

# Property Summary Report

## 9351 County Rd 144 - State Road 144

Martinsville, IN 46151 - Morgan County Submarket



### LAND

Type	Commercial Land
Land AC - Gross	3.19 AC
Land SF - Gross	138,956 SF
Topography	Level
Parcels	41-04-18-032-001.000-039, 55-06-13-400-001.003-011,

### ZONING & USAGE

Zoning	B-3
Proposed Use	Commercial, Fast Food, Medical, Office, Restaurant, Strip Center

### TRAFFIC & FRONTAGE

Traffic Volume	12,792 on State Rd 144 & Wellington Dr E (2022) 31,138 on 37 & W Stones Crossing Rd NE (2020)
Frontage	959' on State Road 144

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### CURRENT CONDITION

Grading	Previously developed lot
Infrastructure	No Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer,

### TRANSPORTATION

Airport	29 min drive to Indianapolis International Airport
Walk Score®	Car-Dependent (10)