



FOR SALE
65-149 Acres Industrial
LAND OFF 401 E
Pittsboro, IN 46167

Jeff Hines
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IN #RB17001867

PROPERTY DESCRIPTION

65-149 acres recently annexed into Pittsboro. Parcel A is zoned I-2 at \$85,000 per acre. Parcel B is zoned AG at \$75,000 per acre. Seller will sell separately or together. 1 mile from the I-74 and Jeff Gordon Blvd interchange. Pittsboro is experiencing industrial growth and this site is perfect for truck maintenance, fleet parking or any other industrial use.

PROPERTY HIGHLIGHTS

- 65-149 Acres...ready for a large project
- 13 Minutes west of I-465 (Indy Loop)
- 20 minutes from Lebanon's LEAP District
- Excellent location for Industrial, Fleet Maintenance, Fleet Parking
- Seller will divide
- Utilities coming soon.

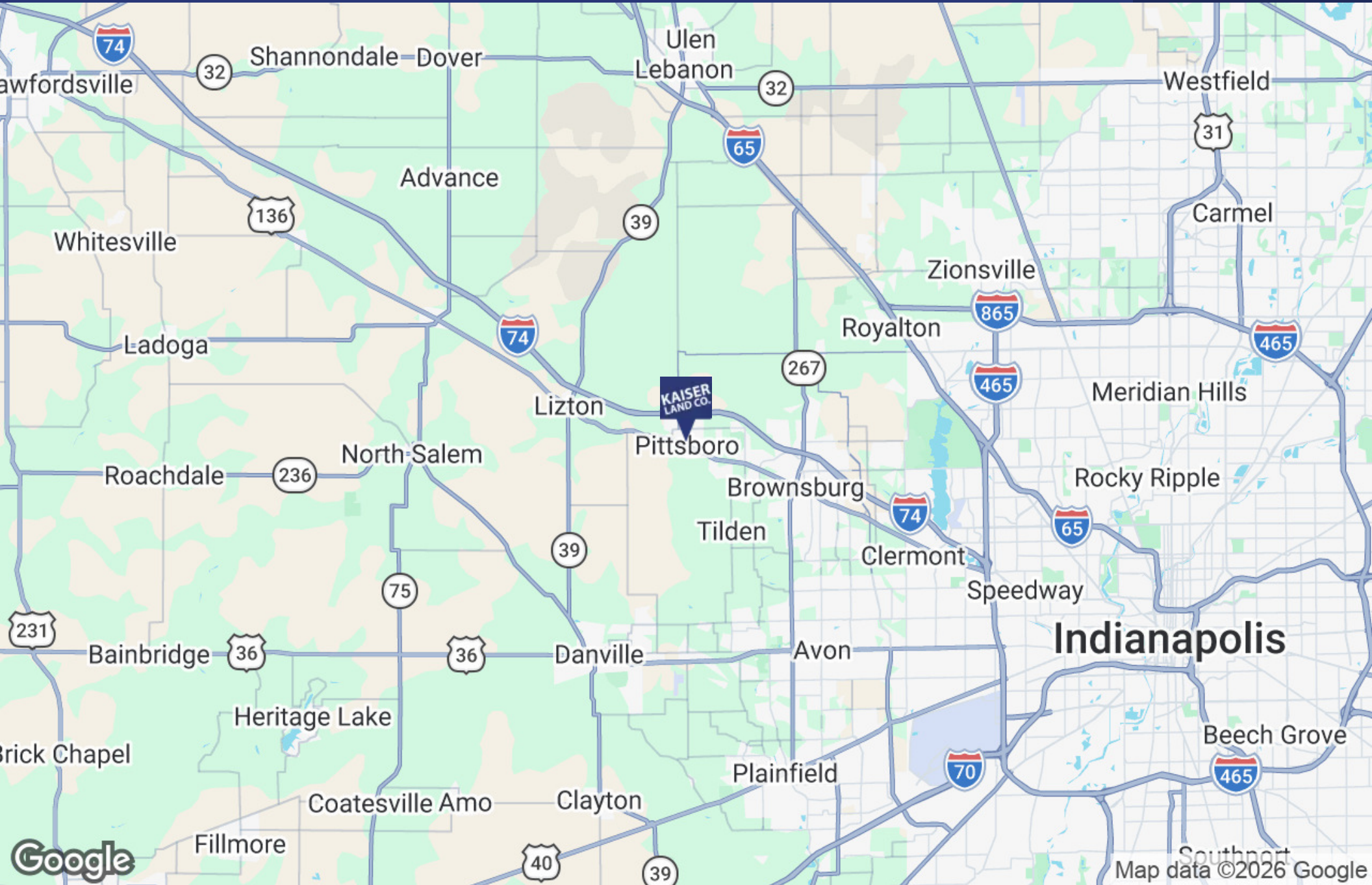
OFFERING SUMMARY

Sale Price:	See Property Description
Lot Size:	149 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	806	3,563	13,205
Total Population	2,292	10,119	36,012
Average HH Income	\$121,677	\$149,245	\$135,224

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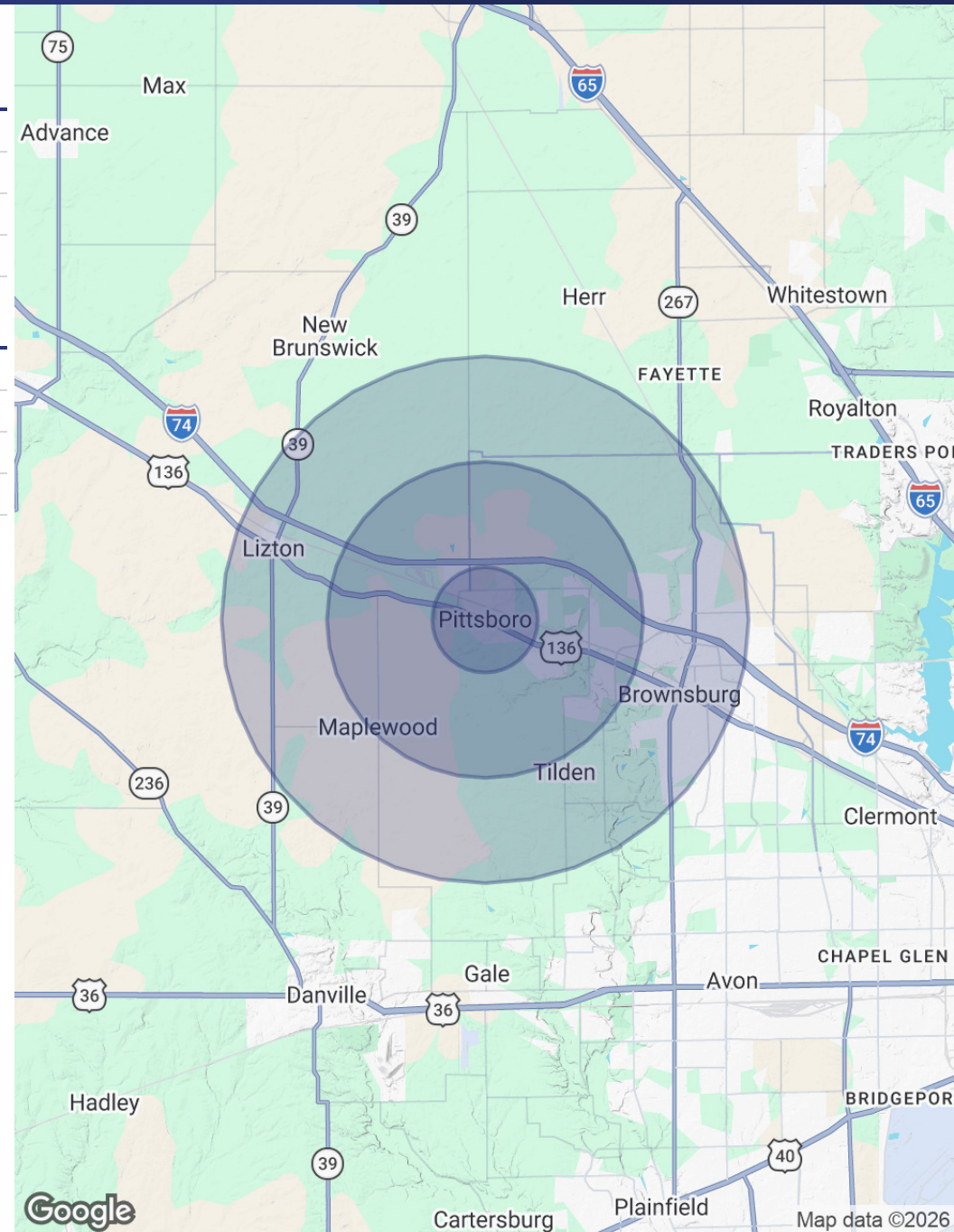
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,292	10,119	36,012
Average Age	33.4	39.8	38.9
Average Age (Male)	33.9	40.6	37.9
Average Age (Female)	33.1	39.1	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	806	3,563	13,205
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$121,677	\$149,245	\$135,224
Average House Value	\$282,042	\$363,883	\$342,766

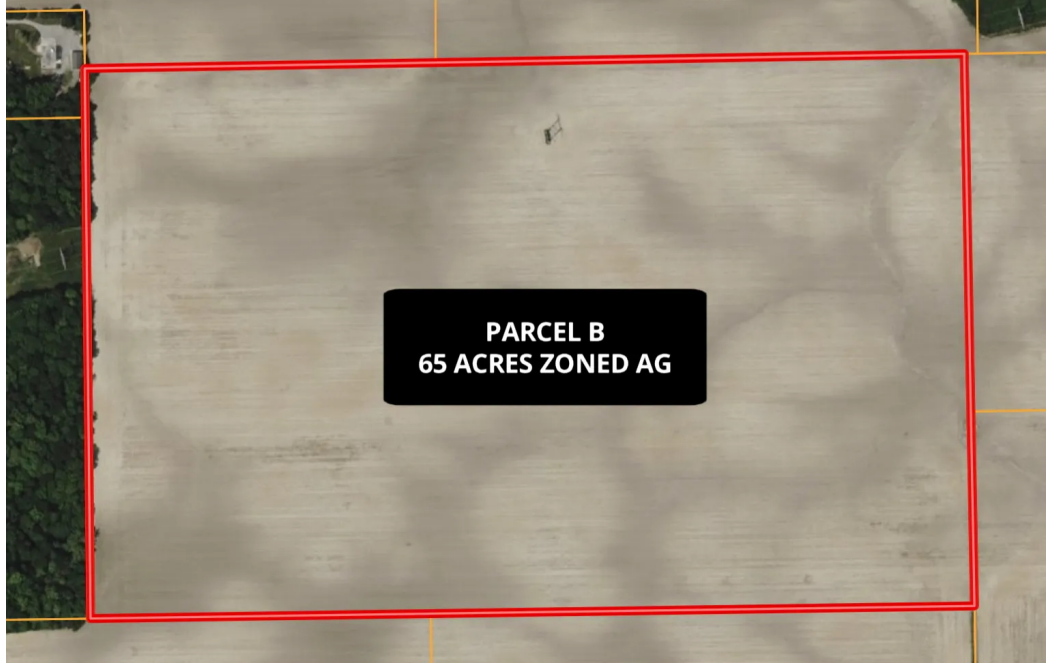
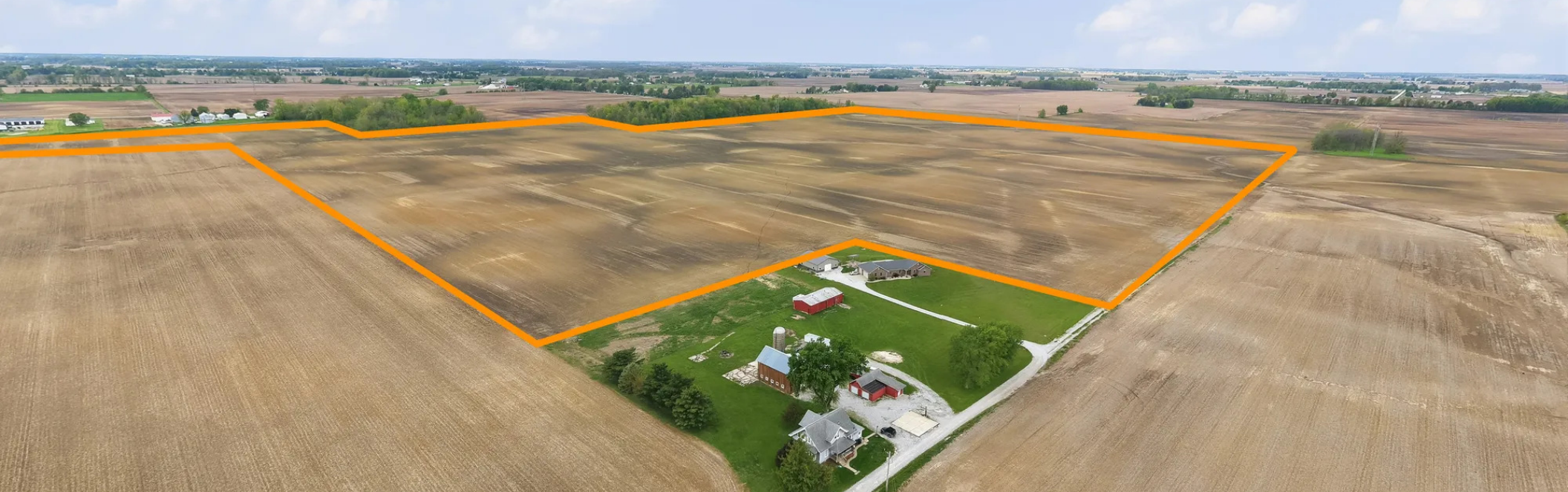
2023 American Community Survey (ACS)



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