



FOR SALE

HIGHLIGHTS

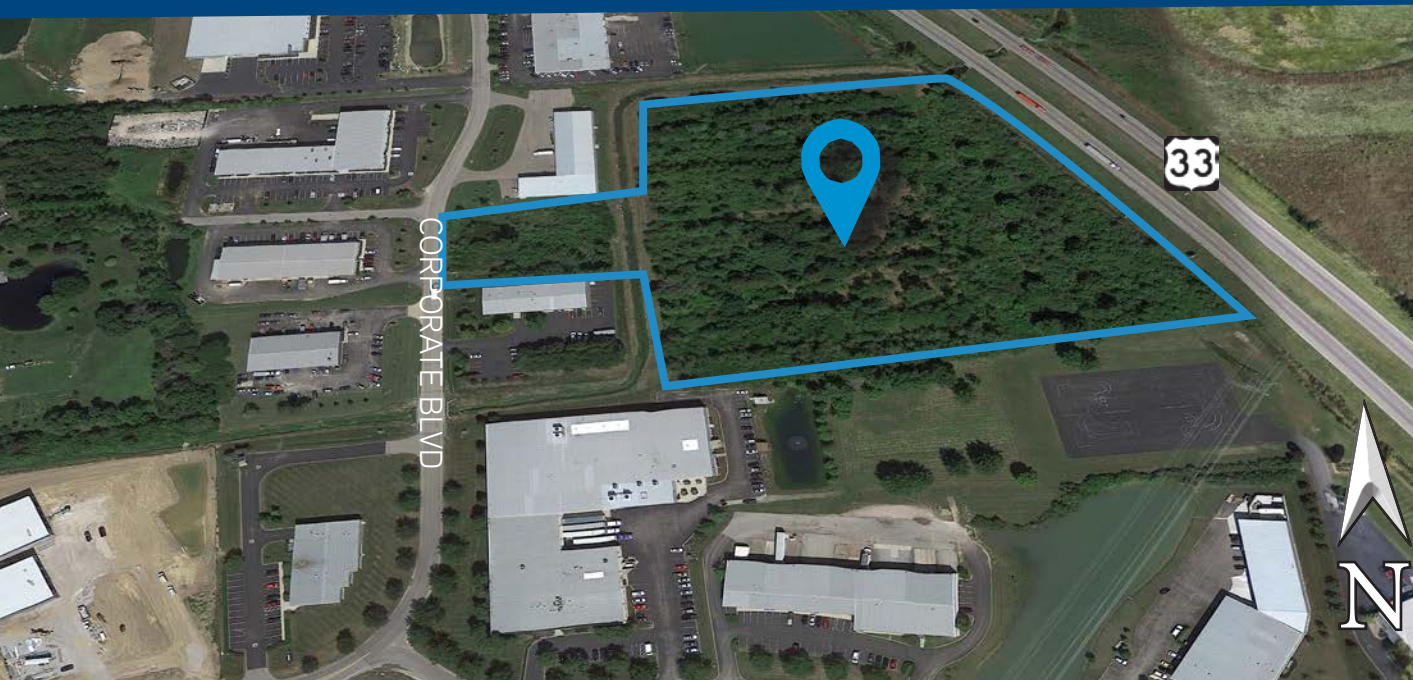
- > +/- 13.18 Acres
- > All utilities available to site
- > Freeway exposure on U.S. 33

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Highly visible office / warehouse site in the heart of the growing 33 Smart Mobility Corridor. Excellent highway access, zoning and utilities available for many office / warehouse and R&D uses.

- > Jerome Township Commerce District (COM) Zoning
- > 10" water line at street with available capacity
- > 8" sanitary to site, 10" sanitary across street, with available capacity

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Total Acres: +/- 13.18

Sale Price: \$89,000 / Per Acre

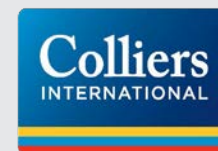
Demographics

	3 Mile	5 Mile	7 Mile
Population	25,682	67,762	166,868
Total Households	8,639	24,960	64,192
Average Household Income	\$170,757	\$146,444	\$119,875

Traffic Counts

US RT 33	53,366 VPD
Industrial Pkwy	7,113 VPD

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