



Unlock exceptional value with available TIF funds, tax abatements, and additional county incentives at this strategically located 30-acre property—ideal for commercial, mixed-use, or industrial development.

Situated along the I-69 corridor with newly completed roundabouts on Henderson Ford Road, the site offers unmatched regional connectivity:

- 30 minutes to Downtown Indianapolis
- 25 minutes to Indianapolis International Airport
- 15 minutes to I-465
- 30 minutes to Bloomington

The property features dual zoning flexibility: one parcel zoned B2, and a second parcel with B3 frontage and Agricultural zoning at the rear. The site also backs up to the scenic White River, adding unique natural appeal to potential development concepts.

Utilities: Electrical service on site; additional utilities nearby.

FOR SALE

Premier 30-Acre Commercial Development Opportunity in Morgan County

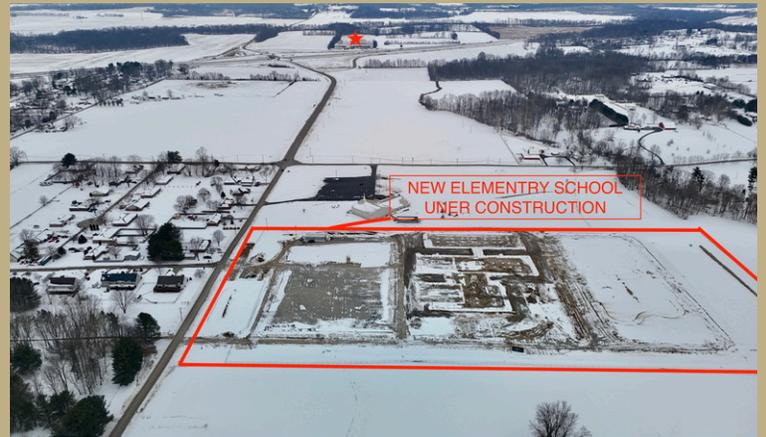
4440 N SR 37

Martinsville Indiana 46151

Land Size: 29.87 Acres

PURCHASE PRICE:

\$6,800,000.00



C21 COMMERCIAL.

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