



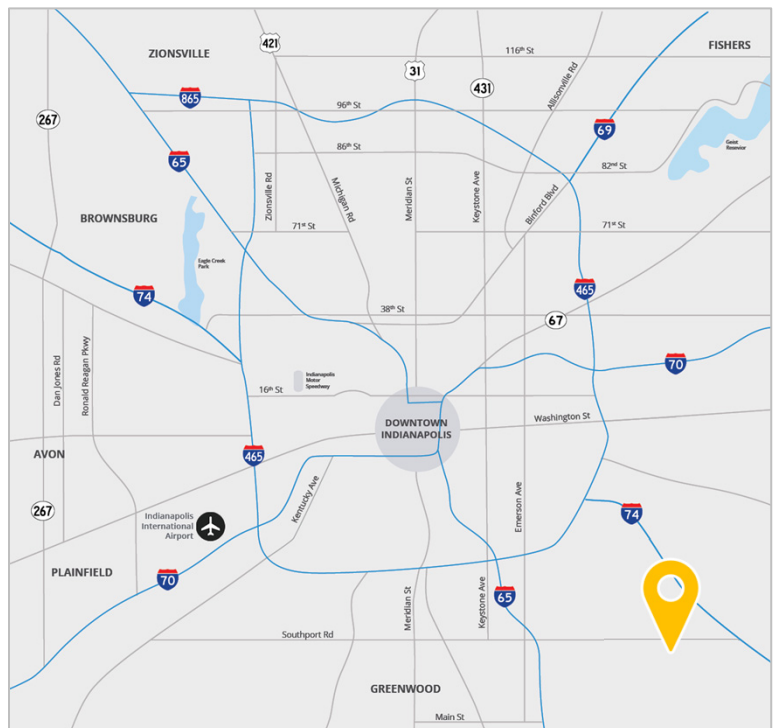
FOR SALE

10535 E McGregor Rd

Indianapolis, IN 46259

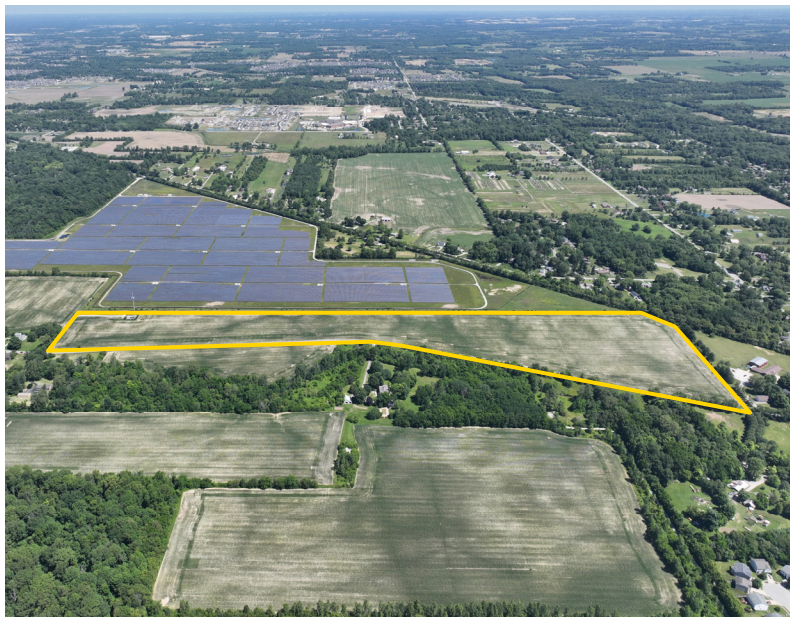
Property Highlights

- ± 40.50 Acres
- Zoned I-3
- Quick access to I-74
- ± 3,640 feet of frontage on McGregor Rd
- Asking Price \$40,000 per acre



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1.20 mi



10.3 mi



15.0 mi



1.1 mi



4.8 mi



35 mins



100 mi
Cincinnati

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	2,075	15,656	60,807
2028 Population	2,040	16,523	62,467
2023 Total Households	677	5,404	21,343
2028 Total Households	670	5,744	22,014
2023 Average Household Income	\$116,213	\$142,617	\$123,516
2028 Average Household Income	\$139,555	\$163,999	\$143,049

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