

N GRAHAM ROAD

N Graham Rd, Franklin, IN 46131



OFFERING SUMMARY

LOT SIZE: 30.664 Acres

LIST PRICE: \$2,750,000 (~\$89,500/ACRE)

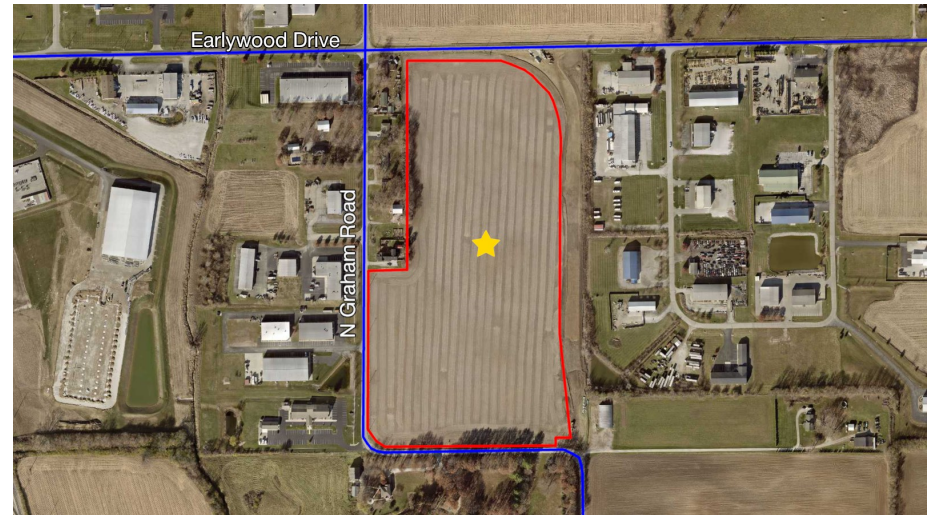
TAX INCENTIVE: Opportunity Zone

ZONING: IL - Industrial Light

PERMITTED USES: Warehouse/Storage Facility, General Industrial Production, Light Industrial Assembly & Distribution, Light Industrial Processing & Distribution, Research & Development Facility, Warehouse & Distribution Facility

PROPERTY OVERVIEW

Located on Graham Road and Earlywood Drive in Franklin, this **30.664** acres is a prime location for industrial development. This site is situated 1 mile from **US-31** and only 2.8 miles from access to **I-65**. Recently rezoned for Industrial Light use, the development opportunities for this site are vast.



JOHN MERRILL

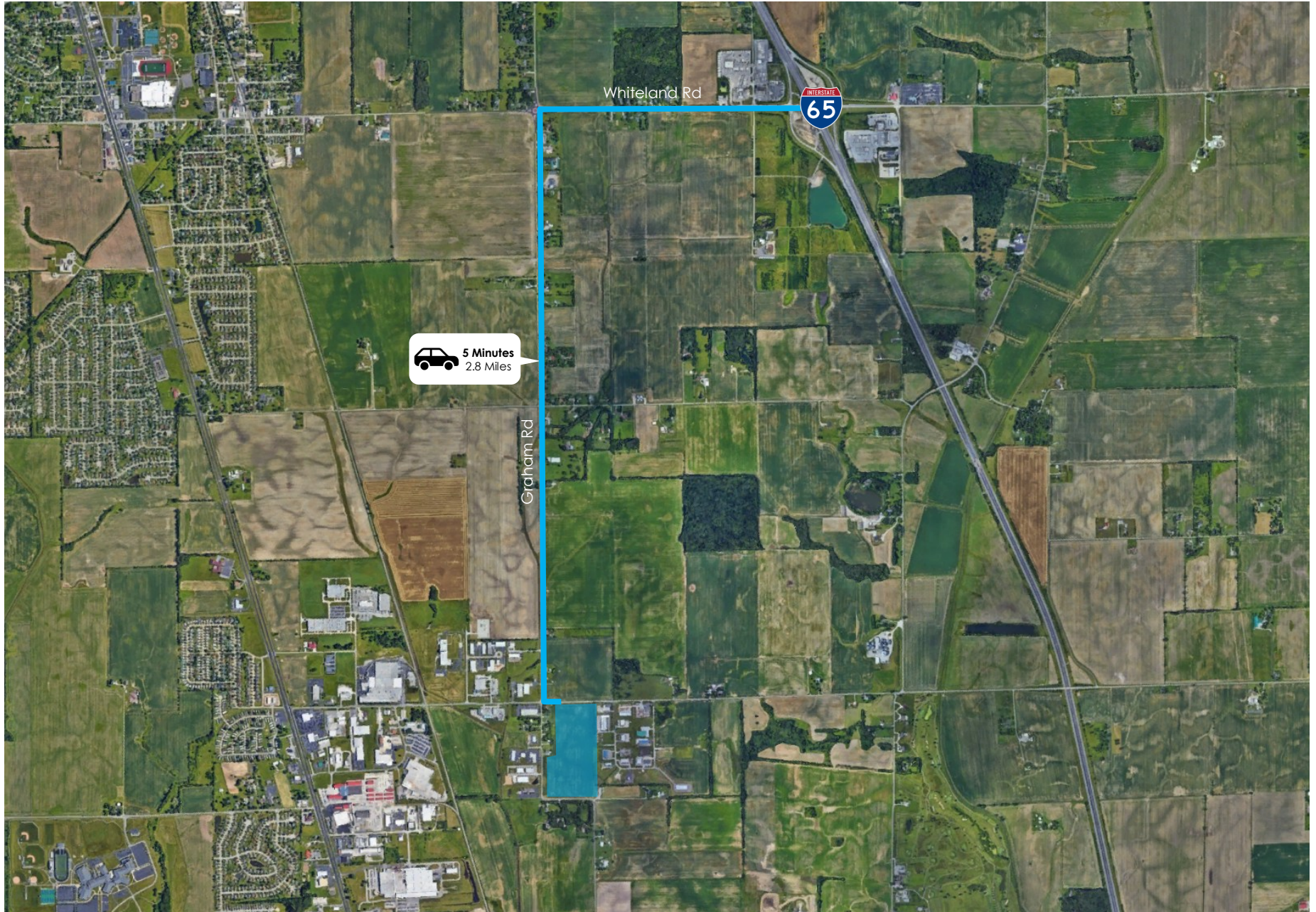
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Morgan Metcalf

Broker - Merrill Property Group
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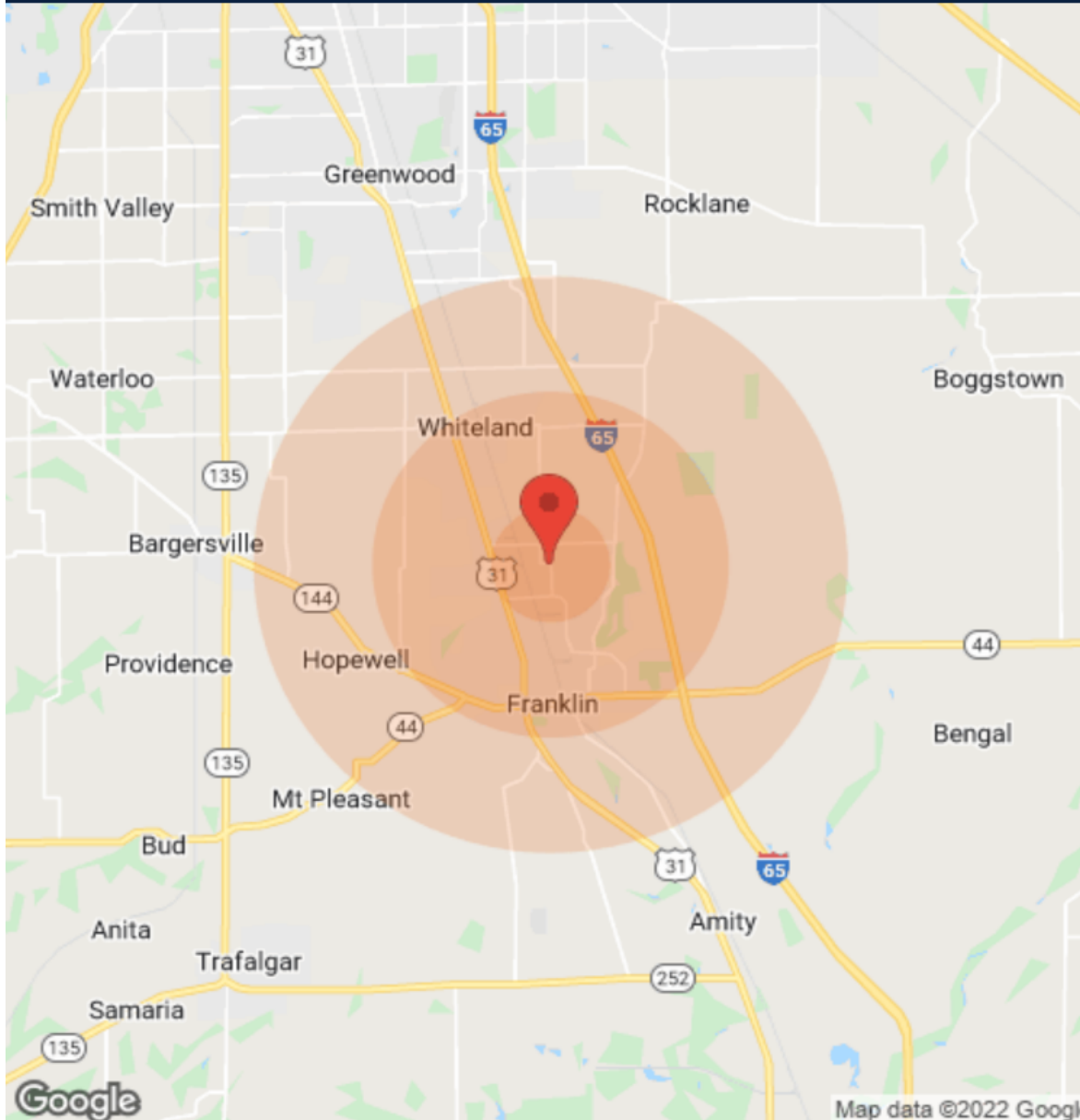
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,515	11,316	22,236
Female	1,511	11,895	24,102
Total Population	3,026	23,211	46,338

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	666	5,045	10,128
Ages 15-24	416	3,330	6,836
Ages 55-64	319	2,497	5,269
Ages 65+	485	3,380	6,931

Race	1 Mile	3 Miles	5 Miles
White	2,944	22,612	44,852
Black	6	131	300
Am In/AK Nat	N/A	2	9
Hawaiian	N/A	N/A	N/A
Hispanic	45	369	902
Multi-Racial	132	812	1,690

Income	1 Mile	3 Miles	5 Miles
Median	\$49,952	\$46,682	\$50,180
< \$15,000	121	1,001	1,629
\$15,000-\$24,999	129	863	1,337
\$25,000-\$34,999	114	927	1,492
\$35,000-\$49,999	204	1,592	2,615
\$50,000-\$74,999	271	1,944	4,174
\$75,000-\$99,999	101	1,256	2,809
\$100,000-\$149,999	221	984	2,064
\$150,000-\$199,999	N/A	187	373
> \$200,000	N/A	114	182

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,294	10,108	18,220
Occupied	1,219	9,198	16,670
Owner Occupied	1,056	6,288	12,132
Renter Occupied	163	2,910	4,538
Vacant	75	910	1,550

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