

# 5771 S County Rd 125

## W Spiceland (New Castle) Indiana



## COMMERCIAL LAND AVAILABLE

91.62 acres available for sale, ground lease or built-to-suit

**JASS SAMRA**

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# ABOUT SPICELAND INDIANA



Spiceland is a rural community with a history dating back to the 19th century. Like many small towns in the United States, its development is closely tied to agriculture, industry, and the growth of transportation networks.

Spiceland is considered a Small Town with a population of 852 and 101 businesses. In 2018 were added to the Spiceland Chamber of Commerce business directory which was more than 2017 which had. The economy of Spiceland employs 487 people and has an unemployment rate of 8.3%. Some of the largest industries in Spiceland are Professional Services (7), Beans Peas Lentils Dried (5), and Restaurants (5).



# PROPERTY PHOTOS





# AERIAL MAP



## PERFECT LOCATION FOR

- Manufacturing
- Medical Services
- Educational Services
- Senior Housing
- Sports/Recreation
- Hotel Development
- Mixed-use Development



# PROPERTY HIGHLIGHTS

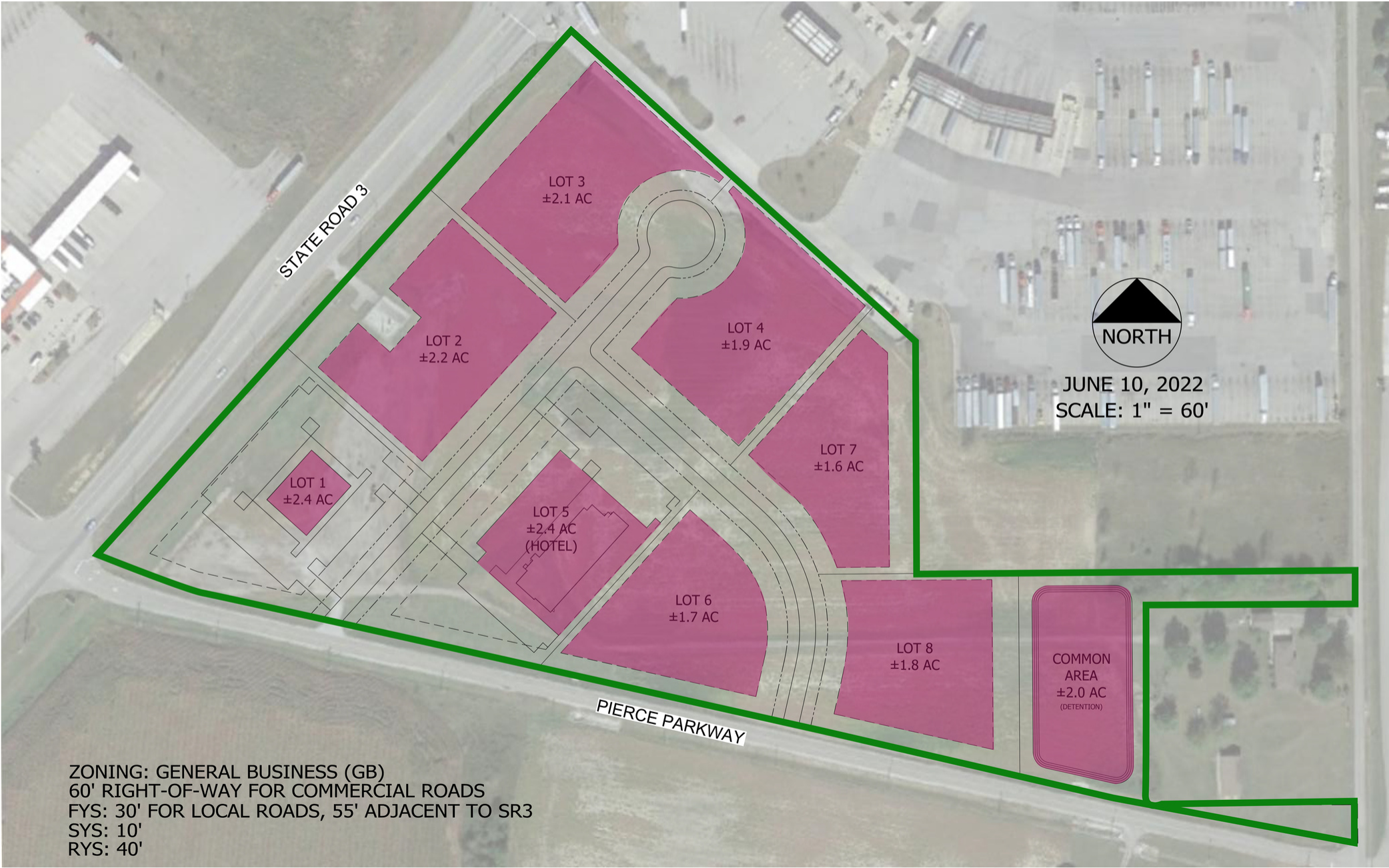
- High Visibility Along East and Westbound I-70 Routes, Located Immediately off of Exit 123 Along I-70 which Experiences Approximately 40,000 Vehicles- Per-Day
- General Business District Zoning Permits Various Commercial, Retails and Industrial Uses
- Land right next to Pilot Flying J and Southern Tire Mart.
- Located 1 Mile Southwest to Spiceland downtown 4 Manufacturing company, 4.5 Miles South from the New Castle-Henry County Industrial Park, a +/-1M SF Industrial Park that has Brought +/- \$200M of Total Investments and +/-1,000 Jobs into the Community.
- Ideal Redevelopment Zoning District, The Property is Located in General Business (GB) District which Allows for Various Uses
- Henry Community Health (HCH) is thrilled to announce the groundbreaking of its new, cutting edge facility in Knightstown, IN. The ceremony took place on September 6, 2023, marking a significant milestone for healthcare accessibility in the region.
- The 40-acre site, conveniently located just 8 miles south of New Castle, IN, at Exit 123, will be home to a state-of-the-art healthcare facility.
- The first phase of construction will encompass a stunning 26,000-square-foot building, designed to provide top-notch healthcare services to the community.



# SPICELAND VENTURES

## COMMERCIAL SUBDIVISION

### CONCEPT PLAN

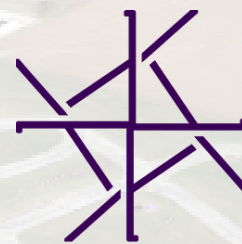




# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	308	4,495	7,334
2028 Population	315	4,575	7,461
Pop Growth 2023-2028	+ 2.27%	+ 1.78%	+ 1.73%
Average Age	40	41	41
2023 Total Households	118	1,760	2,854
HH Growth 2023-2028	+ 2.54%	+ 1.70%	+ 1.75%
Median Household Inc	\$62,143	\$63,690	\$64,209
Avg Household Size	2.60	2.50	2.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$126,923	\$136,607	\$138,571
Median Year Built	1948	1949	1951





**KAIZEN**  
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ADVISORS

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