

SALE

LAND



# S. OHIO ST., MARTINSVILLE



## PROPERTY OVERVIEW

Three outlot parcels currently zoned I-2 available for sale in Martinsville. Located less than 0.5 miles from the new I-69 on/off ramp, as well as 25 miles south of the Indianapolis International Airport. Suitable for many uses including retail. Join Culver's in a corridor experiencing rapid growth.

| PARCEL | ACREAGE      | PRICE     |
|--------|--------------|-----------|
| 1      | ± 0.8 Acres  | \$250,000 |
| 2      | ± 3.25 Acres | \$499,000 |
| 3      | ± 1.62 Acres | \$350,000 |

[Click Here for Drone Video](#)



**BRADLEY COMPANY**  
310 E. 96th St., Suite 100  
Indianapolis, IN 46240  
317.663.6000

**SAM KAROZOS**  
Vice President  
317.371.0128  
skarozos@bradleyco.com

**MICHAEL HARRIGAN, SIOR**  
Senior Vice President | Director of Land Services  
317.439.3452  
mharrigan@bradleyco.com



BRADLEYCO.COM



1201 S. OHIO ST., MARTINSVILLE, IN 46151

SALE

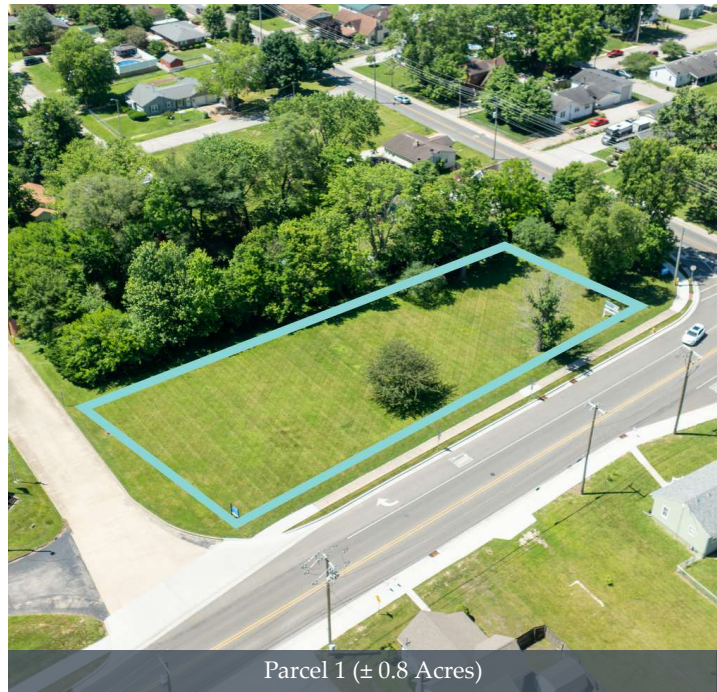
LAND



Parcel 2 (± 3.25 Acres)



Parcel 3 (± 1.62 Acres)



Parcel 1 (± 0.8 Acres)

**SAM KAROZOS**  
Vice President  
317.371.0128  
skarozos@bradleyco.com

**MICHAEL HORRIGAN, SIOR**  
Senior Vice President | Director of Land Services  
317.439.3452  
mhorrigan@bradleyco.com



# NEARBY POINTS OF INTEREST

1201 S. OHIO ST., MARTINSVILLE, IN 46151

SALE

LAND



Kroger / Retail Center - Adjacent to Land Sites



Martinsville High School



Culvers - NEW Construction

**SAM KAROZOS**  
Vice President  
317.371.0128  
skarozos@bradleyco.com

**MICHAEL HORRIGAN, SIOR**  
Senior Vice President | Director of Land Services  
317.439.3452  
mhorrigan@bradleyco.com



## 1201 S. OHIO ST., MARTINSVILLE, IN 46151

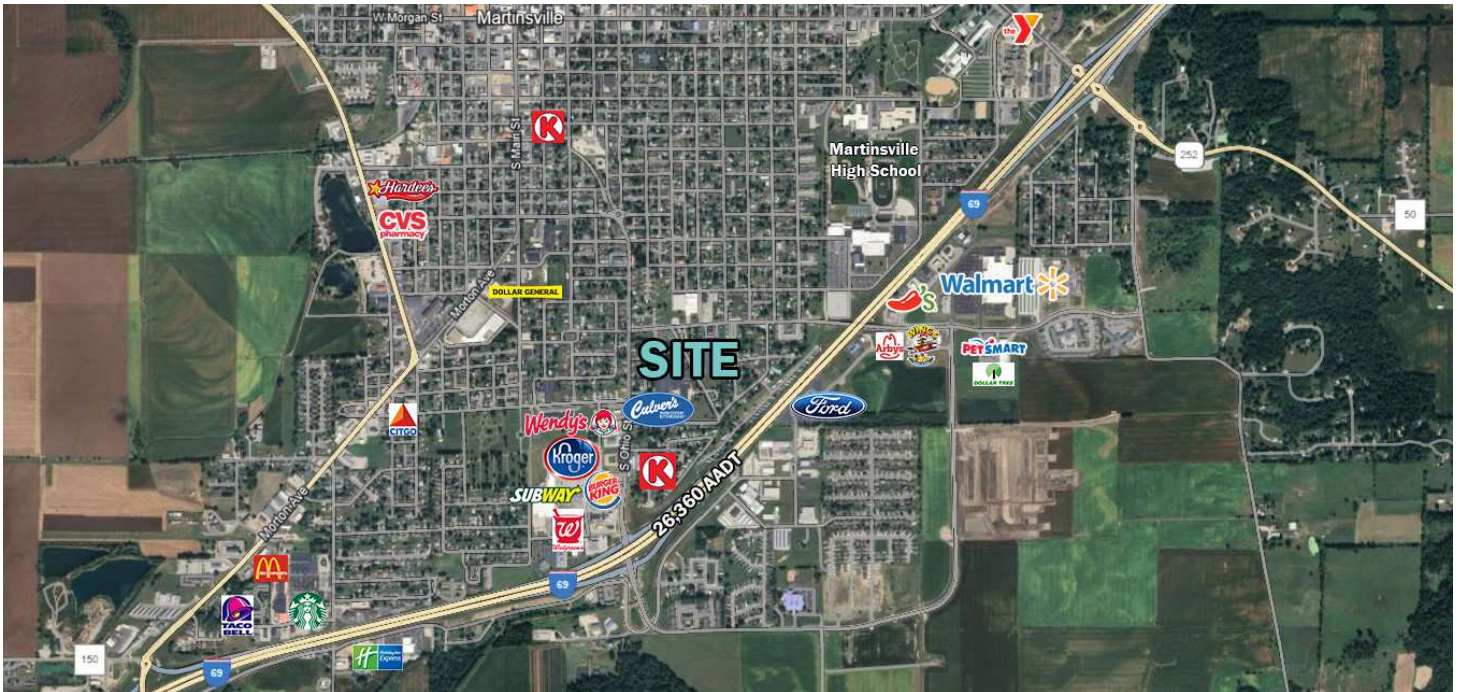
SALE

LAND



### ABOUT MARTINSVILLE

Martinsville, Indiana, is a small city located in Morgan County, South-Central Indiana between Indianapolis and Bloomington, home to Indiana University. Martinsville is known for its historic downtown area, featuring quaint shops and local businesses. It is notable for its proximity to Interstate 69, a major highway that connects Indianapolis to communities in southern Indiana and beyond. The city's economy historically revolved around agriculture and manufacturing, with recent efforts to diversify into healthcare and service industries. Martinsville offers a blend of rural charm and accessibility due to its connection to I-69, making it a strategic location for both residents and businesses in the region.



**SAM KAROZOS**  
Vice President  
317.371.0128  
skarozos@bradleyco.com

**MICHAEL HORRIGAN, SIOR**  
Senior Vice President | Director of Land Services  
317.439.3452  
mhorrigan@bradleyco.com