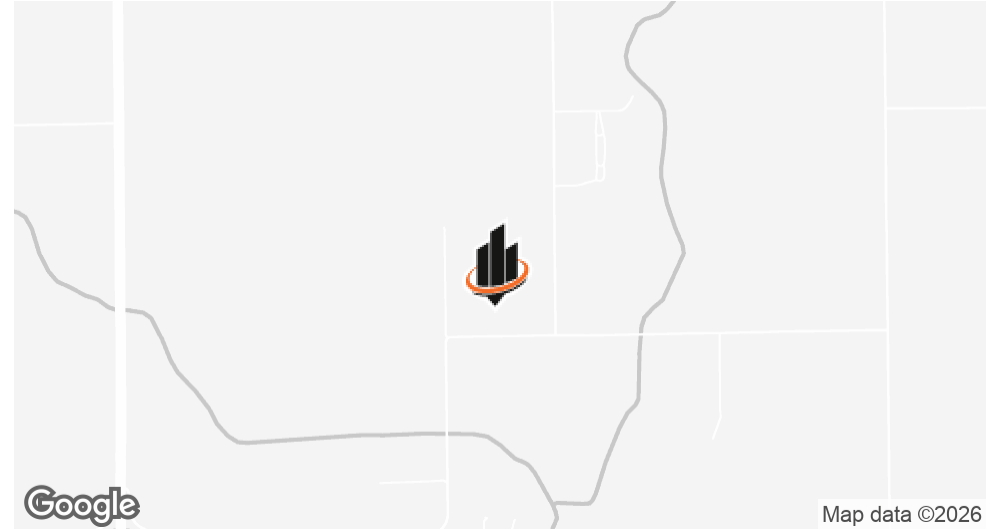


VIDEO

OFFERING SUMMARY

SALE PRICE:	\$75,000 per Acre
LOT SIZE:	14 Acres

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PROPERTY DESCRIPTION

14 - 144 acres recently annexed into Pittsboro. Currently zoned AG, but adjacent land is zoned I-2. 1 mile from the I-74 and Jeff Gordon Blvd interchange. Pittsboro is experiencing industrial growth and this site is perfect for truck maintenance, fleet parking or any other industrial use.

PROPERTY HIGHLIGHTS

- 14 - 144 Acres...ready for a large project
- 11 Minutes west of I-465 (Indy Loop)
- 20 minutes from Lebanon's LEAP District
- Excellent location for Industrial, Fleet Maintenance, Fleet Parking
- Seller will divide
- Utilities coming soon.

LOCATION MAP

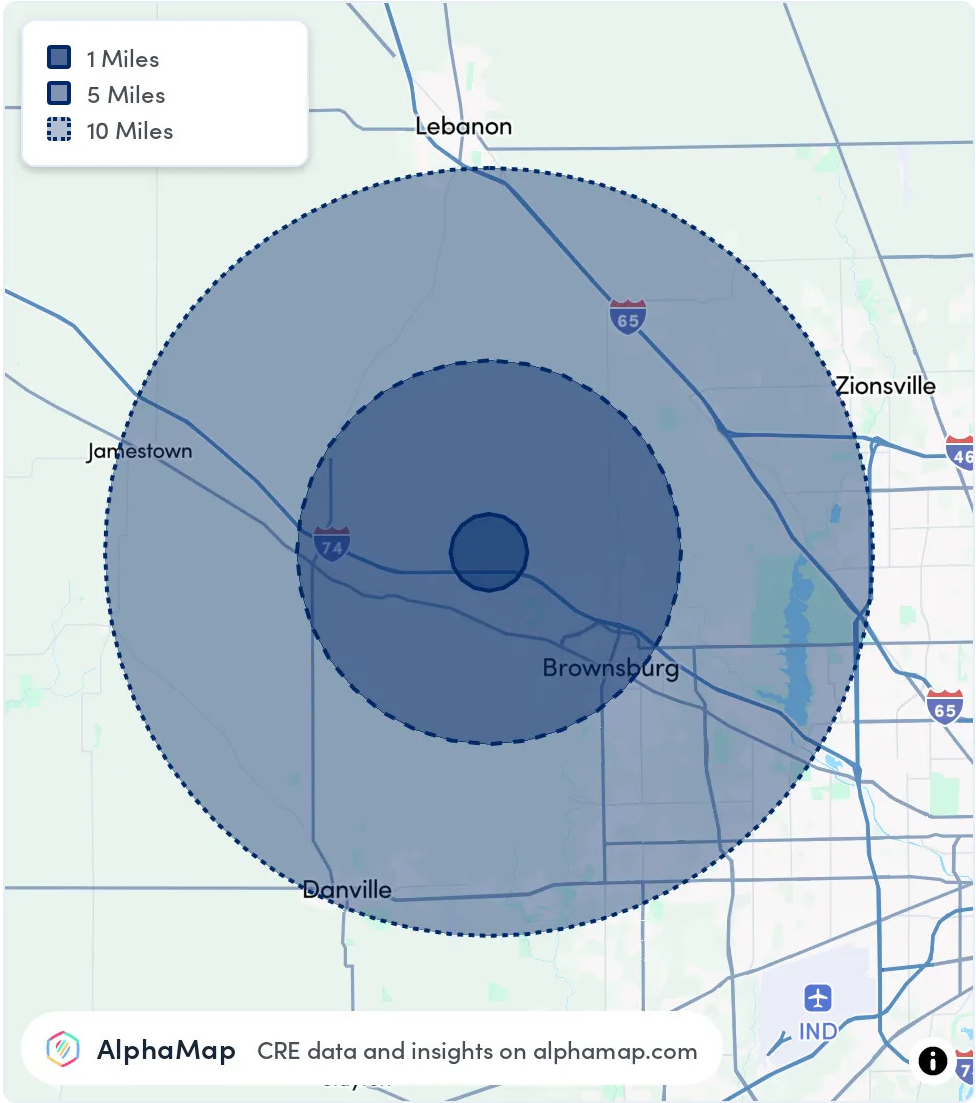


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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	440	9,786	31,547
AVERAGE AGE	42	40	39
AVERAGE AGE (MALE)	42	39	38
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	163	3,559	11,682
PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$150,252	\$157,173	\$146,080
AVERAGE HOUSE VALUE	\$393,223	\$382,194	\$357,313
PER CAPITA INCOME	\$55,648	\$58,212	\$54,103



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