

SALE

LAND



6909 S NORTHFIELD DRIVE, BROWNSBURG, IN 46112



PROPERTY OVERVIEW

Rare prime +/- 12.15 acre development site in Brownsburg, IN. The town of Brownsburg boasts an A+ school system and strong average household income. Site is in close proximity to nearby retail, new construction homes, and adjacent to luxury apartments. Call broker for pricing.

PROPERTY HIGHLIGHTS

- +/- 12.15 acres at southwest corner of Northfield Dr. and Green St./Avon Ave.
- Ideal development site in desirable location
- Excellent demographics and growing population base
- Green St./Avon Ave. 11,700 VPD
- Existing PUD zoning allows most commercial uses by-rights
- Ideal retail site on signalized corner
- All utilities in place

SALE PRICE SUBJECT TO OFFER

Lot Size: 12.15 Acres



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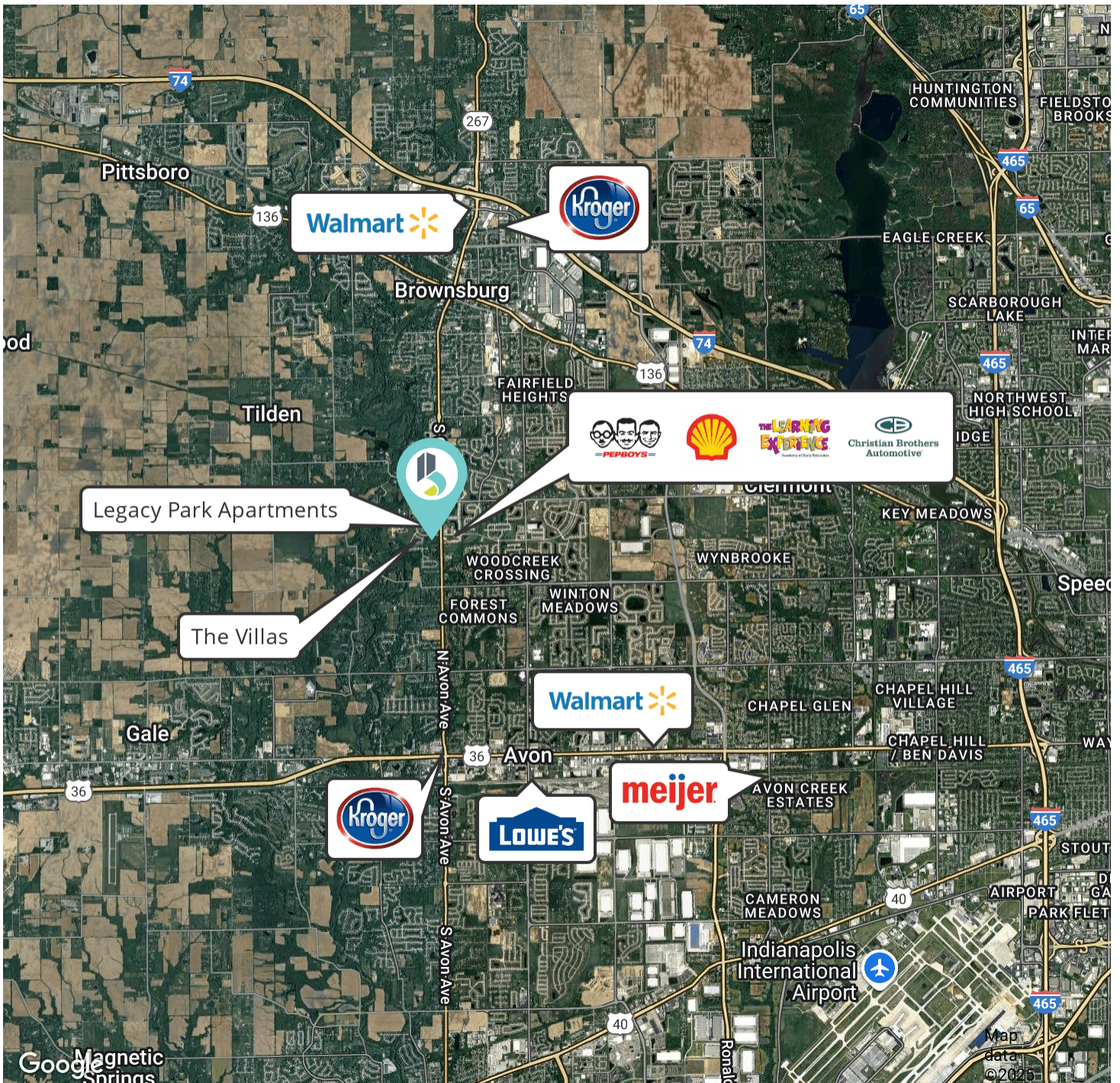
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6.2 PRINCIPAL USES PERMITTED

Principal permitted uses or similar uses consistent with the purposes of the section shall be as follows:

- a. Animal services, miscellaneous
- b. Animal services, veterinary
- c. Arts or music school
- d. Assisted living facilities
- e. Automotive service, minor
- f. Bars, taverns, and lounges
- g. Business and professional associations
- h. Charitable institutions
- i. Civic, social, religious, political or fraternal organizations
- j. Indoor commercial entertainment facilities
- k. Indoor commercial recreational facilities
- l. Convenience store, regional
- m. Dance halls, studios, schools
- n. Day care, centers and nursery schools
- o. Health services
- p. Health and fitness center
- q. Junior college and technical institute
- r. Libraries and information center
- s. Liquor store (carry-out only)
- t. Medical and dental labs
- u. Medical clinic
- v. Nursing home, personal care facilities
- w. Office research park
- x. Parks and playgrounds
- y. Printing trade services
- z. Private clubs, lodges or camps
- aa. Private school
- bb. Professional service, accounting, auditing and bookkeeping, public finance, notary public and taxation
- cc. Professional service, advertising, personnel, supplies
- dd. Professional service, banking, lending institutions, insurance agents and brokers and the like
- ee. Professional service, educational services
- ff. Professional service, engineering, architectural, real estate
- gg. Professional service, laundry, photographic studio, beauty, barber, tailoring, and the like
- hh. Professional service, legal
- ii. Professional service, miscellaneous services
- jj. Professional service, non-commercial research organizations
- kk. Professional service, physicians and dentists
- ll. Professional service, social services
- mm. Restaurant
- nn. Retail, apparel and accessory stores
- oo. Retail, drug stores, florist, personal services
- pp. Retail, food stores
- qq. Retail, furniture, equipment, appliances, furnishings
- rr. Retail, miscellaneous
- ss. Retail, music, video, photograph
- tt. Retail, novelty, gift, souvenir store, excluding adult uses
- uu. Retail, professional service
- vv. Trade or business school
- ww. Accessory buildings and structures

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