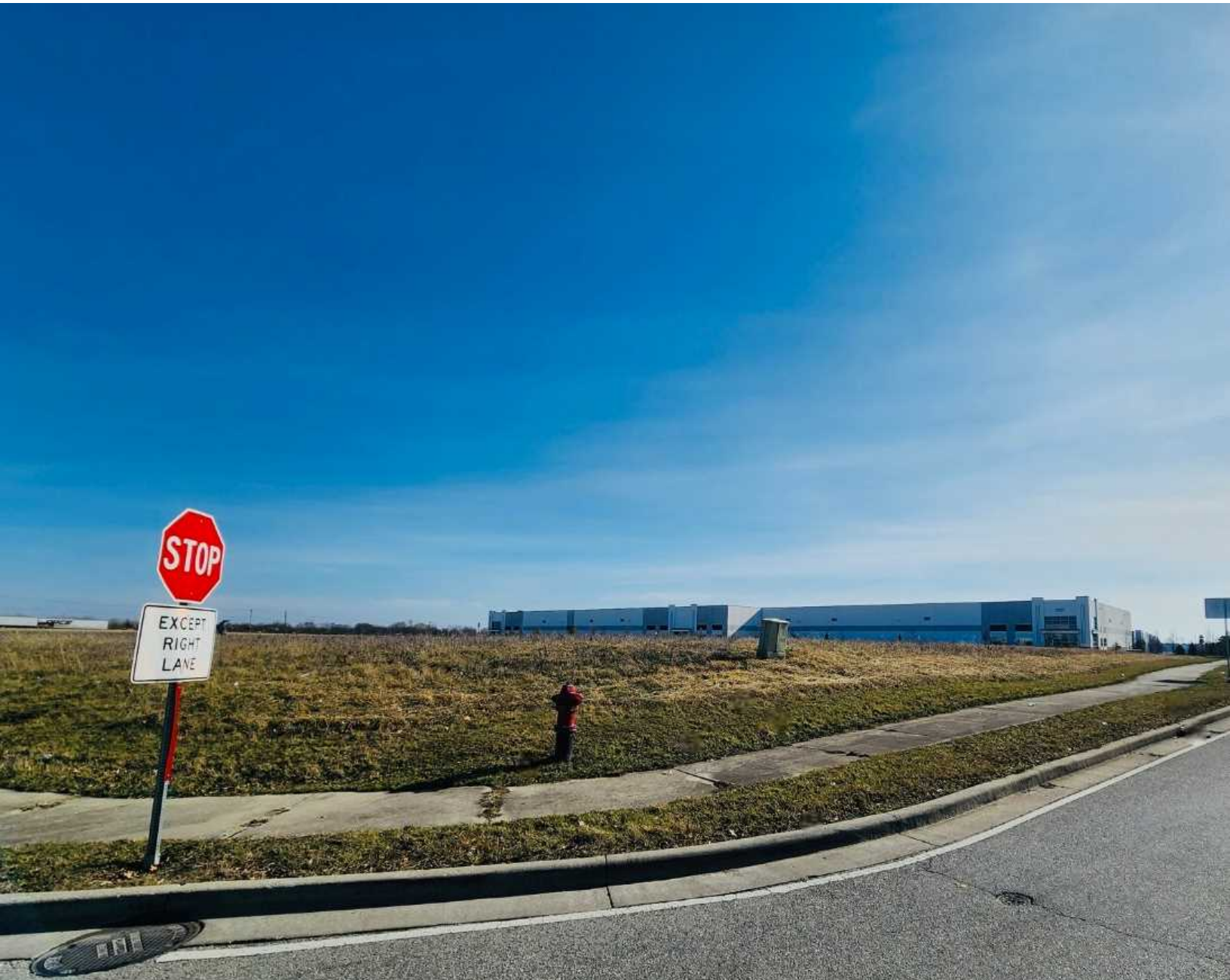


COMMERCIAL LAND FOR SALE

0 SWIFT DRIVE

SWIFT DRIVE, PLAINFIELD, IN 46168



FOR SALE

KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240



Each Office Independently Owned and Operated

PRESENTED BY:

SHARON THOMPSON

Executive Director

O: (317) 564-7160

C: (317) 607-0884

sharonthompson@kw.com

RB#14044406, Indiana

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

SWIFT DRIVE



OFFERING SUMMARY

PRICE:	\$950,000
LOT SIZE:	2.07 Acres
ZONING:	General Commercial
PERMITTED USAGE:	Commercial Entertainment, Indoor Maintenance Service, Indoor Sales and Service, Office, Personal Service, and more
LEGAL DESCRIPTION::	COASTAL COMMERCE SEC. 1 BLOCK A 2.07AC
APN:	32-09-32-353-001.000-012

PROPERTY OVERVIEW

Plainfield's Gateway Corridor commercial lot for sale. Just minutes from the intersection of I -70 & Ronald Reagan Parkway as well as close to the Indianapolis International Airport. This highly visible and level site is zoned General Commercial. Plainfield's Comprehensive Master Plan uses for this site already include Community Institutional and Public Service.

Permitted zoning uses include Commercial Indoor Lodging, Commercial Residential, Indoor Maintenance Service, Indoor Sales and Service, and Medical Office. Utilities are already on site.

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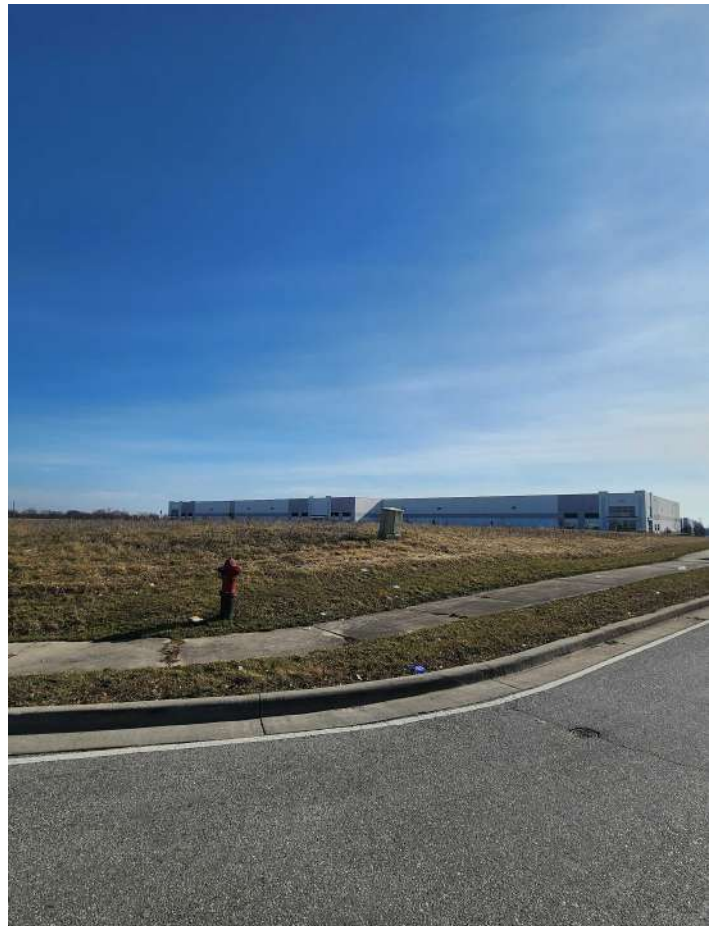
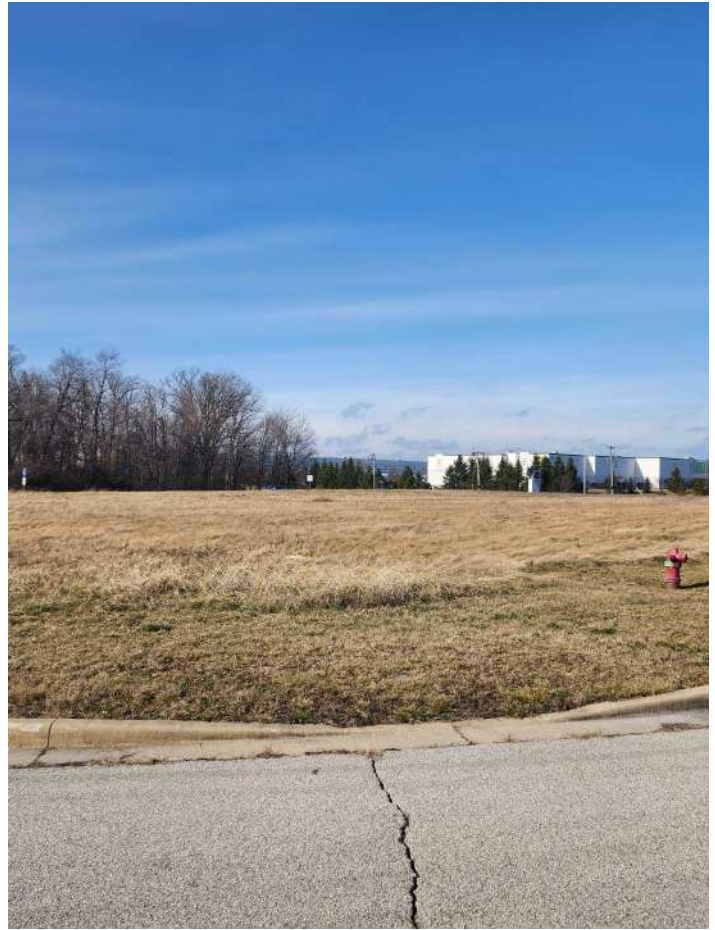
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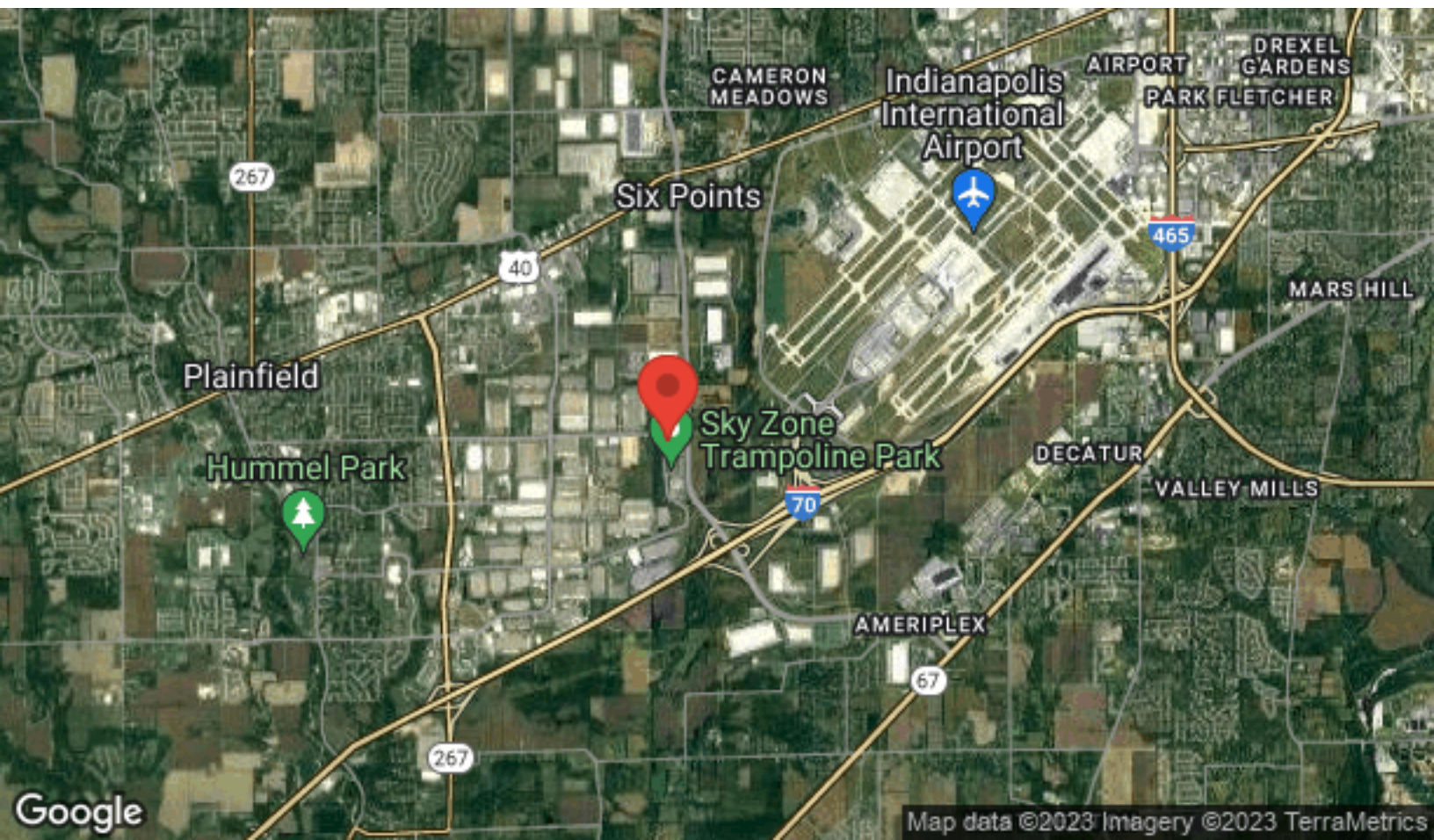
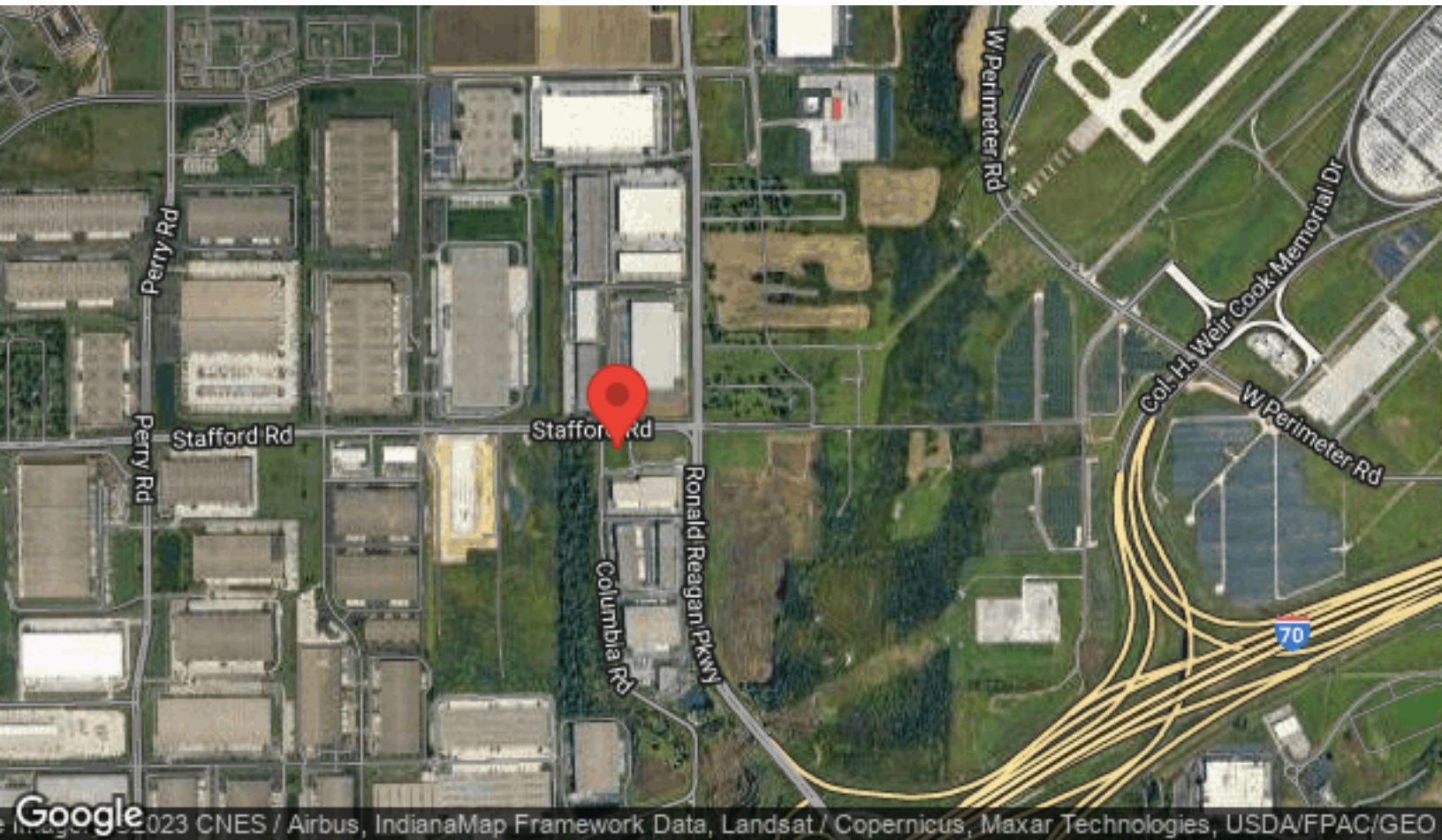
PROPERTY PHOTOS

SWIFT DRIVE



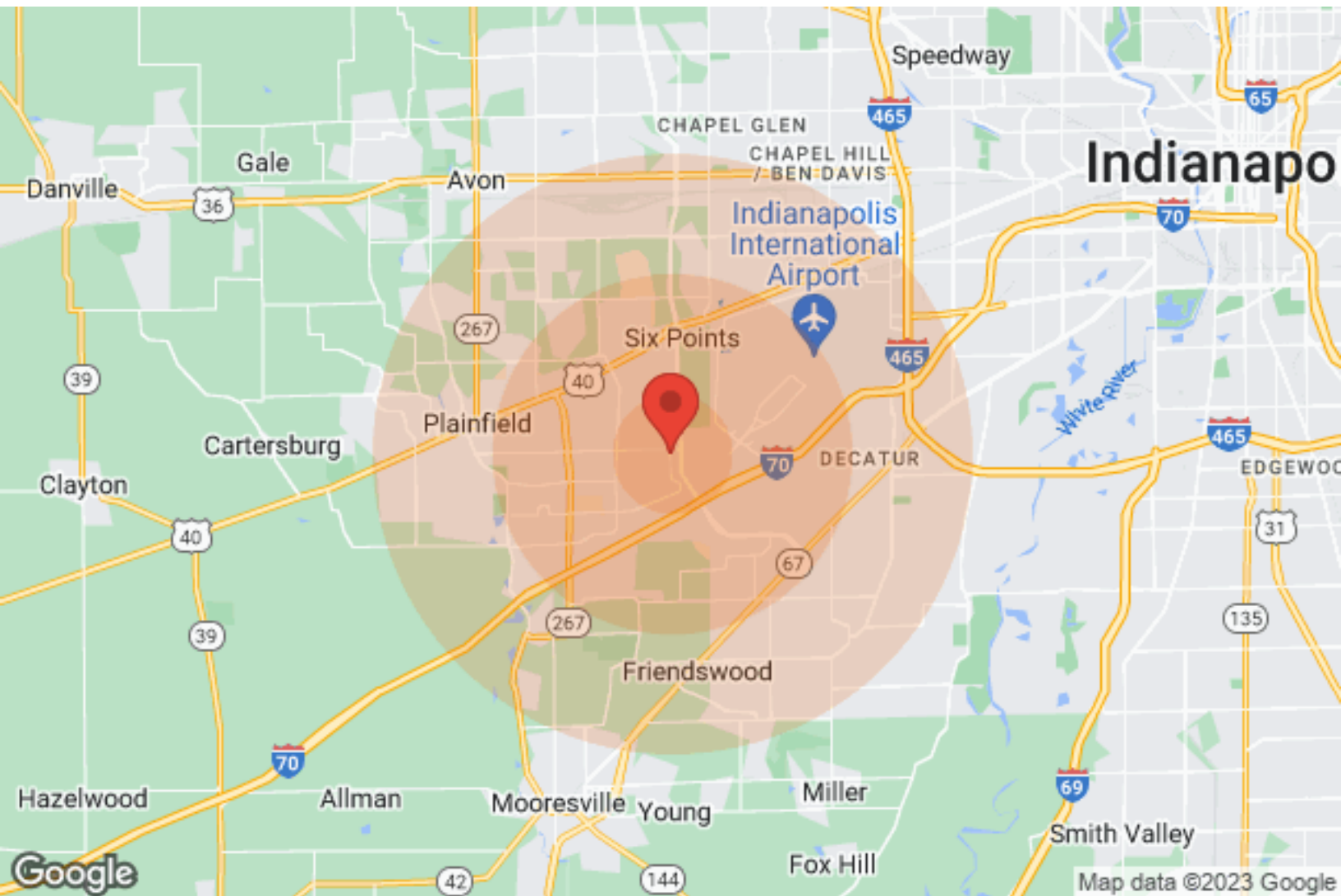
LOCATION MAPS

SWIFT DRIVE



DEMOGRAPHICS

SWIFT DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	668	12,063	40,320
Female	797	12,476	37,046
Total Population	1,465	24,539	77,366

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	224	5,166	16,928
Ages 15-24	167	3,579	11,930
Ages 25-54	569	8,906	29,235
Ages 55-64	189	3,026	8,626
Ages 65+	316	3,862	10,647

Race	1 Mile	3 Miles	5 Miles
White	1,395	22,574	65,680
Black	7	747	6,670
Am In/AK Nat	N/A	N/A	34
Hawaiian	N/A	N/A	N/A
Hispanic	28	643	4,151
Multi-Racial	40	1,280	6,822

Income	1 Mile	3 Miles	5 Miles
Median	\$58,226	\$51,679	\$54,665
< \$15,000	97	635	1,607
\$15,000-\$24,999	9	645	1,916
\$25,000-\$34,999	11	933	2,763
\$35,000-\$49,999	140	1,666	4,727
\$50,000-\$74,999	135	1,995	5,908
\$75,000-\$99,999	136	1,326	4,419
\$100,000-\$149,999	23	1,519	4,037
\$150,000-\$199,999	33	345	864
> \$200,000	N/A	184	560

Housing	1 Mile	3 Miles	5 Miles
Total Units	743	9,861	27,589
Occupied	667	9,207	25,858
Owner Occupied	343	6,315	18,987
Renter Occupied	324	2,892	6,871
Vacant	76	654	1,731

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