

LAND FOR SALE

NEC of SR 135 and Nathan Drive - Trafalgar, IN 46181



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Three commercial land parcels available for sale separately along SR 135 in Trafalgar, IN

PROPERTY HIGHLIGHTS

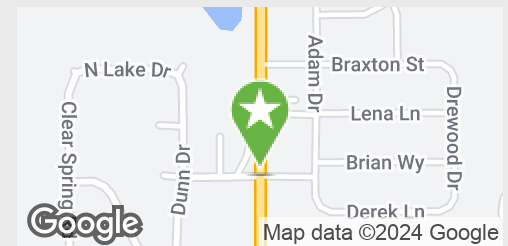
- COMING SOON - NEW DOLLAR GENERAL GROCERY!
- Corner Parcel +/- 1.67 Acres Directly Across from Casey's Convenient Store & Pizza at State Road 135 and Nathan Drive, Traffic Signal Possible for this Intersection
- Corner Parcel +/- 1.05 Acres at Entry to Brand New Arbor Homes Community Under Construction
- Corner Parcel 3.94 Acres; 1.58 Pending and +/-2.35 Available, at Entry to Arbor Homes Community
- Excellent Frontage on State Road 135, Experiencing Significant Traffic to and from The Apple Works, Sweetwater Lake, Princess Lake, Camp Atterbury and Brown County

DEMOGRAPHICS

	5 MILES	10 MILES
Total Population	7,127	66,906
Average HH Income	\$136,404	\$114,309
Businesses	224	2,047
Employees	1,421	17,326

TRAFFIC COUNTS

State Road 135	11,192
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MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
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MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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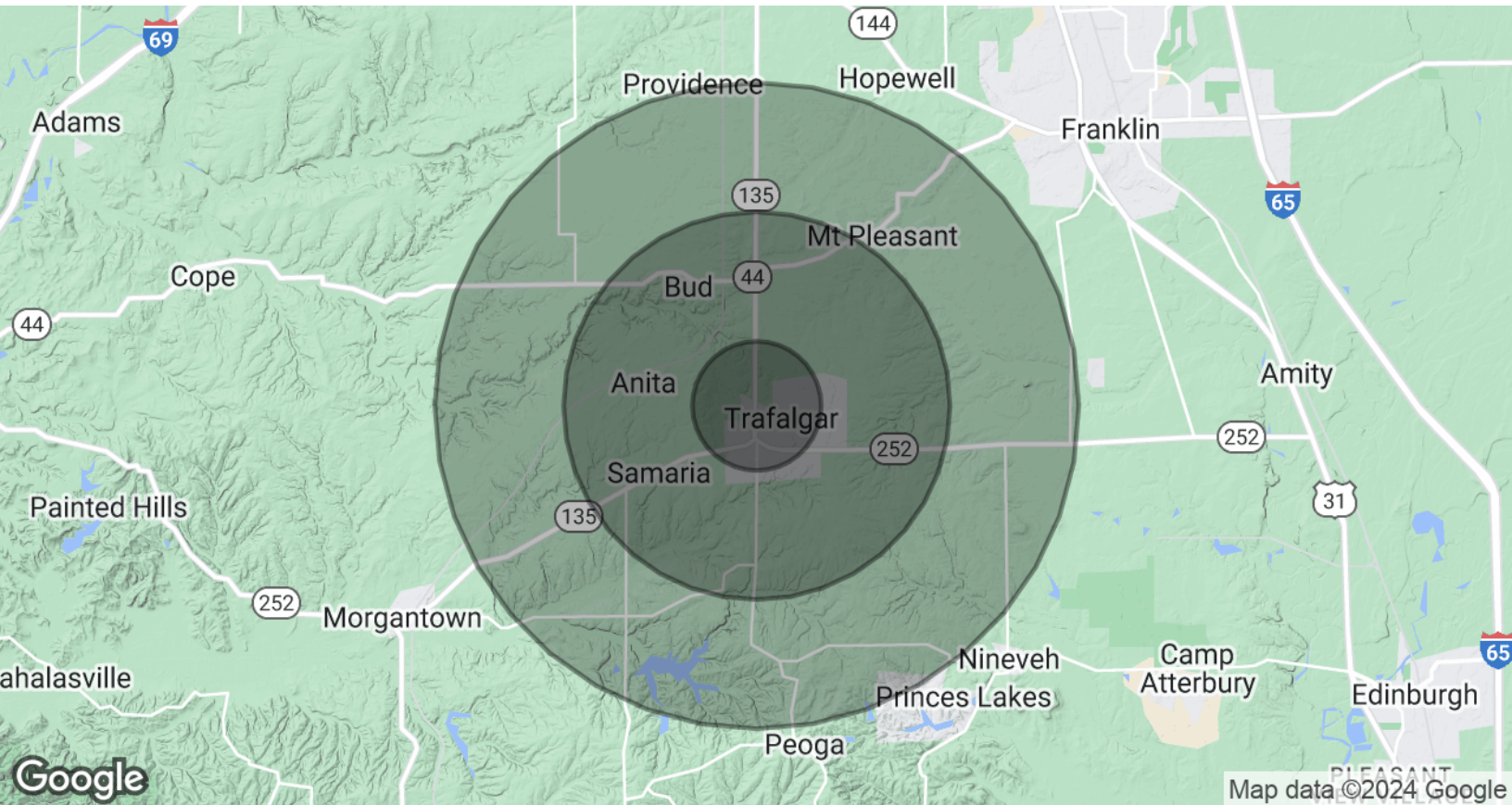


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POPULATION & HOUSING

	3 MILES	5 MILES	10 MILES
Total Population	3,222	7,127	66,906
Projected Annual Growth (2024-2029)	1.0%	1.0%	1.2%
Total Households	1,219	2,700	25,371
Median Home Value	\$296,190	\$321,982	\$275,178

INCOME & BUSINESS

	3 MILES	5 MILES	10 MILES
Average HH income	\$115,609	\$136,404	\$114,309
Daytime Population (16+ years)	1,948	3,732	39,083
Total Businesses	95	224	2,047
Total Employees	822	1,421	17,326

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