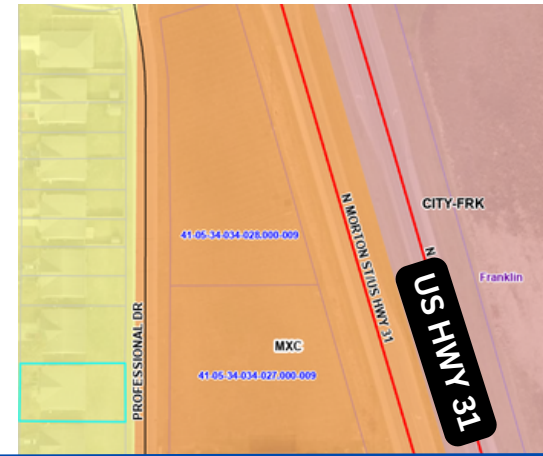
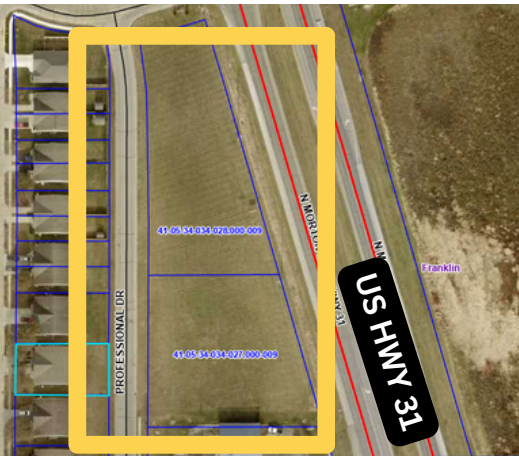


1.78 ACRES +/-
\$1,300,000



41-05-34-034-028.000-009
+/- 0.898 AC

41-05-34-034-027.000-009
+/- 0.884 AC

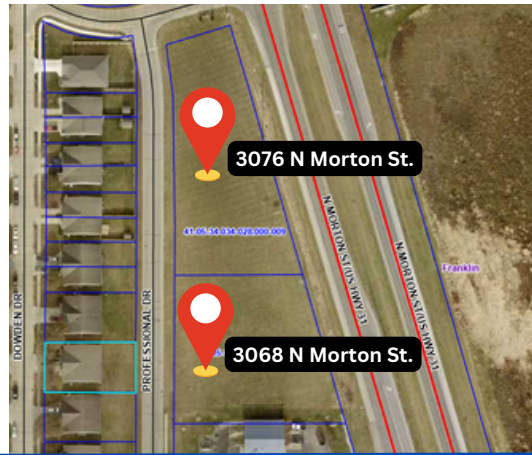


ABOUT THE PROPERTY

- Within City of Franklin city limits
- Fast-growing, ever-changing community
- Lot located next to Casey's General Store
- 27,000+ VPD via US 31 N + S for work, leisure & interstate travel [I-65] access
- Commercial, retail, medical, office use applicable

OUR PROPERTY FEATURES

- 1.78 acres [2 separate parcels]
 - 41-05-34-034-028.000-009 +/- 0.898 ac
 - 41-05-34-034-027.000-009 +/- 0.884 ac
- 542' road frontage on westside
- Conveniently located between Franklin & Whiteland
- 53,000+ employed living within 5 mile radius
- Excellent, existing ingress & egress



OFFERING SUMMARY:

Price: \$ 1,300,000
 Road Frontage: 525 FT [combined]
 Lot Size: +/- 1.782 AC
 Zoning: MXC

ZONING

- Mixed Use: Community Center zoning district is intended to provide locations for a variety of small-to-mid-sized business + industrial facilities that serve the entire Franklin-area community.
- Including, but not limited to, farm, farmer's market, community center, day care, medical office, athletic field/area, nature preserve, park and/or playground, auto-oriented use, health spa, liquor store, recreation use, restaurant, retail, and more.

NORTHPOINTE

3068-3076 N Morton Street, Franklin, IN 46131

DAILY TRAFFIC COUNTS

N Morton St/US Hwy 31 27,473
 N Morton St + E CR 300 N 5,576
 N Morton St + Commerce Dr 8,969



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	2,336	25,840	55,796
HOUSEHOLDS	909	9,686	20,244
AVG. HH INCOME	\$98,978	\$80,326	\$88,213
MEDIAN AGE	38.1	37	36.6

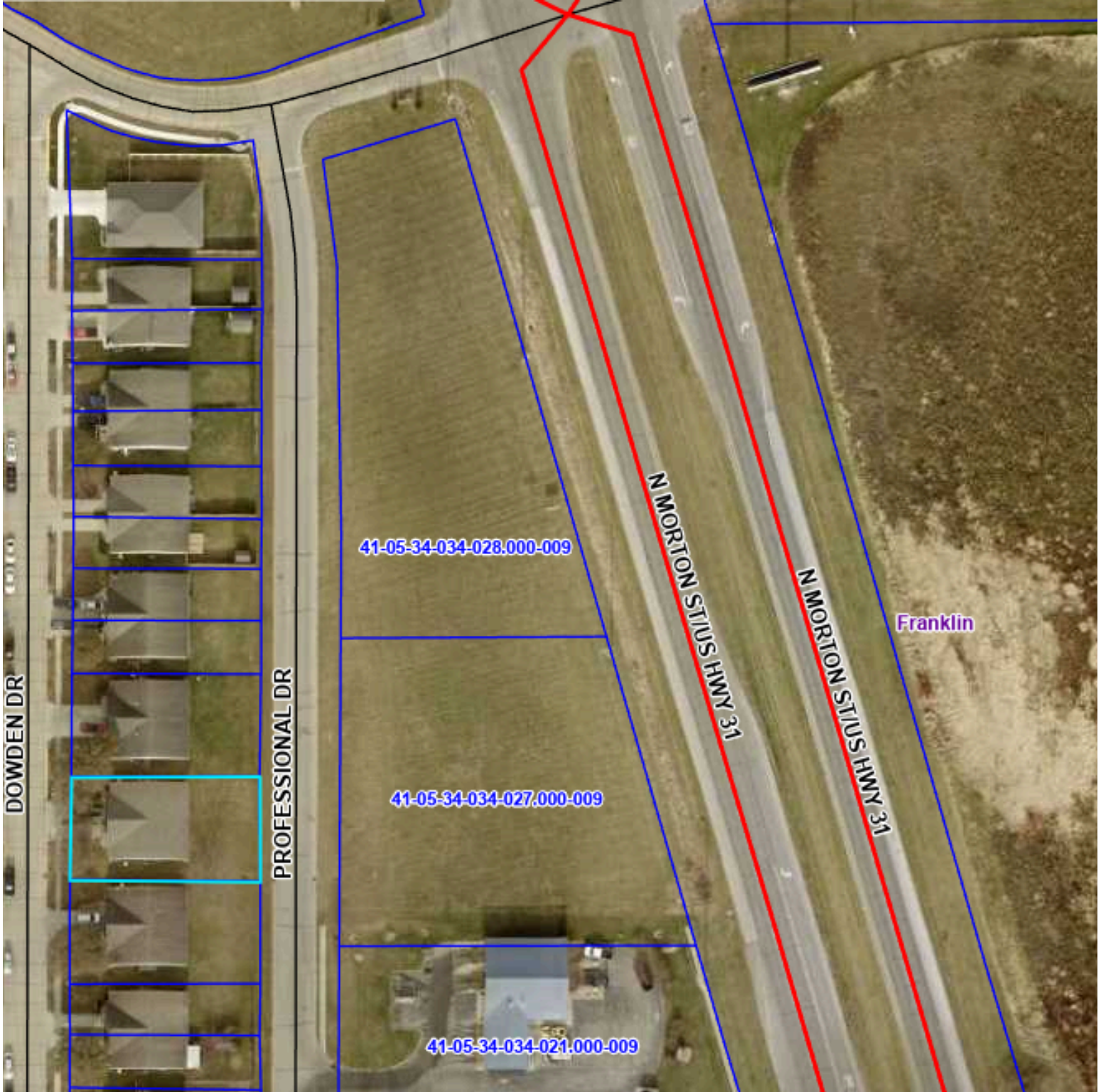
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