LAND FOR SALE

8965 N 600 W

McCordsville, IN 46055





PROPERTY DESCRIPTION

Prime development opportunity in rapidly growing McCordsville! This over 3-acre property has commercial potential, perfectly situated on the hard corner of Olio Road and 900 North. With high visibility, this location is ideal for a variety of ventures, offering excellent exposure to both local and commuter traffic. Conveniently located just across from Leo's Market. This site will not be approved for gas stations or truck parking, survey on file.

PROPERTY HIGHLIGHTS

- 3.76 Acres
- Commercial Potential
- Utilities on / near Site

OFFERING SUMMARY

Sale Price:	$1,500,000
Lot Size:	3.76 Acres
Taxes Per Year:	$1,730.00
Traffic Count:	11,500 Cars Daily
Zoning:	R-1

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,866	6,471	14,061
Total Population	5,488	19,088	40,092
Average HH Income	$141,758	$196,954	$195,801

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.

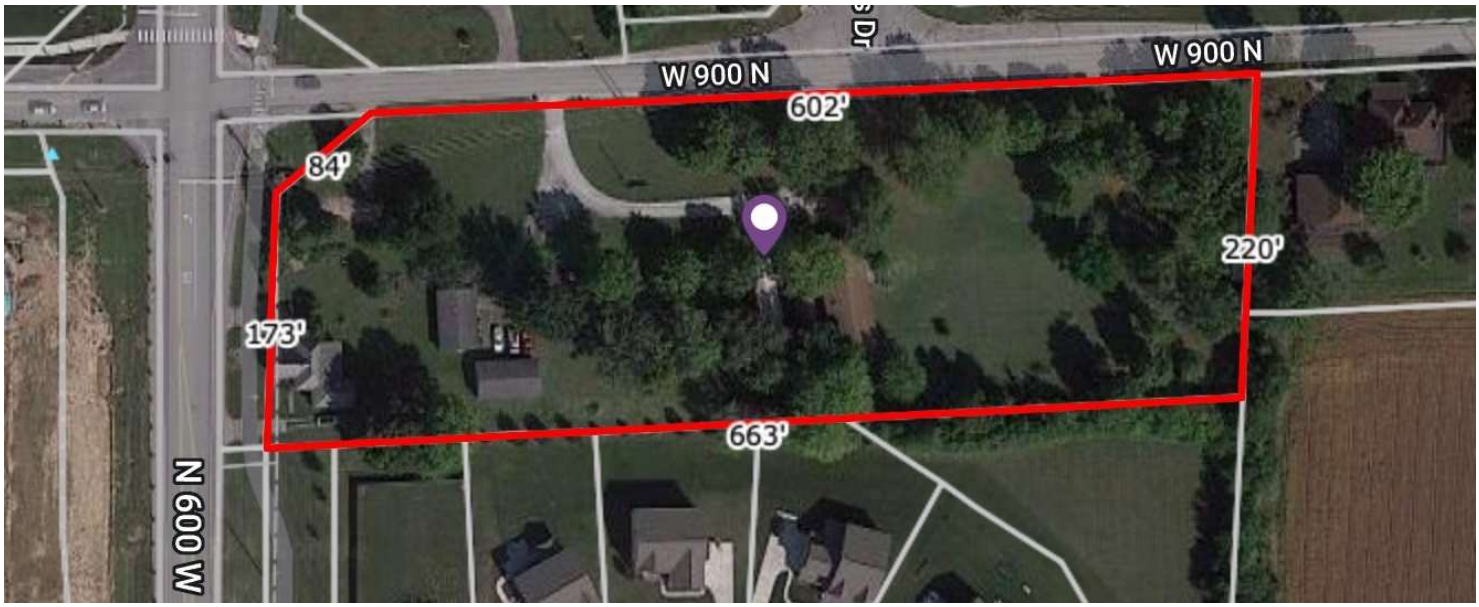
SHELLY JOHNSON
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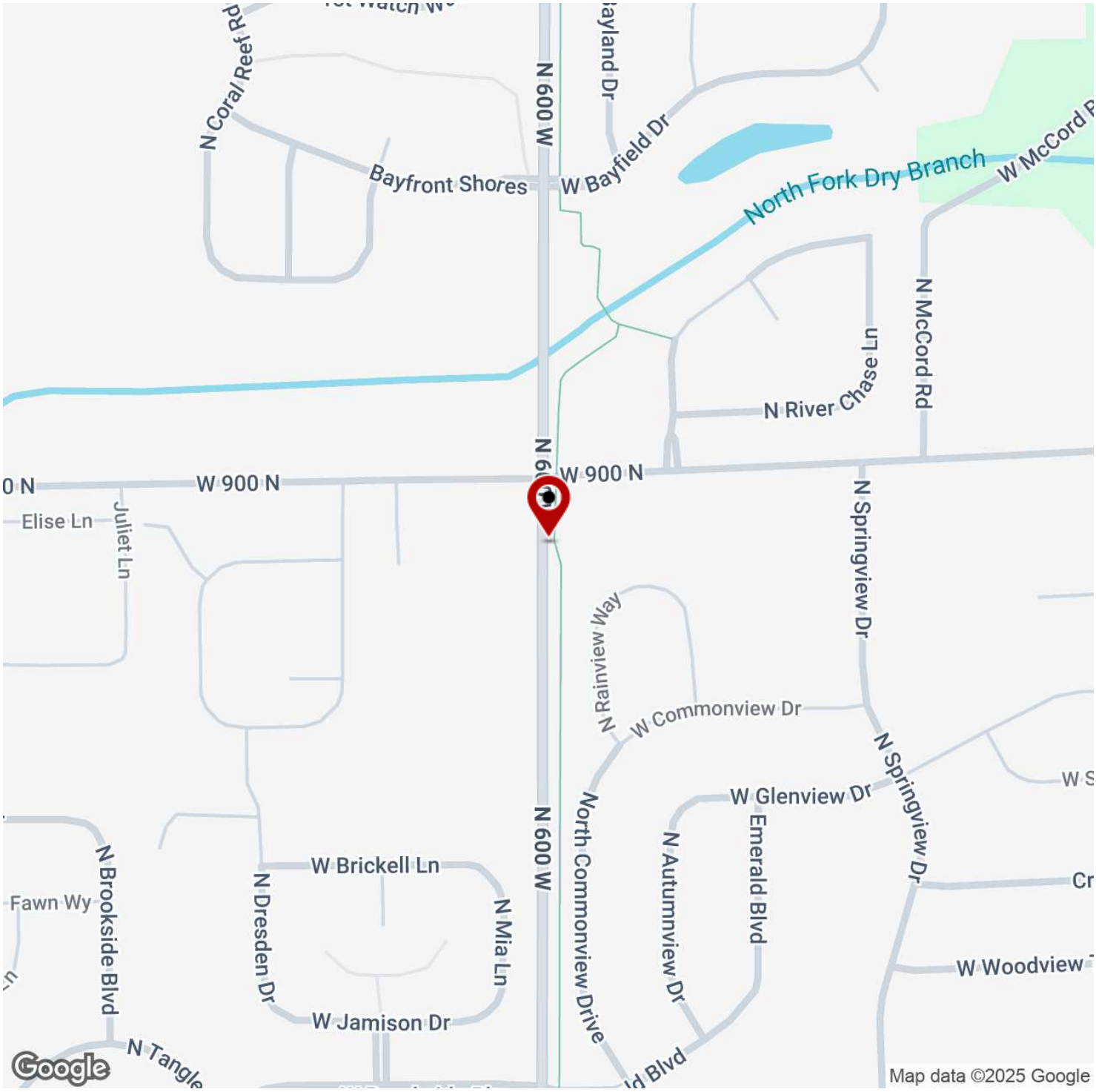
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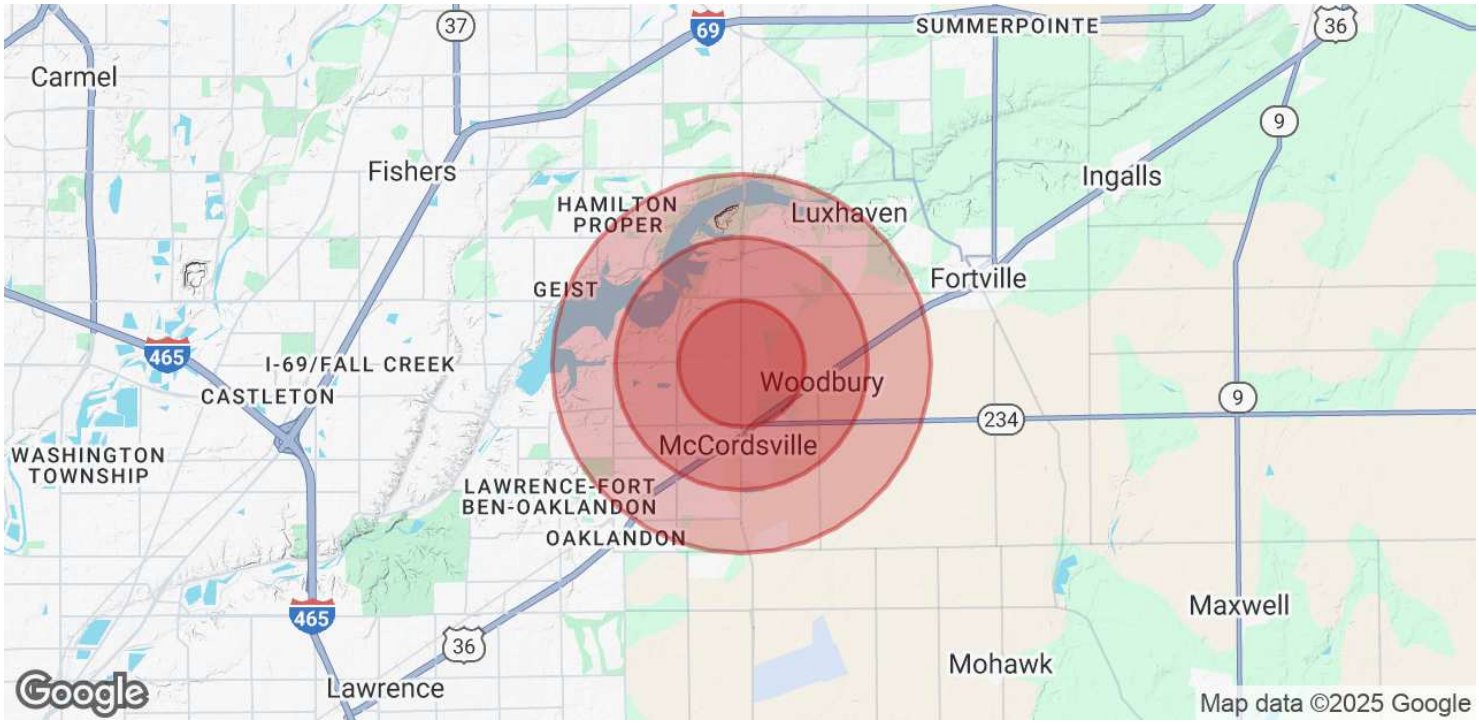
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,488	19,088	40,092
Average Age	38	38	38
Average Age (Male)	37	37	38
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,866	6,471	14,061
# of Persons per HH	2.9	2.9	2.9
Average HH Income	$141,758	$196,954	$195,801
Average House Value	$371,502	$465,213	$482,724

** Demographic data derived from 2020 ACS - US Census*

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