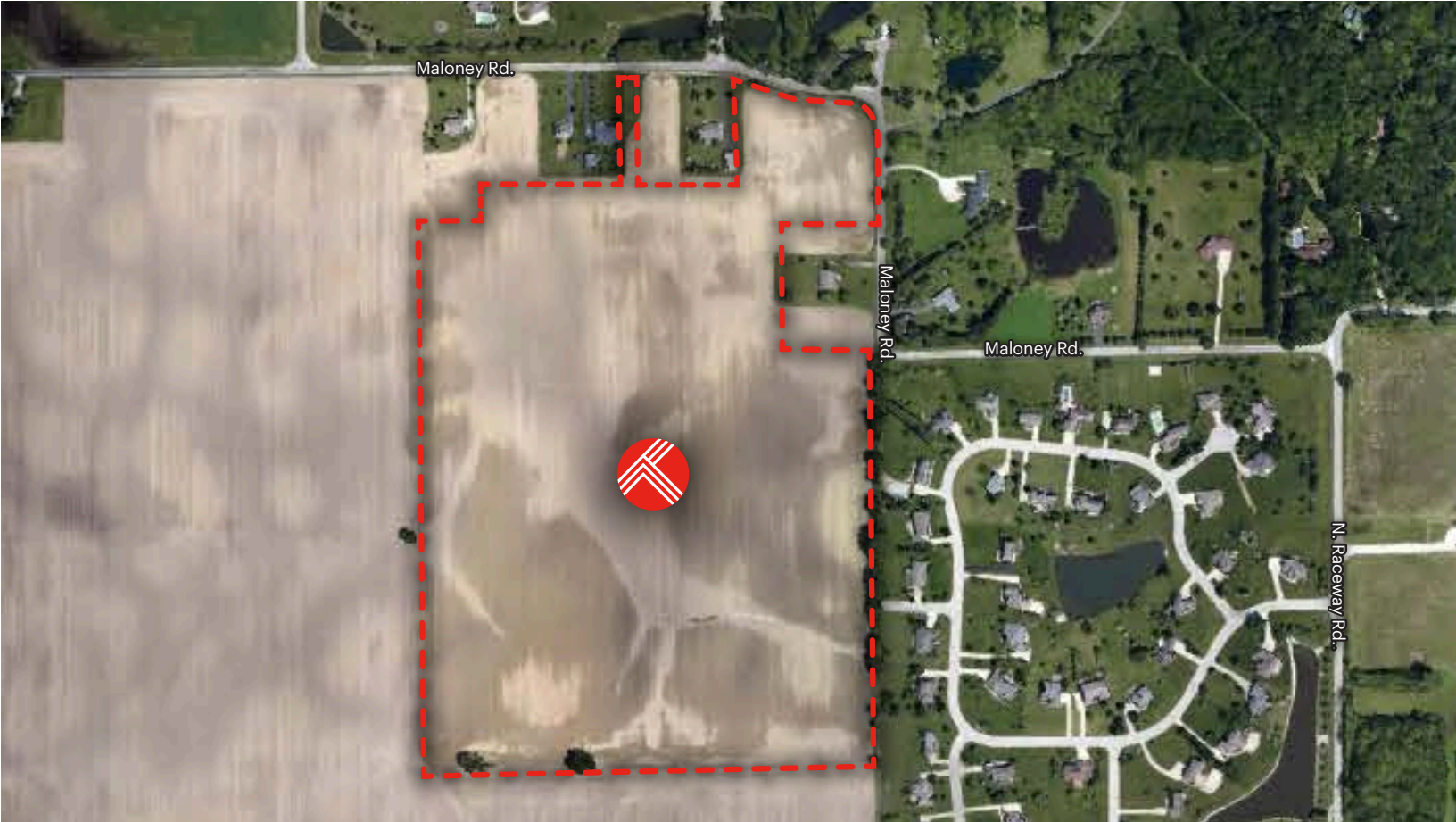




Near Intersection of Raceway Rd & Maloney Rd.

Brownsburg, IN 46112
For Sale



PROPERTY DESCRIPTION

Excellent located parcel nestled near the vibrant community of Brownsburg, IN, adjacent to the serene beauty of Eagle Creek Park. Presenting a rare opportunity to shape the landscape of tomorrow, our 53.94-acre plot of land awaits your development.

PROPERTY HIGHLIGHTS

- Proximity to Eagle Creek Park, offering residents unparalleled access to nature and recreational amenities
- Convenient location near Brownsburg, ensuring easy access to urban conveniences and local attractions
- Potential for diverse residential layouts for single-family homes

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	53.94 Acres

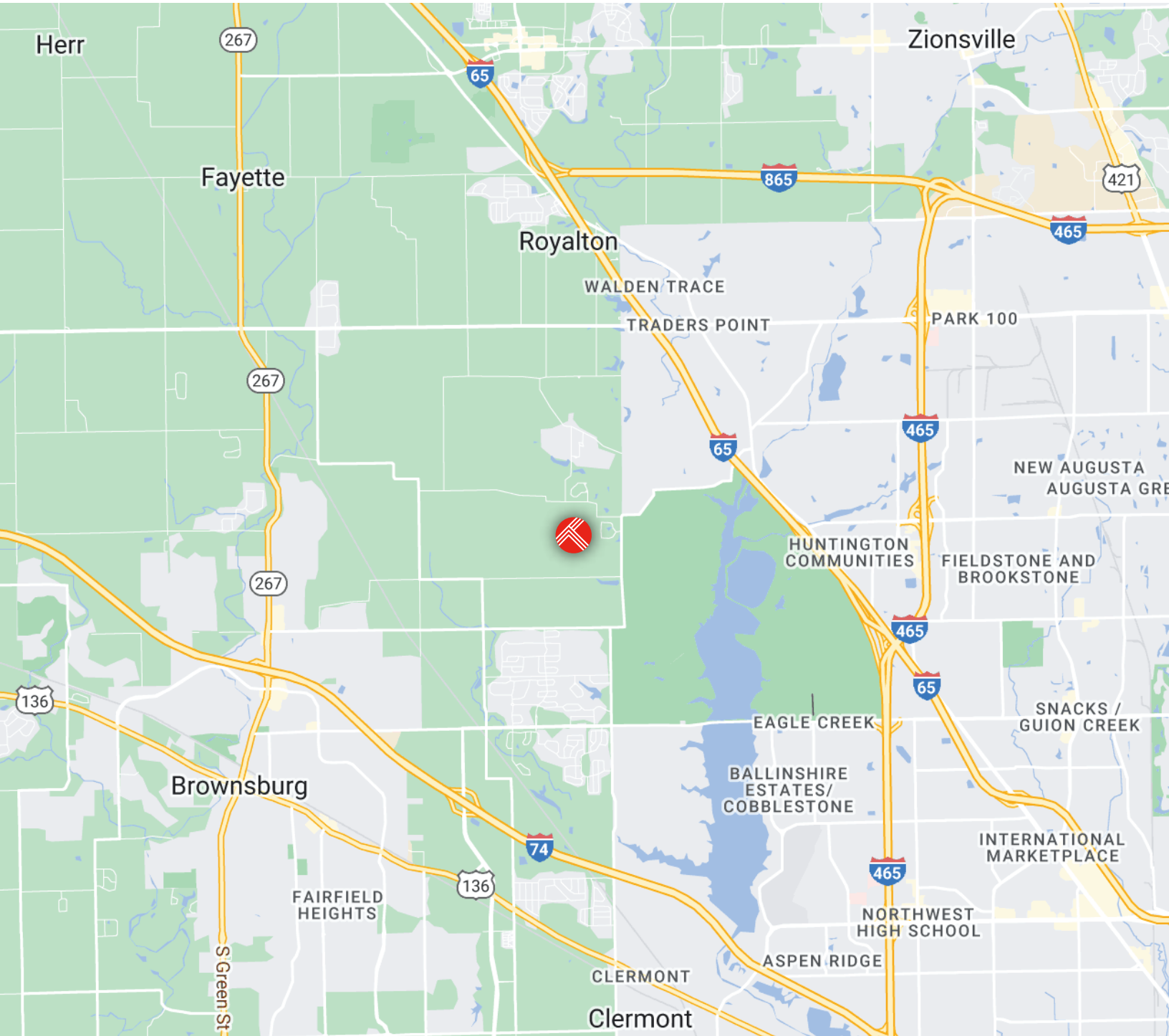
DEMOGRAPHICS	1.5 MILES	3 MILES	5 MILES
Total Households	653	6,924	36,436
Total Population	1,887	19,593	89,211
Average HH Income	\$111,446	\$135,647	\$96,786

BROKERAGE | MANAGEMENT | DEVELOPMENT



Near Intersection of
Raceway Rd & Maloney Rd.
Brownsburg, IN 46112
For Sale

Regional Map



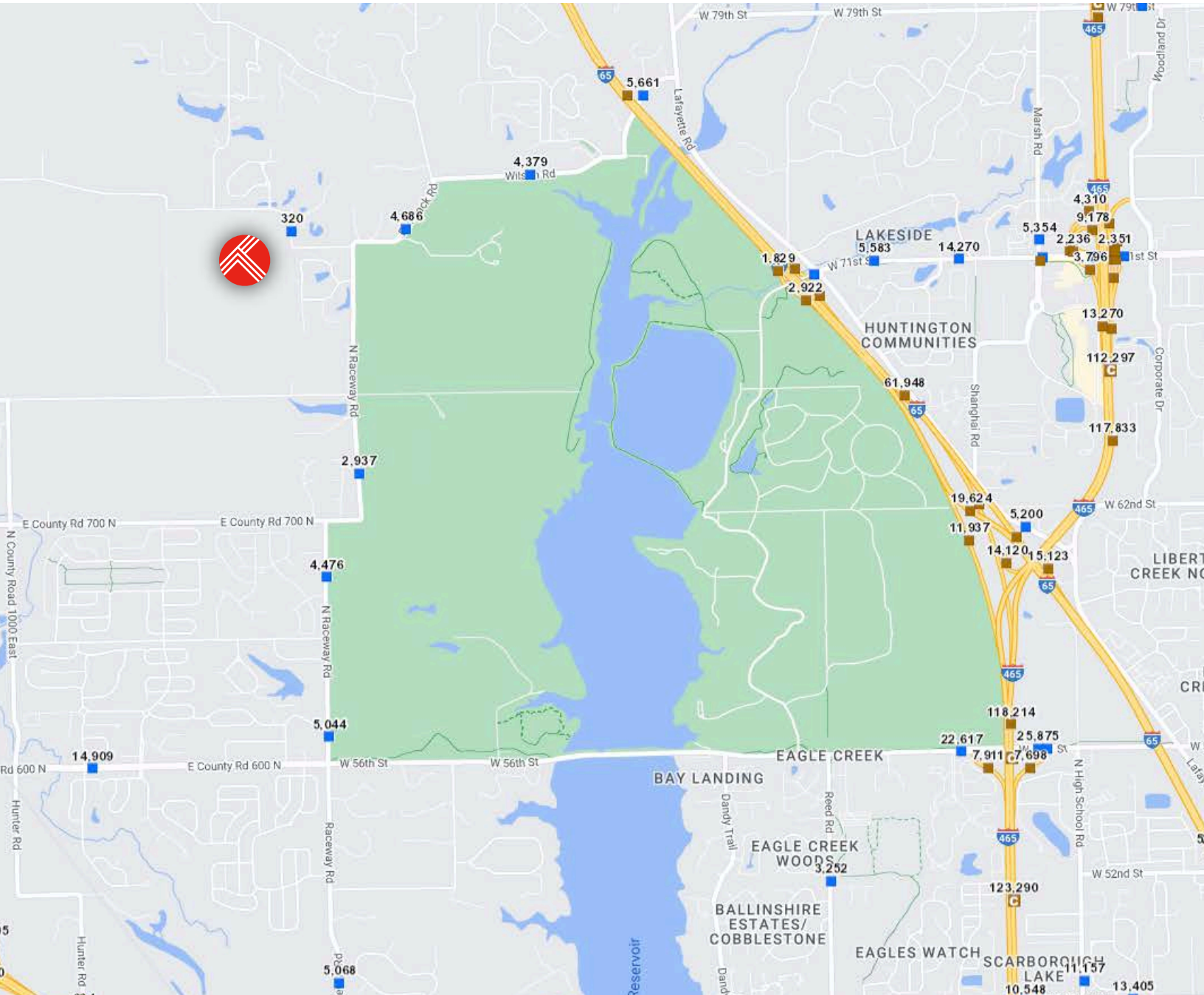
BROKERAGE | MANAGEMENT | DEVELOPMENT

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Elaine Farhood • VP, Development • 317.446.9684 • elaine@tharpinvest.com



Near Intersection of Raceway Rd & Maloney Rd. Brownsburg, IN 46112 For Sale

Traffic Counts



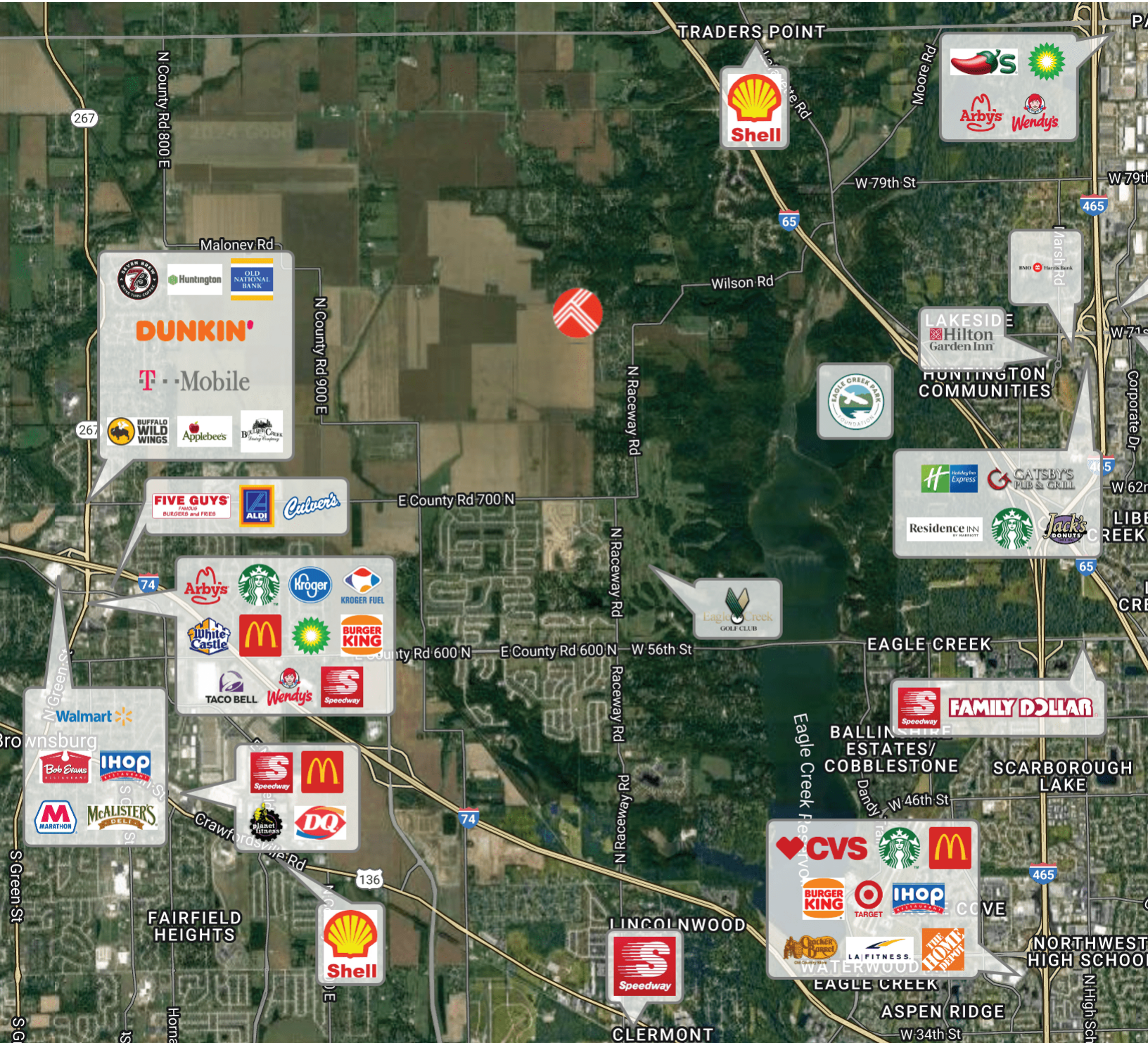
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Near Intersection of Raceway Rd & Maloney Rd. Brownsburg, IN 46112 For Sale

Surrounding Businesses



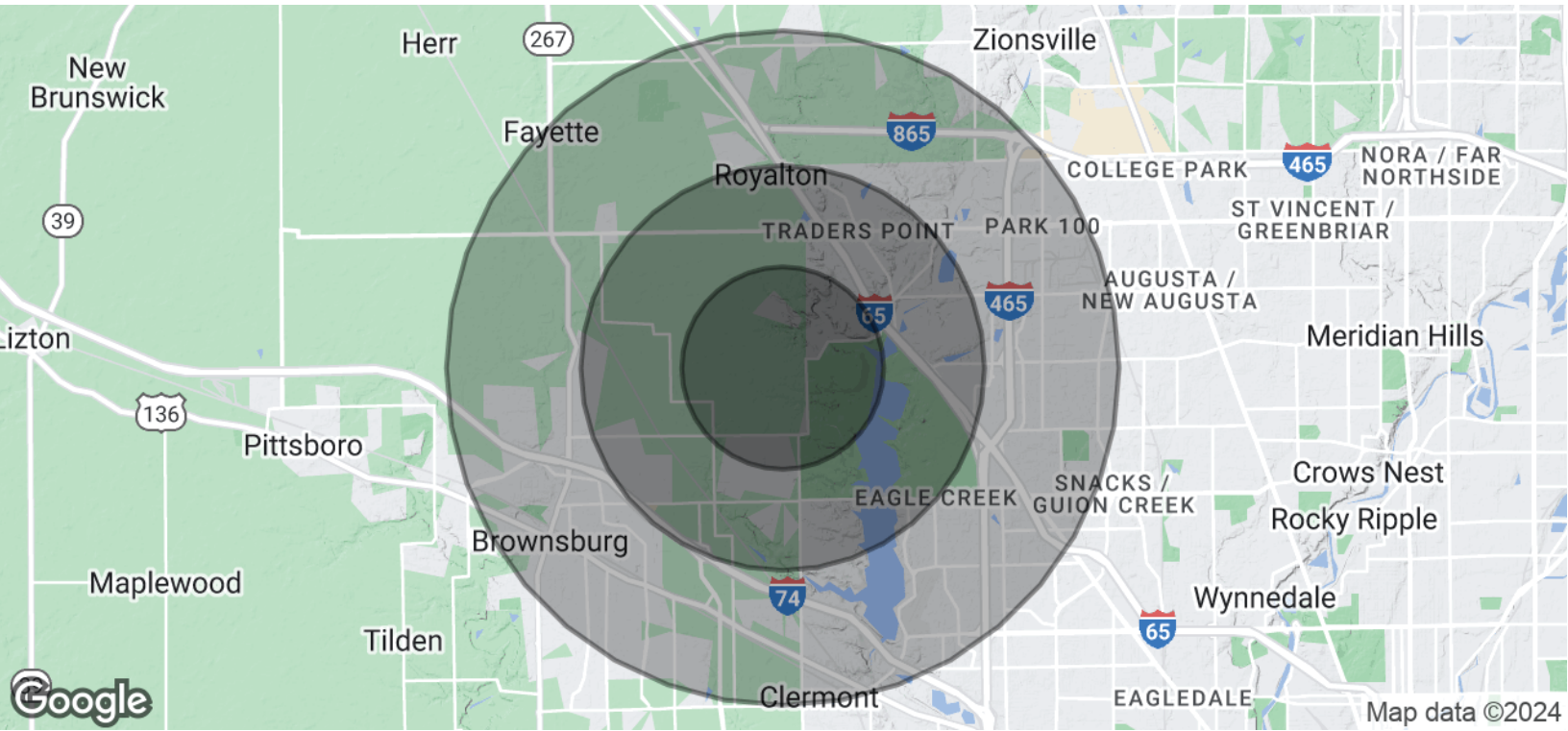
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Near Intersection of Raceway Rd & Maloney Rd. Brownsburg, IN 46112 For Sale

Demographics



POPULATION	1.5 MILES	3 MILES	5 MILES
Total Population	1,887	19,593	89,211
Average Age	38.9	41.0	37.7
Average Age (Male)	37.5	37.9	35.0
Average Age (Female)	37.4	42.1	39.4
HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5 MILES
Total Households	653	6,924	36,436
# of Persons per HH	2.9	2.8	2.4
Average HH Income	\$111,446	\$135,647	\$96,786
Average House Value	\$258,810	\$277,954	\$199,577

* Demographic data derived from 2020 ACS - US Census

BROKERAGE | MANAGEMENT | DEVELOPMENT

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