

±251 Acres | Prime Brown County Development Opportunity

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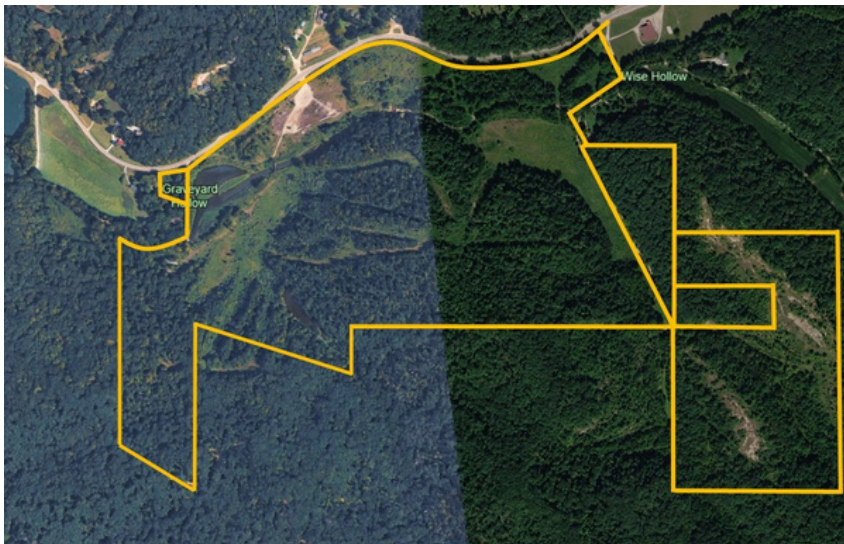
2887 State Road 46 Nashville, IN

Property Overview

Discover an exceptional ±251-acre offering in the heart of Brown County, Indiana, consisting of six contiguous parcels with direct frontage along East State Road 46. This highly accessible location combines natural beauty with strong development potential, making it ideal for a variety of residential, recreational, or mixed-use concepts.

Zoned PUD (Planned Unit Development), the property provides flexibility for thoughtfully designed projects while preserving the character of the surrounding landscape. A scenic creek runs along the front portion of the property, enhancing both aesthetic appeal and potential site design opportunities.

The land features diverse topography with varying elevations, offering a dynamic mix of buildable areas, wooded terrain, and potential for stunning views throughout the site. Whether envisioned as a private estate, residential development, or recreational retreat, this property presents a rare opportunity to acquire a large, versatile tract in one of Indiana's most sought-after areas.



Property Highlights

- ±251 acres across six parcels
- Frontage on East State Road 46
- Zoned PUD (Brown County, IN)
- Creek along the front of the property
- Rolling terrain with varied elevations
- Excellent development and recreational potential

Asking Price

\$4,890,000



COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING



Property Information

Site Discription		
Address	Parcel's #	Acres
2887 State Rd. 46 W. Nashville, IN	07-11-03-300-139.000-004	180.21
3027 State Rd. 46 W. Nashville, IN	07-11-04-200-106.000-004	1.25
Shipley Hollow Rd. Nashville, IN	07-11-03-400-143.000-004	55
Shipley Hollow Rd. Nashville, IN	07-11-03-400-144.000-004	5
Shipley Hollow Rd. Nashville, IN	07-11-03-400-145.000-005	10

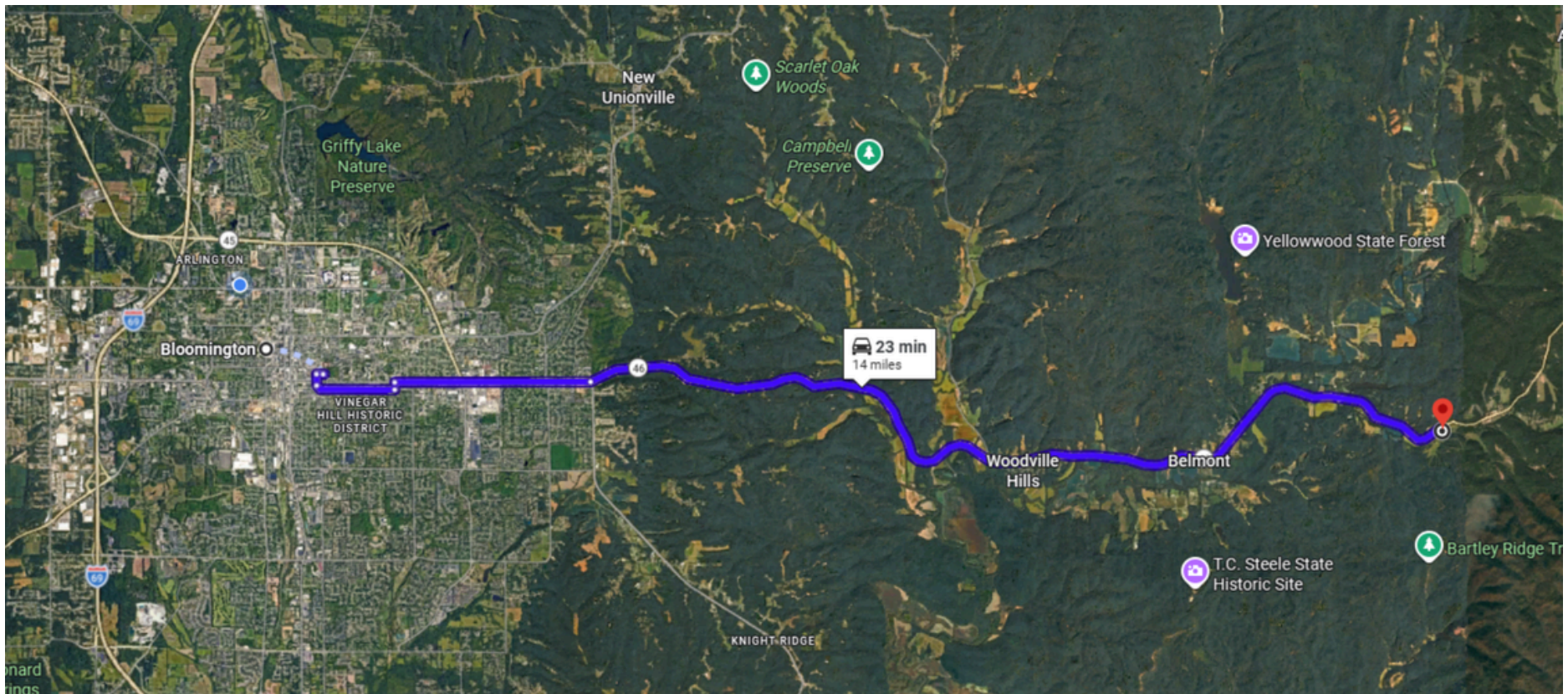


Property Pictures



Direction to Property

- 15 Miles from Bloomington, Indiana
- 4.8 Miles from Nashville, Indiana
- 4.2 Miles from Yellow State Forest
- 6.8 Miles from Brown County State Road
- 57.1 Miles from Indianapolis, Indiana
- 91 Miles from Louisville, Kentucky



Nashville, IN

Nashville, Indiana is the county seat of Brown County, located in the rolling hills of south-central Indiana, approximately 20 miles east of Bloomington. With a population of just over 1,200, the town serves as the cultural and economic hub of one of the most scenic and tourism-driven regions in the state. Around 1900, artists—most notably impressionist painter T.C. Steele—were drawn to the area’s natural beauty. Their presence established the Brown County Art Colony, one of the most significant and longest-running art colonies in the Midwest.



BLOOMINGTON, IN

Home of the Hoosiers, Bloomington and Monroe County was established in 1818 with Indiana University founded just two years later, in 1820. Indiana University is the foundation of the Bloomington making it the 5th largest city in Indiana. Located 50 miles south of Indianapolis, Bloomington is nestled in the southern hills of Indiana.

Bloomington is also home to a vibrant Life Science Industry with Companies that include Cook Medical, Catalent and Baxter. With the investment of Bill Cook and the Cook Family, Bloomington's downtown has transformed into a model for other cities that features diverse restaurants, entertainment venues and retail shops. Bloomington's downtown is also home to many national festivals and art shows.





2887 State Rd. 46 W.

Investment Contacts

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