

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

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It's Your Vision. Why Wait?



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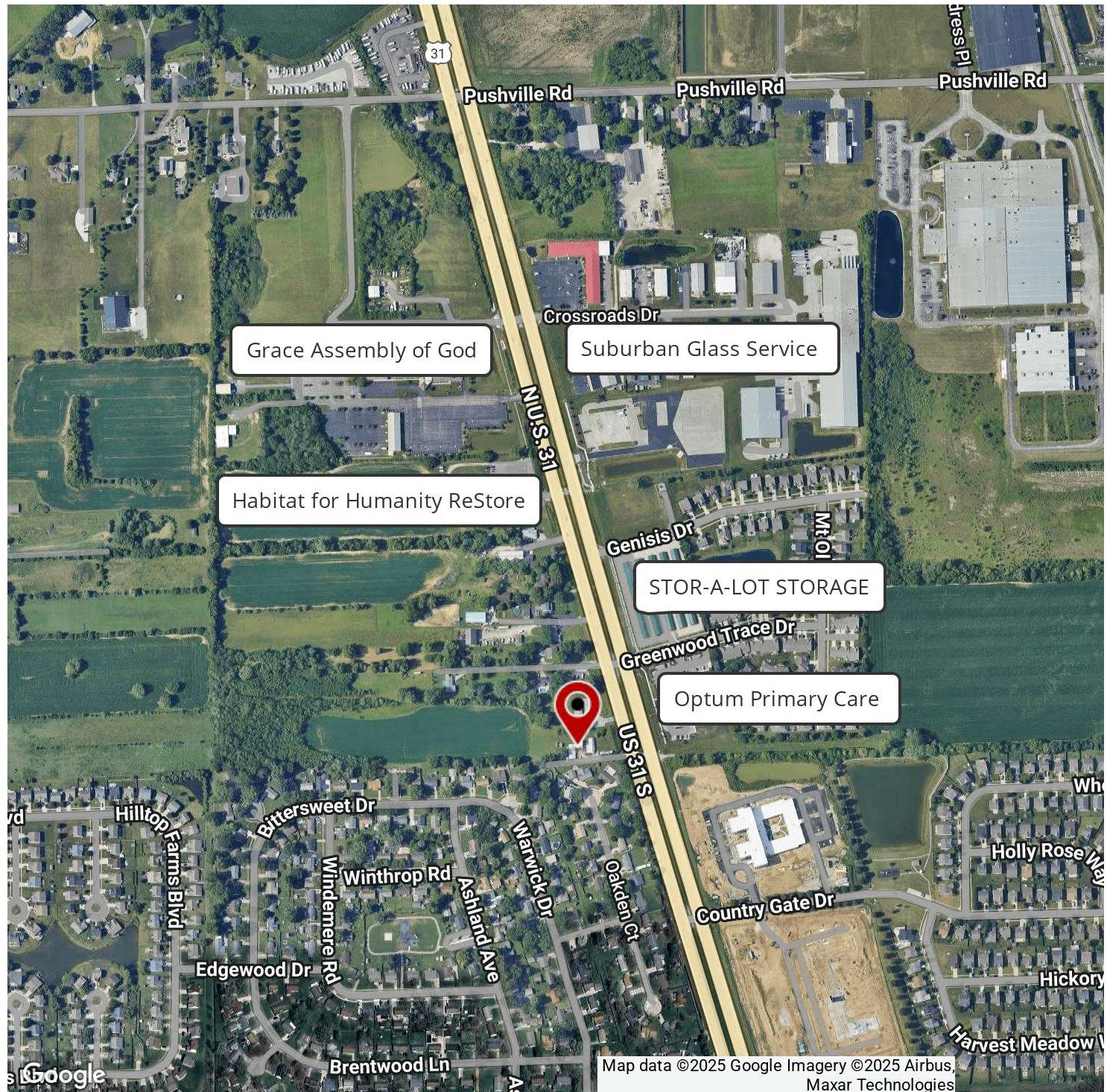
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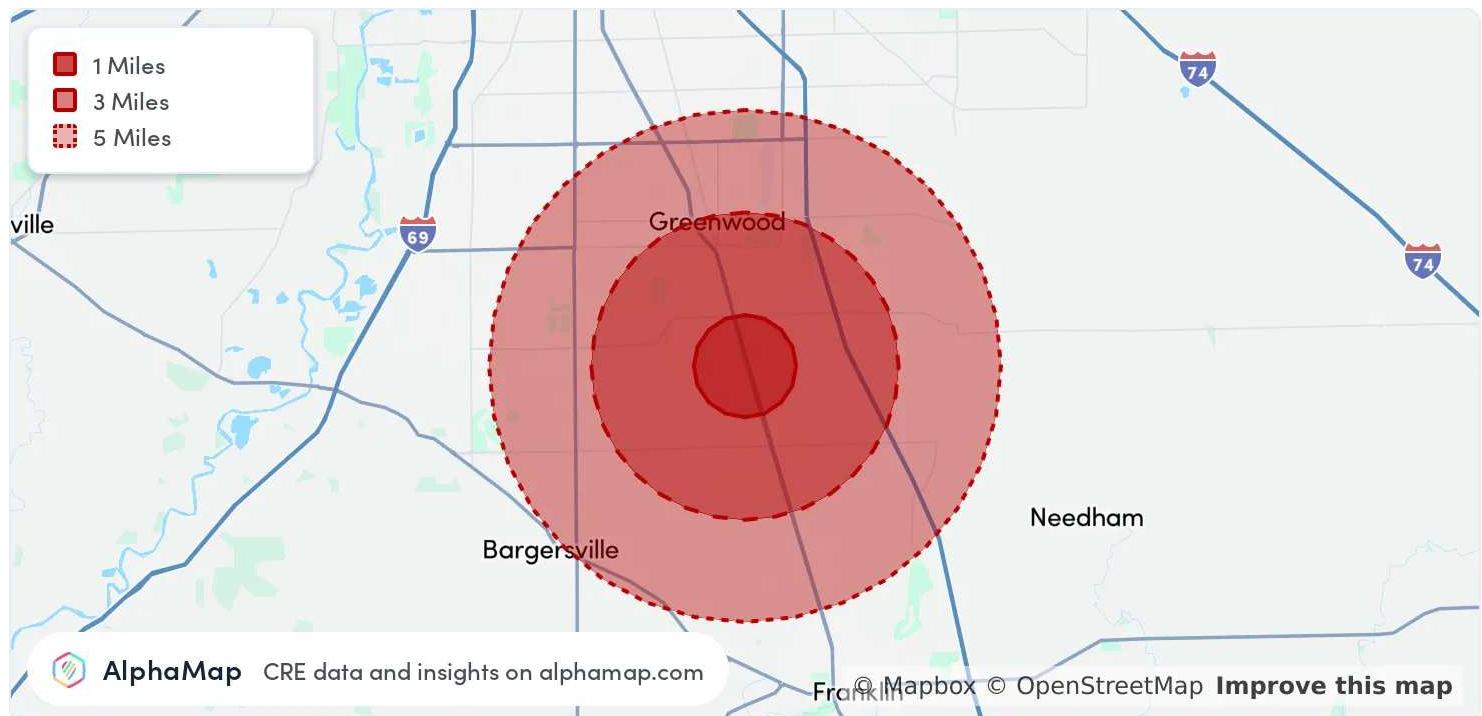
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,675	47,738	104,343
Average Age	36	38	38
Average Age (Male)	35	36	37
Average Age (Female)	37	39	40

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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