

# JOHNSON COUNTY LAND FOR SALE

10+ ACRES ON US 31 WITH OFFICE AND STORAGE BUILDINGS

6516 And 6540 U.S. 31 South, Whiteland, IN 46184



## PROPERTY DESCRIPTION

Opportunity knocks on U.S. 31! Discover over 10 acres of land with incredible development potential, featuring a blend of Residential and General Commercial zoning. With 260 feet of frontage along bustling US31, this site offers outstanding visibility and flexibility for a variety of uses. All utilities are close to the site, and a curb cut is already in place on the south end for easy access. Conveniently located just minutes from I-65 and Greenwood, this is a prime location for your next residential, commercial, or mixed-use project

## PROPERTY HIGHLIGHTS

- 10.5 +/- Acres
- Johnson County
- 1 Vet Clinic, 1 Residential House, and Storage Buildings on Site
- Lots may be purchased separately

## OFFERING SUMMARY

Sale Price:	\$1,795,000.00
Lot Size:	10.55 Acres
Traffic Count	27,227 Cars Daily
Annual Taxes:	\$9,673.00
Zoning:	GC & SR

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	800	2,299	17,801
Total Population	2,444	6,675	47,738
Average HH Income	\$100,979	\$96,351	\$100,026

Shelly Johnson  
Shellyj9125@gmail.com  
317.883.9125

Kayla Johnson  
Kjohnson6995@gmail.com  
317.430.6995



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It's Your Vision. Why Wait?





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KW Commercial  
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**JOHNSON**  
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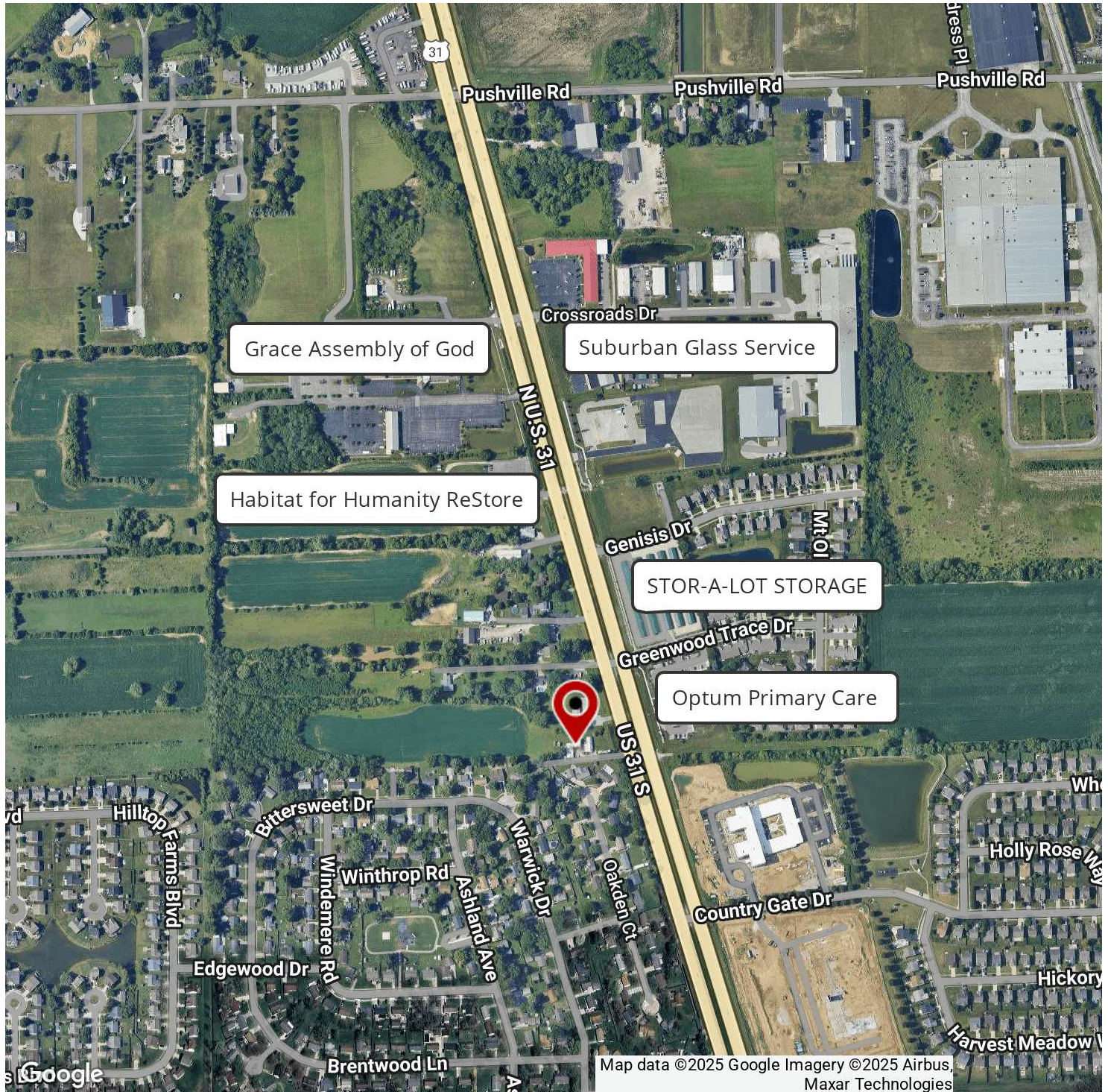
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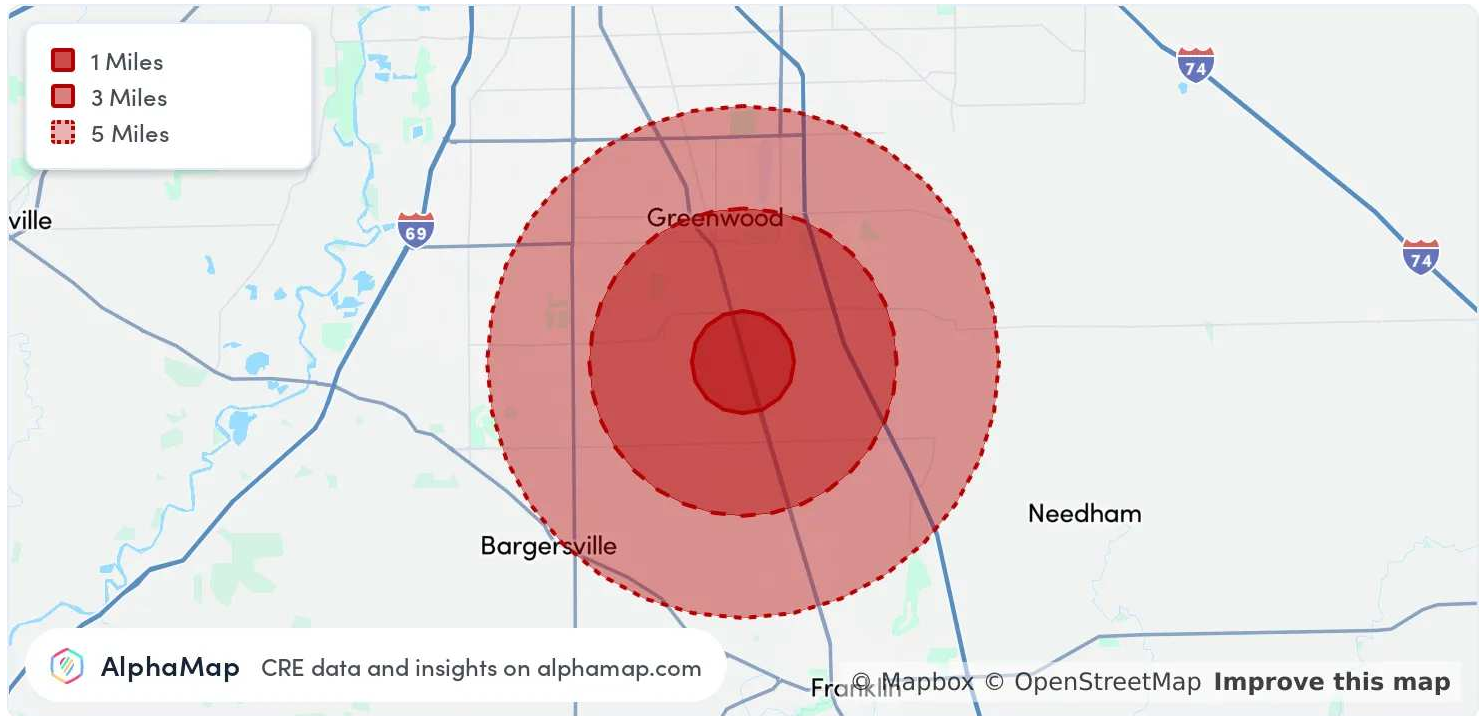
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,675	47,738	104,343
Average Age	36	38	38
Average Age (Male)	35	36	37
Average Age (Female)	37	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,299	17,801	39,389
Persons per HH	2.9	2.7	2.6
Average HH Income	\$96,351	\$100,026	\$103,617
Average House Value	\$255,873	\$251,177	\$285,563
Per Capita Income	\$33,224	\$37,046	\$39,852

Map and demographics data derived from AlphaMap

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