



# REDEVELOPMENT OPPORTUNITY

13206 Adams Road | Granger, IN 46530

## Great Redevelopment Opportunity with Level Terrain and Minimal Tree Coverage

**Land:** 4.07 Acres  
**Zoning:** Residential  
**Sewage:** Sewer borders the property  
**District:** Penn-Harris-Madison School Corporation  
**List Price:** \$651,200

[VIEW PROPERTY ONLINE](#)

### Details:

The parcel of land is large square shaped parcel located on the south side a beautiful residential area with high end homes to the north and quality townhouses with excellent curb appeal to the south. As a result, this parcel would be an excellent piece of land for home builder or multifamily builder to purchase and construct homes or medium or high-density townhouses on. Development cost would be low as the lot is already level and would have low clearing and grubbing cost associated with development. Sewer is already bordering the property.



**NAI Cressy**



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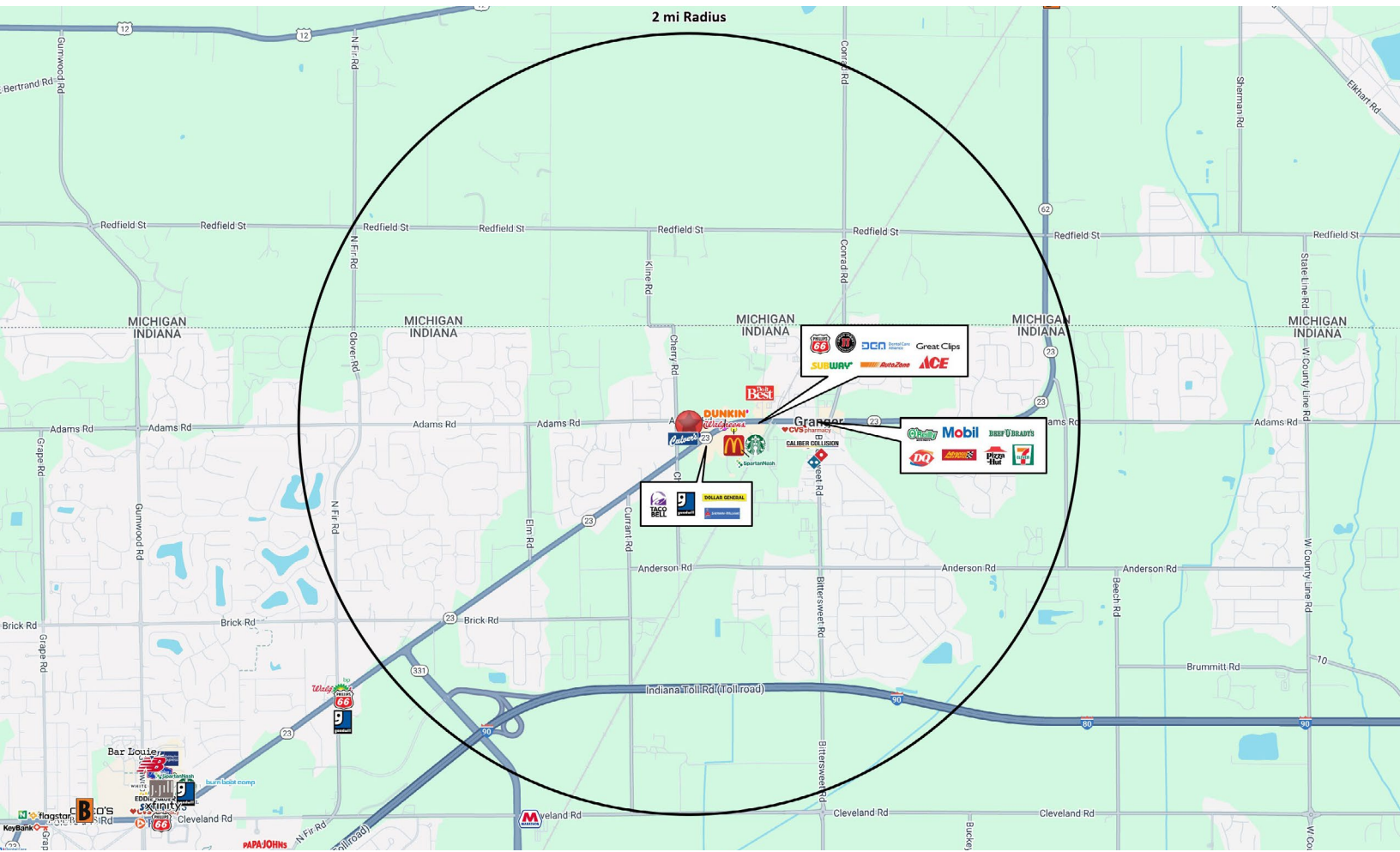




# LOCATION OVERVIEW

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The property lies within the highly regarded Penn-Harris-Madison School Corporation, offering residents convenient access to top-rated schools. Its location also ensures close proximity to shopping centers, recreational venues, and other local amenities, making it a desirable place to live. The surrounding area is undergoing a shift toward mixed-use development, with new commercial, retail, and high-density residential projects. This region has experienced steady growth over the past two decades.



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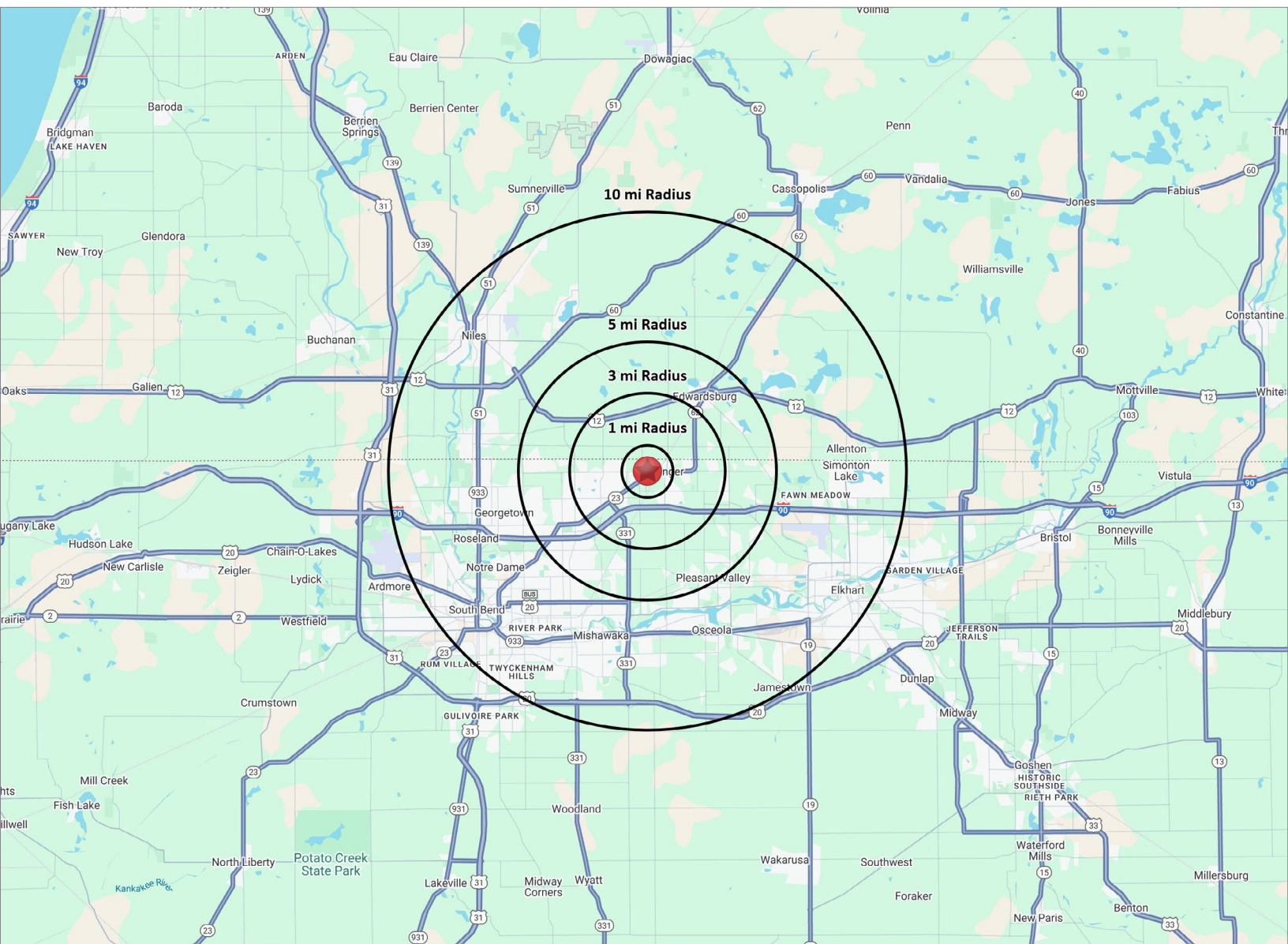
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# 2025 DEMOGRAPHICS

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### POPULATION

|         |        |
|---------|--------|
| 5 MILE  | 2,563  |
| 10 MILE | 19,905 |
| 15 MILE | 55,370 |



### NUMBER OF HOUSEHOLDS

|         |        |
|---------|--------|
| 5 MILE  | 780    |
| 10 MILE | 6,133  |
| 15 MILE | 16,853 |



### AVERAGE HOUSEHOLD INCOME

|         |           |
|---------|-----------|
| 5 MILE  | \$160,353 |
| 10 MILE | \$174,433 |
| 15 MILE | \$144,396 |



### MEDIAN HOME VALUE


|         |           |
|---------|-----------|
| 5 MILE  | \$357,233 |
| 10 MILE | \$353,244 |
| 15 MILE | \$296,539 |



# WHY INDIANA?

## REDEVELOPMENT OPPORTUNITY

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Good For Business

**BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.**

As one of the best states in the nation for long-term fiscal stability and low corporate income tax rates, you can feel free to explore your biggest, most ambitious ideas. We've created a business-forward environment, and we're ready to show you that we're committed to your ongoing success in Indiana.

If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.

#

Business Facilities: Indiana is the #1 manufacturing state in the nation



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Chief Executive: Indiana is the #5 best state for business in the US



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Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,  
EXPANDING OR RELOCATING  
YOUR BUSINESS...

**Indiana provides the optimal conditions to support solutions to real-world problems.**

INDIANA BUSINESS  
INCENTIVES  
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WHY INDIANA IS  
GOOD FOR BUSINESS  
[CLICK HERE](#)

INNOVATION GOES  
FURTHER IN INDIANA  
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QUALITY OF LIFE  
IN INDIANA  
[CLICK HERE](#)

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