

# U.S. 136 & E. Northfield Dr. Brownsburg, IN 46112



# **Property Highlights**

- 3 parcels of land totaling +/-99.8 acres.
- Utilities available.
- Zoned AG
- Parcels 1 and 2 are \$85,000 per acre
- Parcel 3 is \$40,000 per acre
- 2016 traffic counts: U.S. 136, 5,847; Northfield Drive (south of U.S. 136), 5,459; Northfield Drive (north of U.S. 136), 12,381



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### LAND FOR SALE

# U.S. 136 & E. Northfield Dr.

Brownsburg, IN 46112

#### **Aerial**



## **Demographics**

	3 Miles	5 Miles	10 Miles
Population	31,486	56,221	275,599
Average Household Income	\$67,454	\$102,594	\$81,664
Daytime Population (Age 16+)	18,447	25,232	172,155

 $2019\ estimates.\ Source: Applied\ Geographic\ Solutions\ 10/2019,\ TIGER\ Geography$ 

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# **Traffic Counts**

U.S. Highway 136	11,387
Northfield Drive (south of U.S. 136)	7,192
Northfield Drive (north of U.S. 136)	15,937

 $2018\ AADT.\ Source:\ Indiana\ Department\ of\ Transportation$ 

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