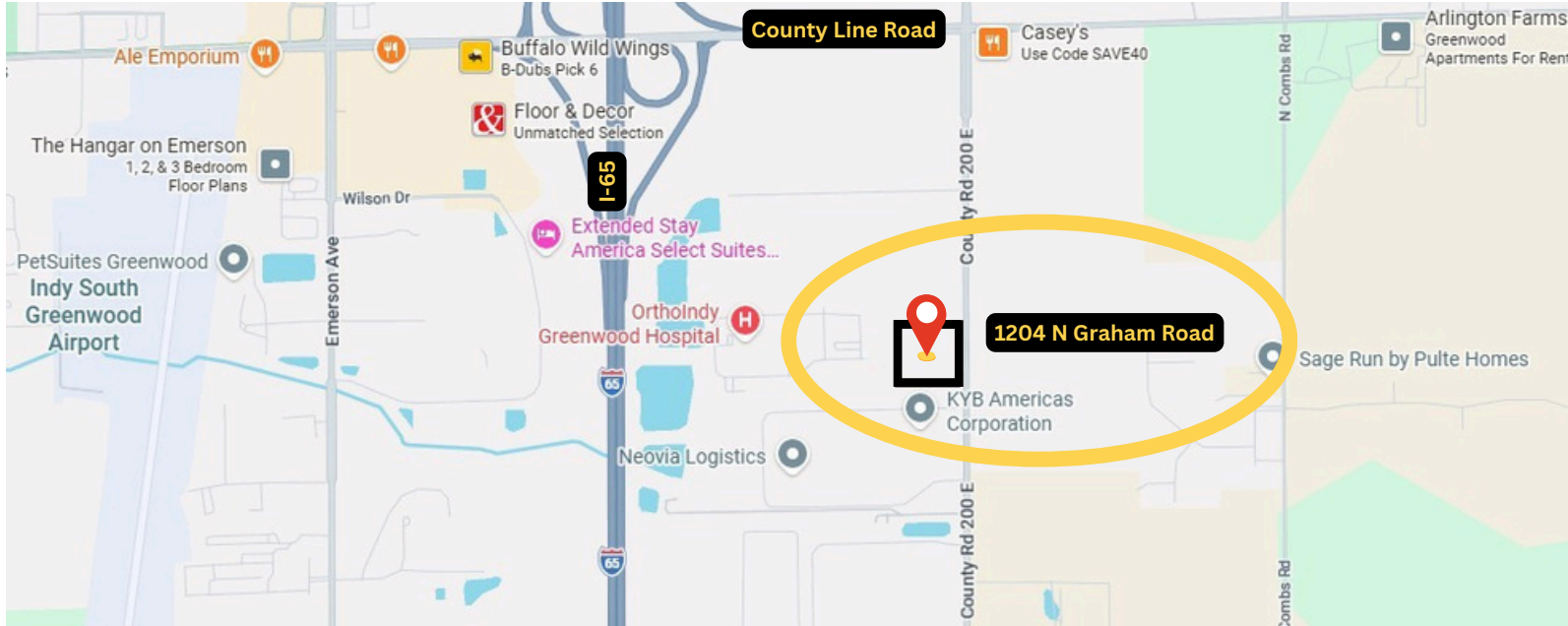


DEVELOPMENT POTENTIAL - 2.063 ACRES - FOR SALE: \$ 875,000



ABOUT THE PROPERTY

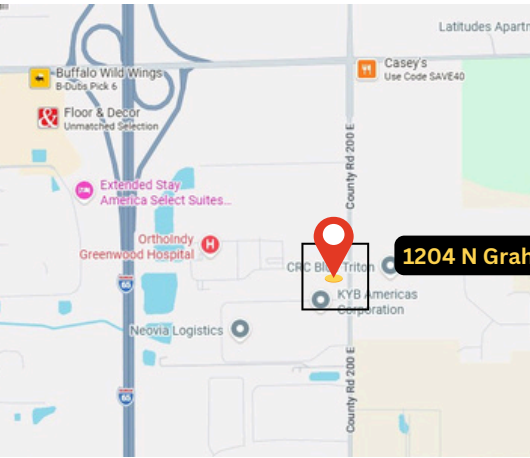
- Currently Occupied - Do NOT Disturb
 - 1870's farmhouse has 1996 SF, 4 Bed, 1 Bath, Office/Den
 - Lot includes: Barn, Detached Garage + Shed
- AS-IS; No showings until a Fully Executed PA is in place.
 - Not Included: Steel Shed, Washer + Dryer
- Ideal Property for Redevelopment
 - All utilities are at the road, but none are ran to the home

OUR PROPERTY FEATURES

- Parcel Alt ID: 41-02-27-014-003.000-030
- Convenient Access to Property + Location
- Zoning: Residential
- 2.063 ac lot
 - adjacent to 5.63 AC of 'Commercial Vacant Land'
 - adjacent to 63.96 AC of 'Exempt Land' owned by the City of Greenwood

1204 N GRAHAM ROAD

1204 N Graham Road, Greenwood, IN 46143



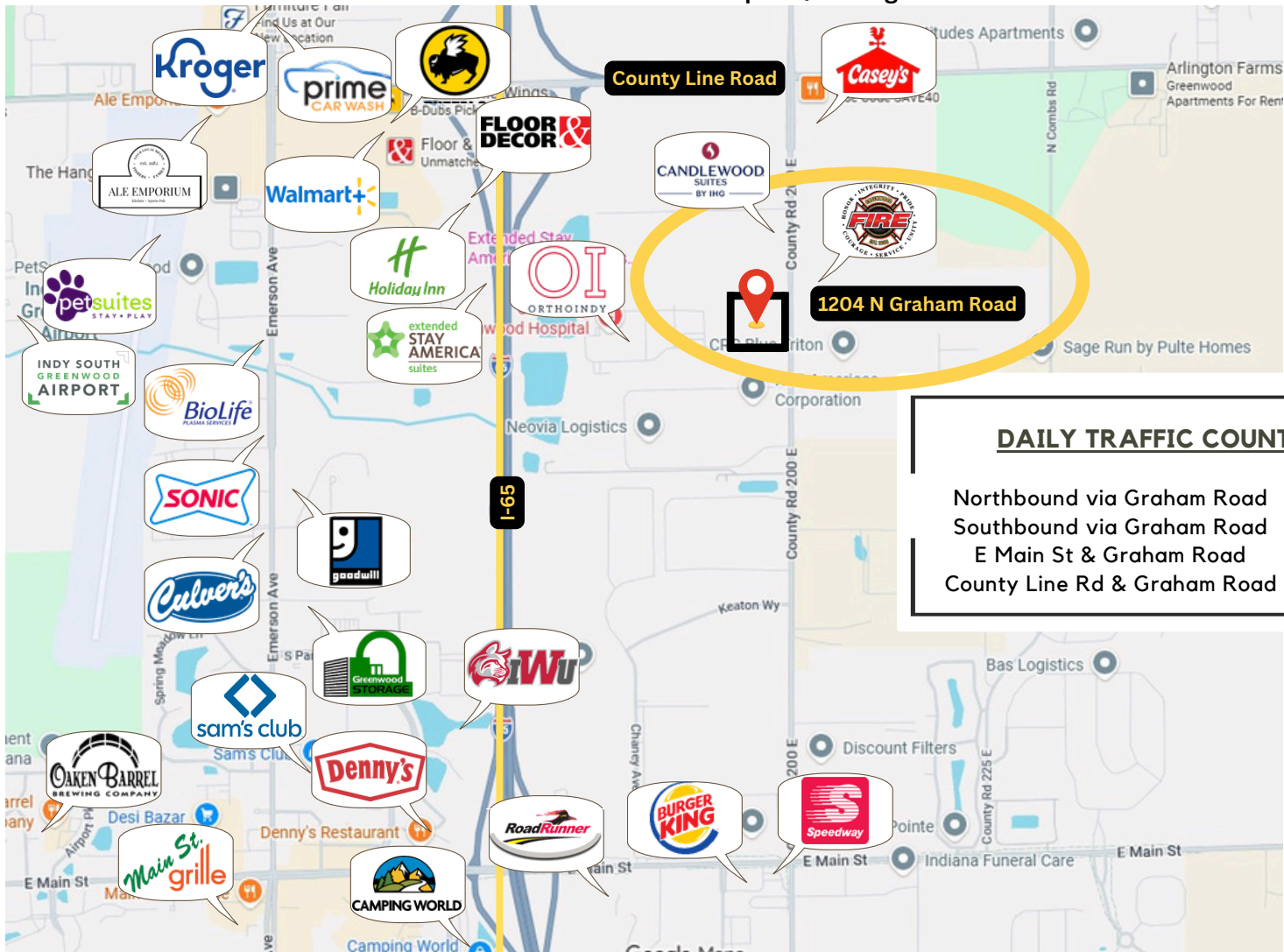
OFFERING SUMMARY:

Price:	\$ 875,000
Lot Size:	2.063 +/- acres
Zoning:	Residential

1204 N GRAHAM ROAD

1204 N Graham Road, Greenwood, IN 46143

^ I-65 North to Indianapolis / Chicago



^ I-65 South to Franklin / Louisville

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	2,564	57,441	149,160
HOUSEHOLDS	1,100	22,926	57,479
median HH income	\$93,919	\$92,473	\$92,577
average AGE	36.6	38.9	37.9