

## Commercial Lots For Sale

**MORGAN METCALF**  
Broker – Merrill Property Group  
P: 317-496-7606  
morgan@merrillpropertygroup.com

**JOHN MERRILL**  
Owner – Merrill Property Group  
P: 317-590-3046  
john@merrillpropertygroup.com



### PROPERTY HIGHLIGHTS

- Location: High-visibility frontage just off major local thoroughfares
- Parcels: Multiple lot sizes available—ideal for build-to-suit or owner/users
- Utilities: Water, sewer, and electric to site
- Area Growth: Adjacent to new residential development
- Strategic Position: Serves as a convenient pit stop for travelers headed to Brown County's lakes or north to Greenwood's retail destinations

### OFFERING SUMMARY

**LIST PRICE:**

**\$700,000 (South), \$350,000 (Middle), \$275,000 Each (North)**

**LOT SIZE:**

**2.351 acres (North – can be split into two ±1 AC lots), 1.05 AC (Middle), 1.666 AC (South)**

**ZONING:**

**CB**

**TRAFFIC COUNT:**

**3,480 AADT**

**USES:**

**Office, Flex, Restaurants**

### PROPERTY OVERVIEW

Position your business for success in the growing Trafalgar market – located just south of Center Grove and minutes north of Brown County. These highly visible commercial parcels are strategically positioned at the entrance of a new residential neighborhood, providing excellent exposure to both local residents and steady regional traffic along a key commuter corridor.

Up to four parcels are available, offering flexibility for retail, restaurant, or service-oriented users:

- North Lot: 2.351 acres (with option to subdivide into two ±1-acre sites)
- Middle Lot: 1.05 acres
- South Lot: 1.666 acres

With utilities to the site and adaptable lot configurations, this property presents a rare opportunity for businesses to establish a presence and grow alongside Trafalgar's expanding residential and commercial development.

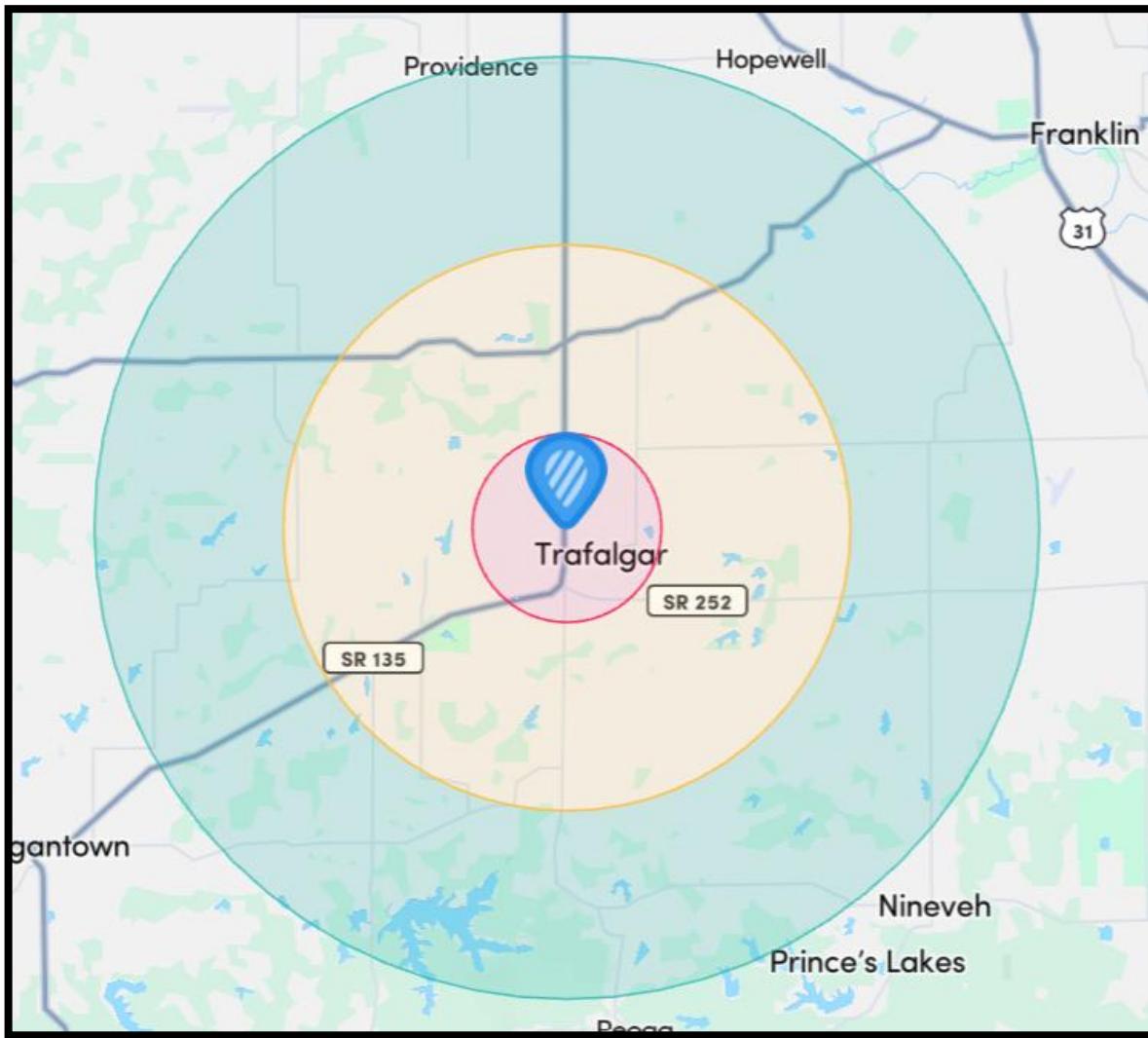
# Trafalgar

South State Road 135, Trafalgar, IN



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### DEMOGRAPHICS



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<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	1,671	4,254
Female	1,647	4,067
Total Population	3,318	8,321

<b>Age</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	697	1,497
Ages 15-24	430	1,063
Ages 25-54	1,164	2,905
Ages 55-64	450	1,258
Ages 65+	577	1,597

<b>Income</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$99,100	\$98,700
< \$15,000	30	82
\$15,000-\$24,999	72	143
\$25,000-\$34,999	66	163
\$35,000-\$49,999	100	453
\$50,000-\$74,999	170	429
\$75,000-\$99,999	187	501
\$100,000-\$149,999	313	669
\$150,000-\$199,999	145	360
> \$200,000	144	460

<b>Housing</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	1,285	3,303
Occupied	1,225	3,061
Owner Occupied	1,041	2,687
Renter Occupied	184	374
Vacant	60	241