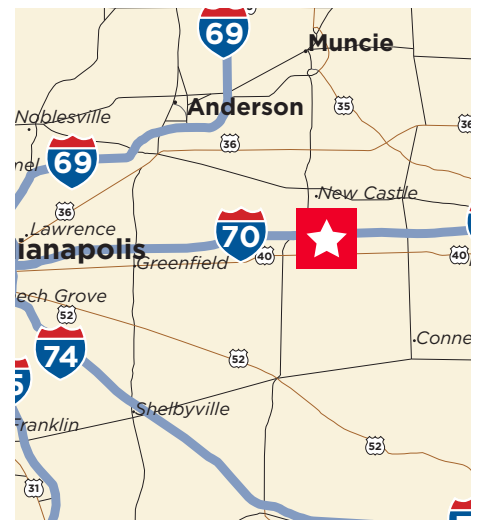


## Property Highlights

- +/- 82 acres of land
- Great access to I-70 at Exit 123 (New Castle/Spiceland)
- Located next to Montgomery's Steakhouse, Flying J Travel Center, New Castle Motorsports Park
- Utilities at site
- Currently zoned AG
- Additional acreage available
- Asking price \$1,110,000



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### Demographics (2018)

|                            | 3 Miles  | 5 Miles  | 10 Miles |
|----------------------------|----------|----------|----------|
| Estimated Population       | 2,037    | 8,735    | 39,795   |
| Estimated Households       | 837      | 3,848    | 15,717   |
| Est. Avg. Household Income | \$61,969 | \$65,829 | \$60,733 |

Demographic Source: Applied Geographic Solutions 04/2018, TIGER Geography

### Traffic Counts

2017 counts from INDOT:  
 I-70 west of SR3 = 37,782  
 I-70 east of SR3 = 35,231  
 SR3 south of I-70 = 38,842

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