### FOR SALE > LAND

# 2 Sites Along Northfield Drive

CR 625 E & NORTHFIELD DRIVE, BROWNSBURG, IN



### **Property Highlights**

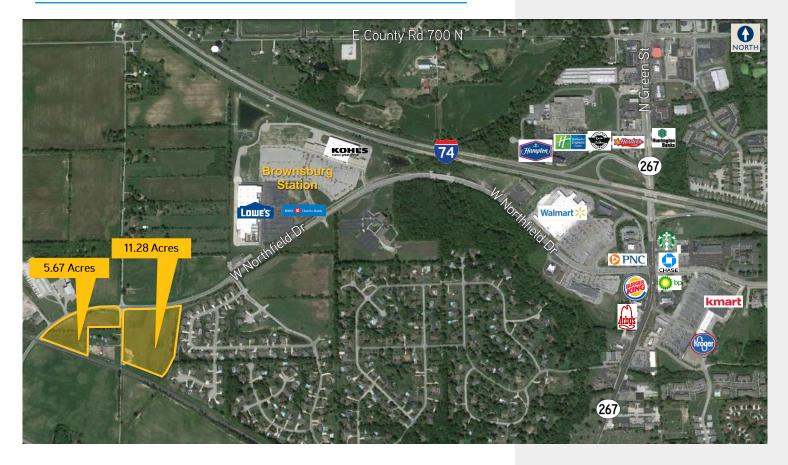
- > Two sites:
  - ±11.28 acres east of 625 N:
    Price Reduced: \$439,900
  - ±5.67 acres west of 625 N
    Price Reduced: \$221,900
- > Close to many amenities
- > Frontage along Northfield Drive
- > Located in rapidly growing Brownsburg
- > Excellent access to I-74
- > Zoned C2 (formerly C3) and EC
- > Hendricks County is the 2nd fastest growing county in Indiana

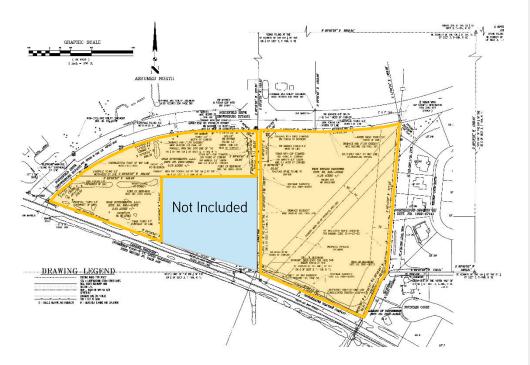
#### DEMOGRAPHICS 3 Miles 5 Miles 10 Miles 51,050 268,790 Population 28,854 2017 Population 31,517 56,607 283,634 **Total Households** 10,641 18,310 103,518 2017 Total Households 11,623 20,274 108,548 Average Household Income \$79,586 \$81,851 \$68,635 2017 Average Household Income \$87.587 \$90.250 \$76.621 ANNUAL AVERAGE DAILY TRAFFIC I-74 & SR 267 33.550 vehicles

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## Aerial Map & Site Plan





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