

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 \$25,000/acre



Bo Leffel

Director

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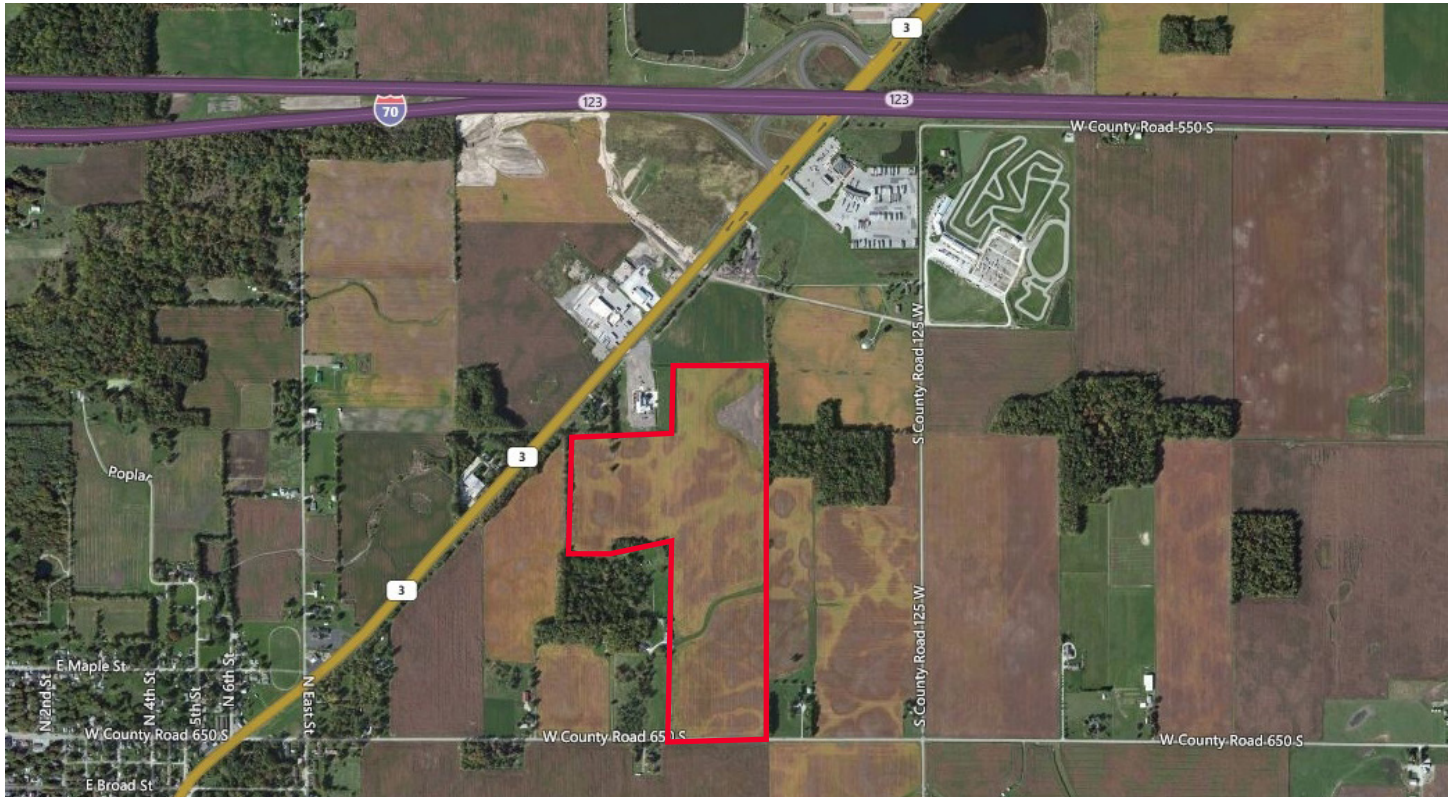
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Demographics (2019)

	3 Miles	5 Miles	10 Miles
Estimated Population	1,917	9,340	39,285
Estimated Households	802	4,221	15,796
Est. Avg. Household Income	\$63,267	\$70,902	\$61,154

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

Traffic Counts

2019 counts from INDOT:
 I-70 west of SR3 = 38,498
 I-70 east of SR3 = 34,044
 SR3 south of I-70 = 7,576

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