



**CUSHMAN &
WAKEFIELD**

LAND FOR SALE

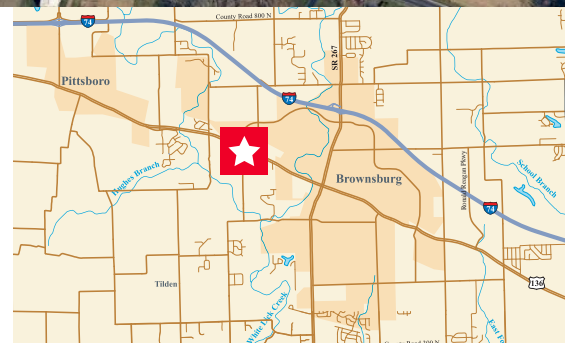
U.S. 136 & E. Northfield Dr.

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



Bo Leffel

Director

Direct +1 317 639 0441

Mobile +1 317 370 8296

bo.leffel@cushwake.com

Ryan E. Baker

Associate

Direct +1 317 352 5428

Mobile +1 317 979 7182

ryan.baker@cushwake.com

cushmanwakefield.com



CUSHMAN & WAKEFIELD

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

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

Bo Leffel

Direct +1 317 639 0441
Mobile +1 317 370 8296
bo.leffel@cushwake.com

Ryan E. Baker

Direct +1 317 352 5428
Mobile +1 317 979 7182
ryan.baker@cushwake.com

One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
cushmanwakefield.com