

COMMERCIAL / RESIDENTIAL OPPORTUNITY



Development Land (256 acres)
S State Road 9 & E Steele Ford Road
Greenfield, IN 46140
\$5,750,000.00

INVESTMENT OFFER / HIGHLIGHTS



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- ABOUT US

GREENFIELD DEVELOPMENT LAND

\$5,750,000.00

SITE HIGHLIGHTS

- Parcels have been annexed into the City of Greenfield
- Commercial & Residential zoning
- Rolling contour with a good mix of wooded and cleared land.

PARCEL

- Lot Size: Approximately 256 acres
- Zoning: Approximately 45 acres Commercial remaining residential

LOCATION

- Location within the City of Greenfield
- Hancock County
- County seat of Hancock County

INVESTMENT OFFER / PARCEL MAP



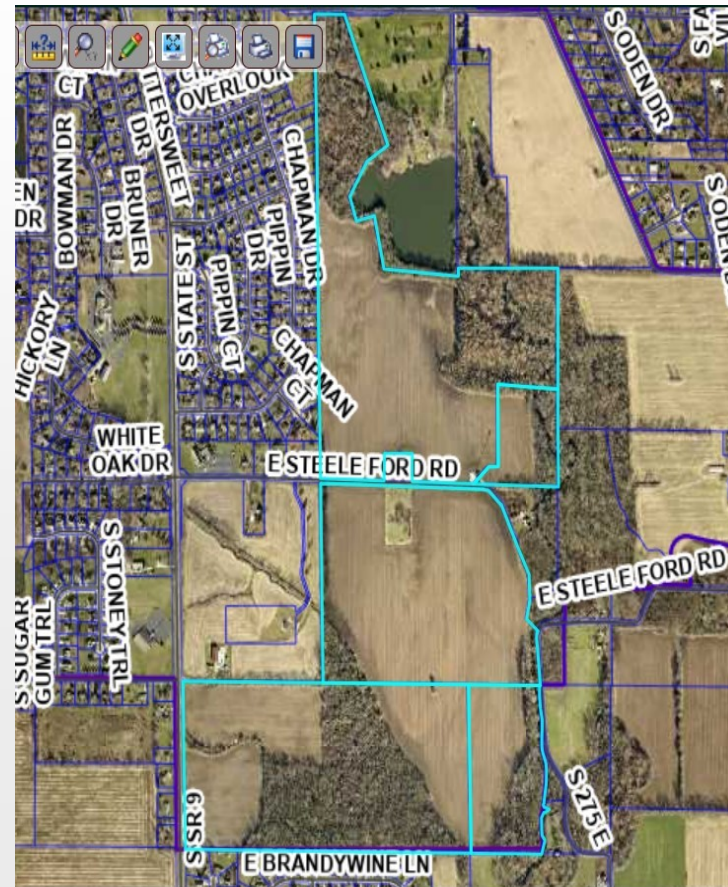
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GREENFIELD DEVELOPMENT LAND

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PARCEL MAP



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PLAINFIELD, INDIANA

Greenfield, Indiana, is a vibrant and thriving city located in Hancock County. With a population of approximately 22,918 people, as of 2020, Greenfield offers a welcoming community and a high quality of life. The city boasts a rich history and a strong sense of community, with numerous events and festivals that bring residents together. Greenfield's downtown area features charming streets lined with local shops, restaurants, and historic buildings. The city also offers a range of recreational opportunities, including parks, trails, and sports facilities, allowing residents to enjoy outdoor activities. With its convenient location near major transportation routes, Greenfield provides easy access to the amenities of Indianapolis while maintaining a peaceful and suburban atmosphere. The city's diverse economy, excellent schools, and friendly atmosphere make Greenfield an attractive place to live, work, and play.

Greenfield Demographics

Greenfield, Indiana, has a diverse population that reflects the broader demographic trends in the United States. According to the U.S. Census Bureau, as of 2020, the estimated population of Greenfield was around 22,918 people. The city has a relatively equal distribution of gender, with slightly more females than males. The median age in Greenfield is approximately 37 years.

INVESTMENT OFFER / HIGHLIGHTS

S State Road 9 Traffic count =
8,321 cars per day

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GREENFIELD DEVELOPMENT LAND—TRAFFIC COUNTS

\$5,750,000.00



TRAFFIC

Indiana Department of Transportation has been collecting traffic data in this area since 2011 and this particular area has experienced a steady increase in traffic counts. The 2022 data showed an average count of 8,321 vehicles per day at this area of S State Road 9.

INVESTMENT OFFER / DEMOGRAPHICS



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Demographics

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In terms of education, Greenfield has a mix of residents with varying levels of educational attainment. The city is home to reputable educational institutions, including Greenfield-Central Community School Corporation, which serves students from kindergarten through high school. Higher education options are available in nearby cities such as Indianapolis and Anderson.

The economy of Greenfield is diverse, with sectors such as manufacturing, healthcare, retail, and services playing significant roles. The city's location, along with its transportation infrastructure, has attracted businesses and contributed to job opportunities for residents.

It's important to consult up-to-date data from official sources, such as the U.S. Census Bureau or local government websites, to obtain the most accurate and current information on the demographics of Greenfield, Indiana.

We're # 1. Keller Williams Holding the top spot in agent count, units and sales volume, our sales force is one to be reckoned with. Home to the Tech-Enabled Agent, our business model equips agents with a technological edge and the ability to offer customers

Thomas Brueggemann has over 20 years of experience as an investor and developer of commercial real estate. Specifically, he has completed multiple retail renovations / redevelopments and condominium conversion projects in Florida. Thomas also has a degree in accounting from Purdue University and has worked with various public accounting firms.

Stephanie Cook embodies everything the company stands for. Her diligence, trustworthiness, and attention to detail has contributed significantly to her success with the company. She listens to each customer and tailors her services to fit their exact needs. If you have any questions, you can reach out to Stephanie and she will provide the best possible experience in real estate.



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