

# Greenwood Springs

Greenwood Springs Blvd, Greenwood, IN



## Commercial Lot For Sale

### MORGAN METCALF

Broker – Merrill Property Group  
P: 317-496-7606

morgan@merrillpropertygroup.com

### JOHN MERRILL

Owner – Merrill Property Group  
P: 317-590-3046

john@merrillpropertygroup.com

### OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$799,000</b>
<b>LOT SIZE:</b>	<b>4.055 Acres</b>
<b>ZONING:</b>	<b>I1</b>
<b>TRAFFIC COUNT:</b>	<b>11,576 AADT</b>
<b>USES:</b>	<b>Industrial Flex, Medical Office</b>

### PROPERTY OVERVIEW

Position your next commercial development within one of Greenwood's most active and rapidly expanding corridors. This 4.055± acre parcel features outstanding visibility and access along heavily traveled Emerson Avenue. Surrounded by established retail, medical, and commercial users, the site sits within a proven growth area with ongoing investment and development activity.

While a portion of the site lies within a designated floodplain, approximately 2.6± acres are fully buildable, offering flexibility for a range of commercial or mixed-use projects. Utilities are available at the site, simplifying infrastructure planning and enhancing project feasibility.

With strong area demographics, consistent traffic, and a high-demand corridor for retail and service development, this property represents a prime investment opportunity in the heart of Greenwood's continued expansion.



### PROPERTY HIGHLIGHTS

- Frontage: Excellent visibility along Emerson Avenue
- Size: 4.055± total acres | 2.6± buildable acres
- Access: Convenient ingress/egress from curb cut on Emerson Avenue Off I-65/County Line Rd Exit
- Area Growth: Surrounded by retail, restaurants, and new development
- Traffic: High daily counts providing strong exposure potential

# Greenwood Springs

Greenwood Springs Blvd, Greenwood, IN



## Commercial Lot For Sale

**MORGAN METCALF**  
Broker – Merrill Property Group  
P: 317-496-7606  
morgan@merrillpropertygroup.com

**JOHN MERRILL**  
Owner – Merrill Property Group  
P: 317-590-3046  
john@merrillpropertygroup.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Greenwood Springs

Greenwood Springs Blvd, Greenwood, IN

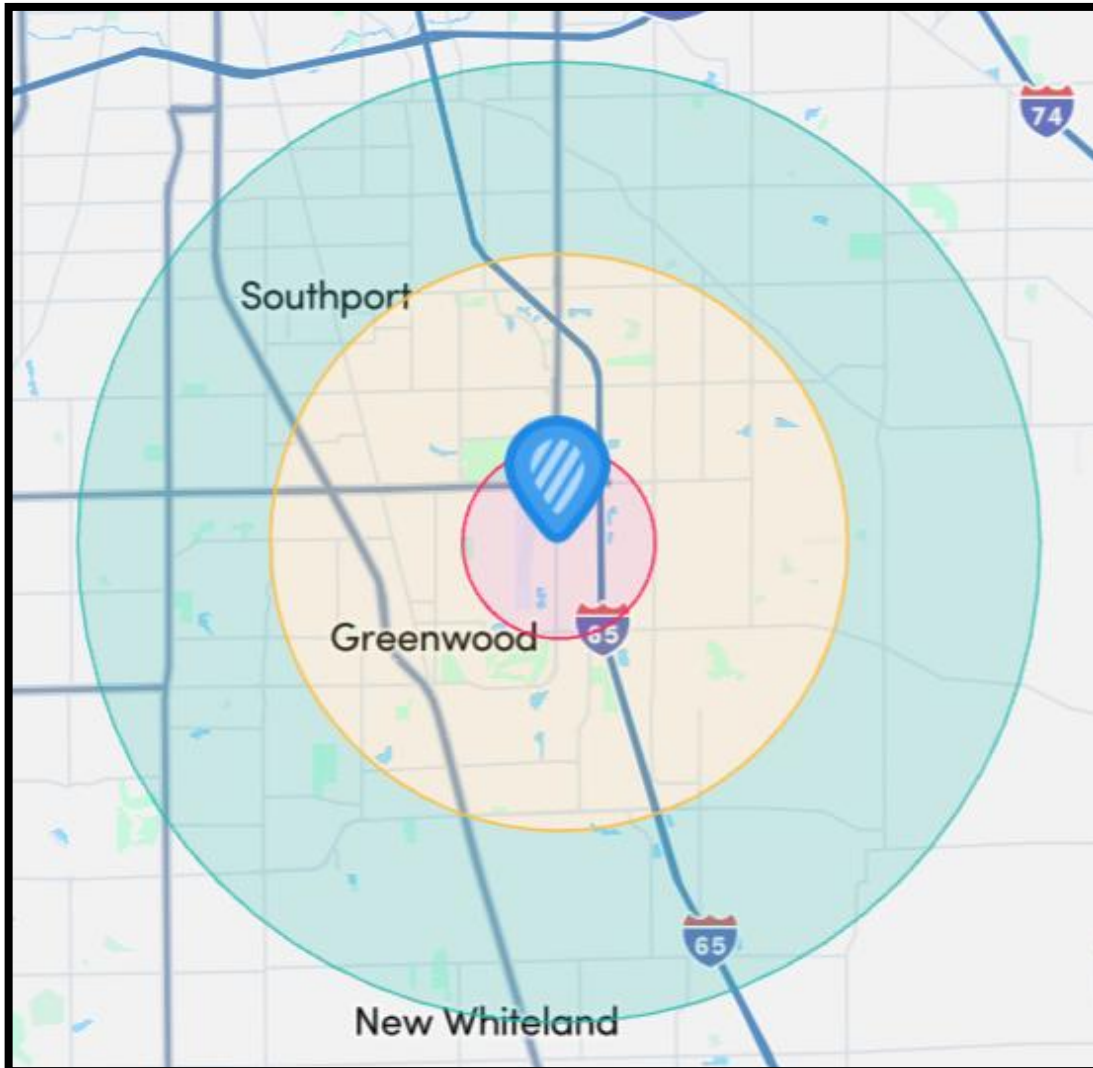


## Commercial Lot For Sale

**MORGAN METCALF**  
 Broker – Merrill Property Group  
 P: 317-496-7606  
 morgan@merrillpropertygroup.com

**JOHN MERRILL**  
 Owner – Merrill Property Group  
 P: 317-590-3046  
 john@merrillpropertygroup.com

### DEMOGRAPHICS



<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	36,545	87,580
Female	39,021	92,553
Total Population	75,566	180,133

<b>Age</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	15,169	36,594
Ages 15-24	9,504	23,441
Ages 25-54	30,736	71,432
Ages 55-64	7,812	19,619
Ages 65+	12,345	29,048

<b>Income</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$77,700	\$81,700
< \$15,000	1,619	3,617
\$15,000-\$24,999	1,813	3,735
\$25,000-\$34,999	2,311	4,927
\$35,000-\$49,999	3,619	7,862
\$50,000-\$74,999	6,126	13,771
\$75,000-\$99,999	4,812	11,126
\$100,000-\$149,999	5,665	13,070
\$150,000-\$199,999	2,264	5,519
> \$200,000	1,869	5,828

<b>Housing</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	31,883	73,249
Occupied	30,099	69,456
Owner Occupied	16,606	44,094
Renter Occupied	13,493	25,362
Vacant	1,784	3,793

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.