

SALE



LAND

DEVELOPMENT OPPORTUNITY



4213 MINNICH RD., NEW HAVEN, IN 46774

Excellent development opportunity in the New Haven community! This 2-acre property offers an unparalleled location adjacent to the newly planned Fields Of Grace Card & Associates sports complex. It promises to increase foot traffic and visibility to the area, making it a hotspot for commercial activity. Additionally, it is adjacent to newly planned commercial and single/multifamily development across Minnich Road, further boosting the appeal and value of the location. This property benefits from proximity to a well-established retail sector, ensuring steady traffic and a strong customer base. Its excellent connectivity and accessibility, positioned on the I-469/Minnich Road interchange make it easy for customers and clients to reach your business. Join a vibrant and growing community ripe for new commercial ventures and capitalize on this rare opportunity to develop in a highly sought-after area with immense growth potential.

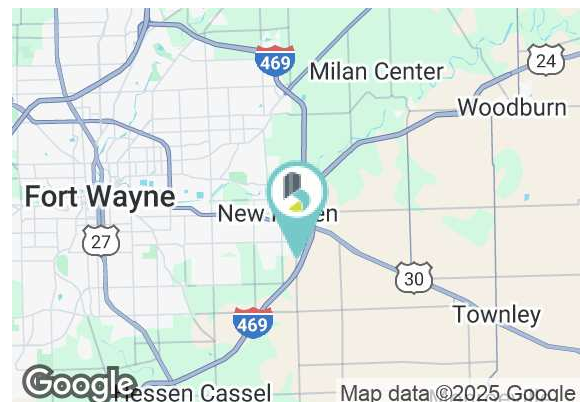
- Excellent development opportunity in the New Haven community
- Situated on the I-469/Minnich Road interchange at the Seiler Road intersection
- Moments south of the Lutheran Health Plaza retail sector
- Surrounded by the planned Fields Of Grace Card & Associates sports complex
- Adjacent to planned developments located across Minnich Road
- Easy access to be rezoned in city limits

SALE PRICE

\$1,100,000

Lot Size: 2 Acres

Traffic Count: 3,714 VPD/
Minnich Rd.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,649	14,671	39,336
Average Age	39	41	40
Average Age (Male)	38	40	39
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,424	6,005	15,600
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$86,957	\$77,429	\$77,782
Average House Value	\$209,088	\$193,981	\$190,309

Demographics data derived from AlphaMap



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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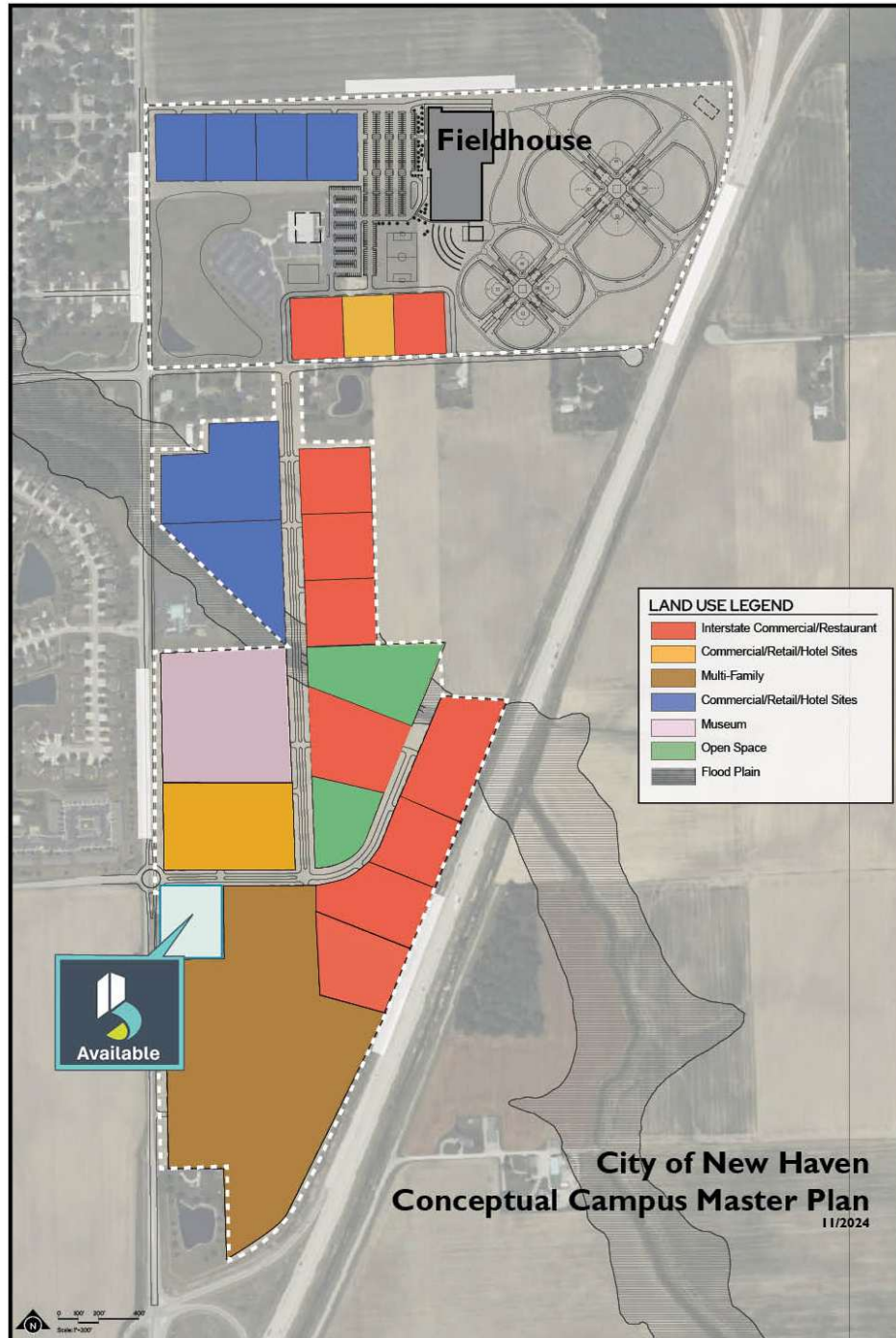


PROPOSED FIELDS OF GRACE

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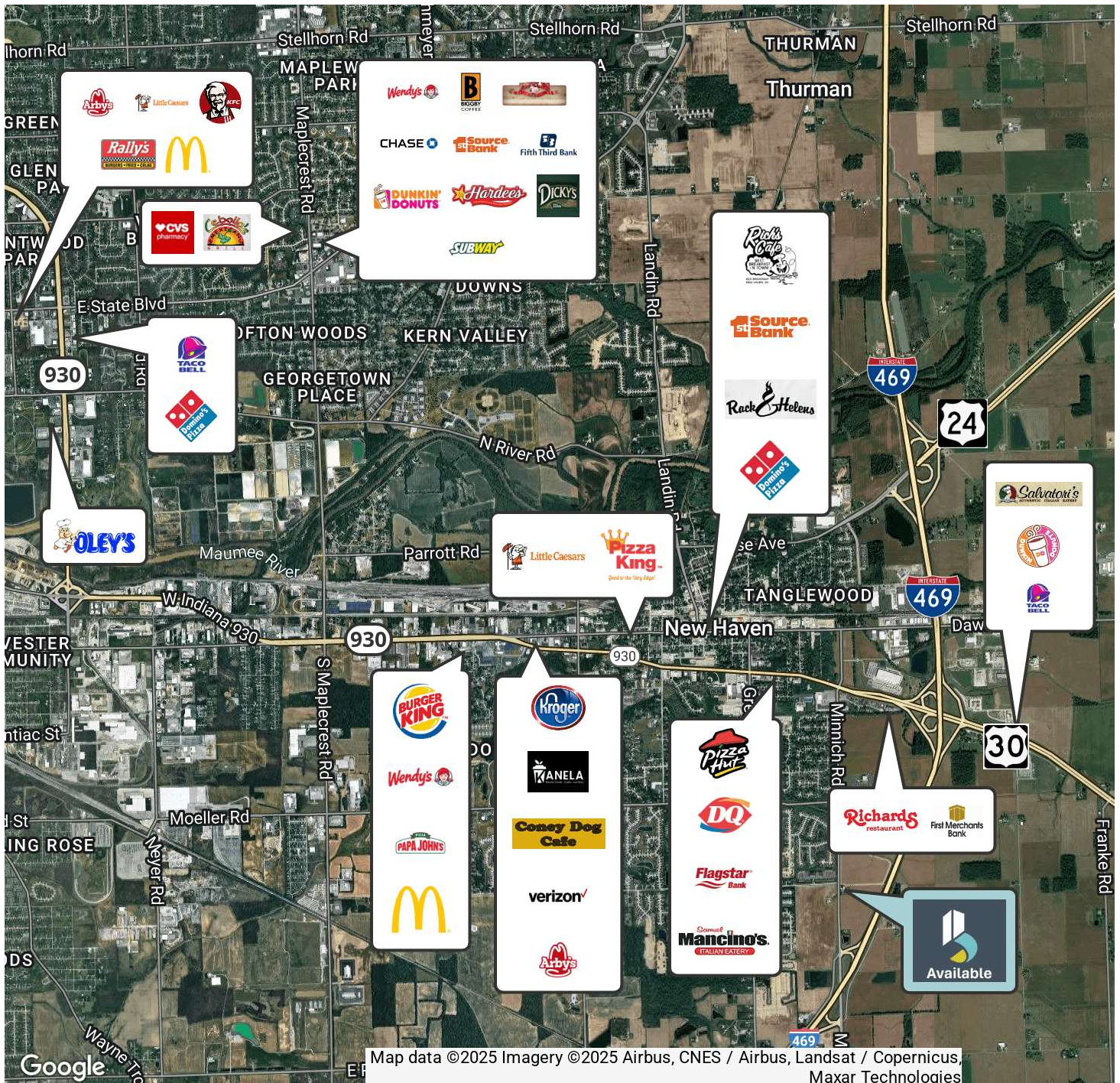
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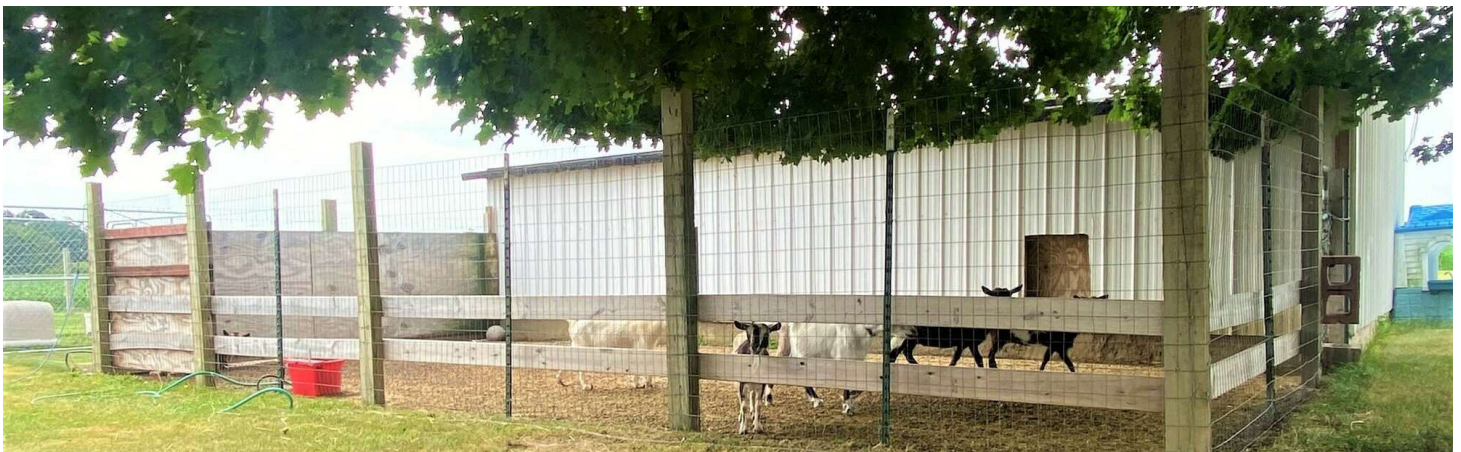
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