



SR 135 AND E. TWO CENT ROAD

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BARGERSVILLE, IN 46106

Barbara Dunn-Stear
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Baldwin Street

46.97+/- acres
Zoning: C-3
\$38,500/acre

State Road 144
Old Plank Road

Two Cent Road

State Road 135

Property Summary



OFFERING SUMMARY

Sale Price: \$1,808,345

Lot Size: 46.97 Acres

Zoning: C 3

Market: Indianapolis

Price / Acre: \$.38,500

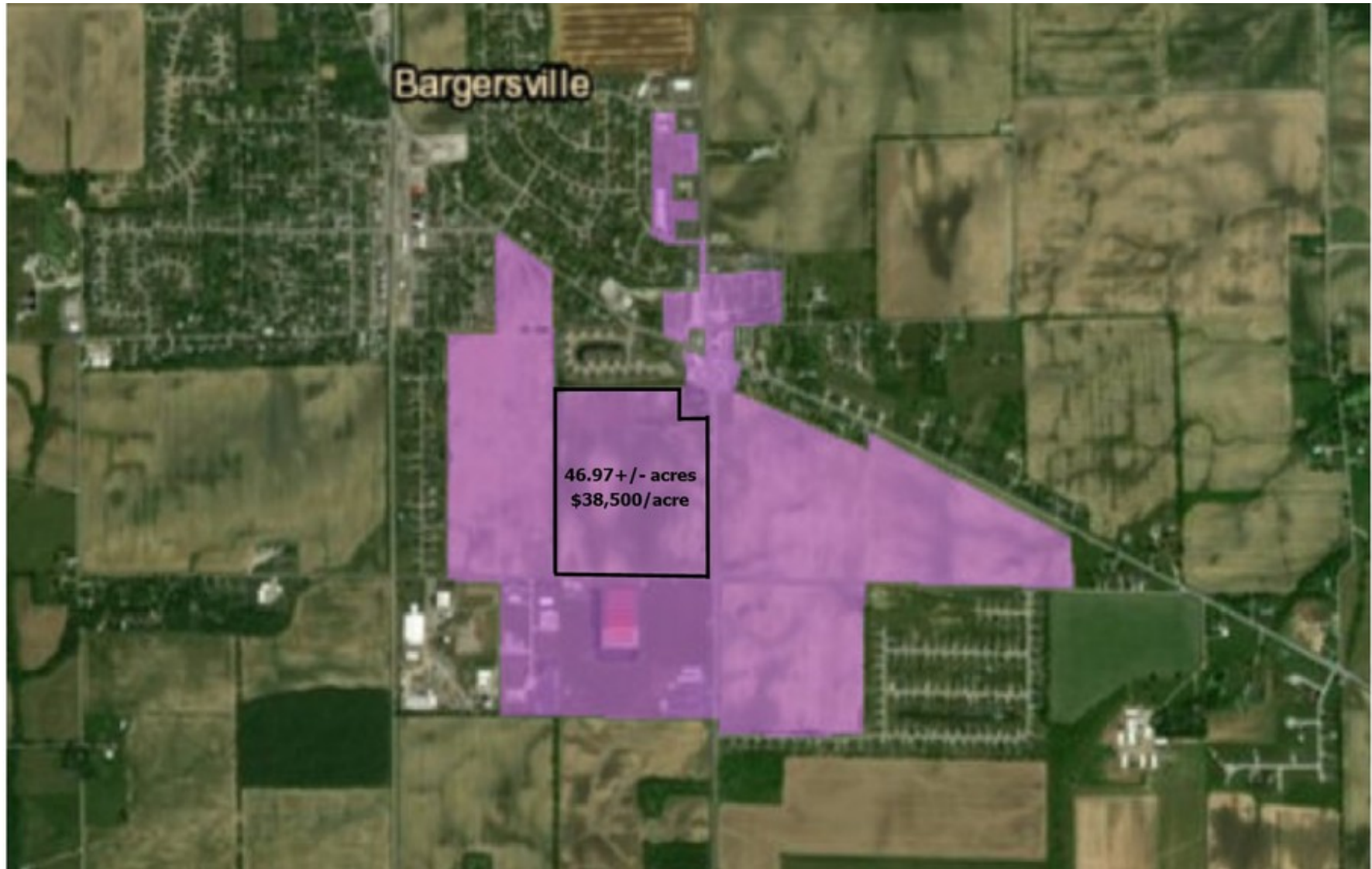
PROPERTY OVERVIEW

Prime residential or commercial development land in area of high future growth.

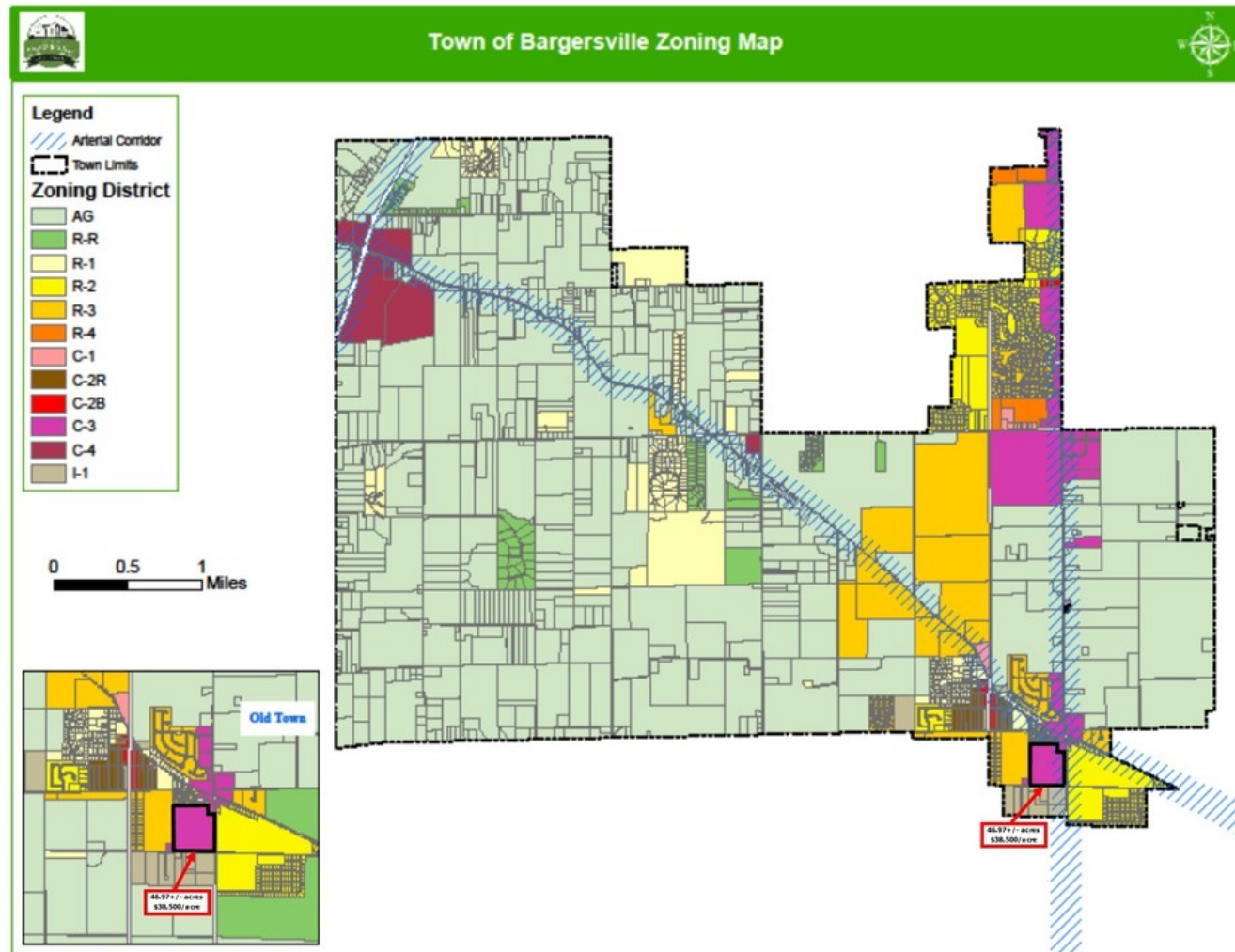
PROPERTY HIGHLIGHTS

- Incredible development ground in Bargersville
- Great opportunity for residential or commercial development
- Property is divisible
- Three points of ingress/egress - County Rd 144, State Rd 135 and Two Cent Rd

TIF District Map

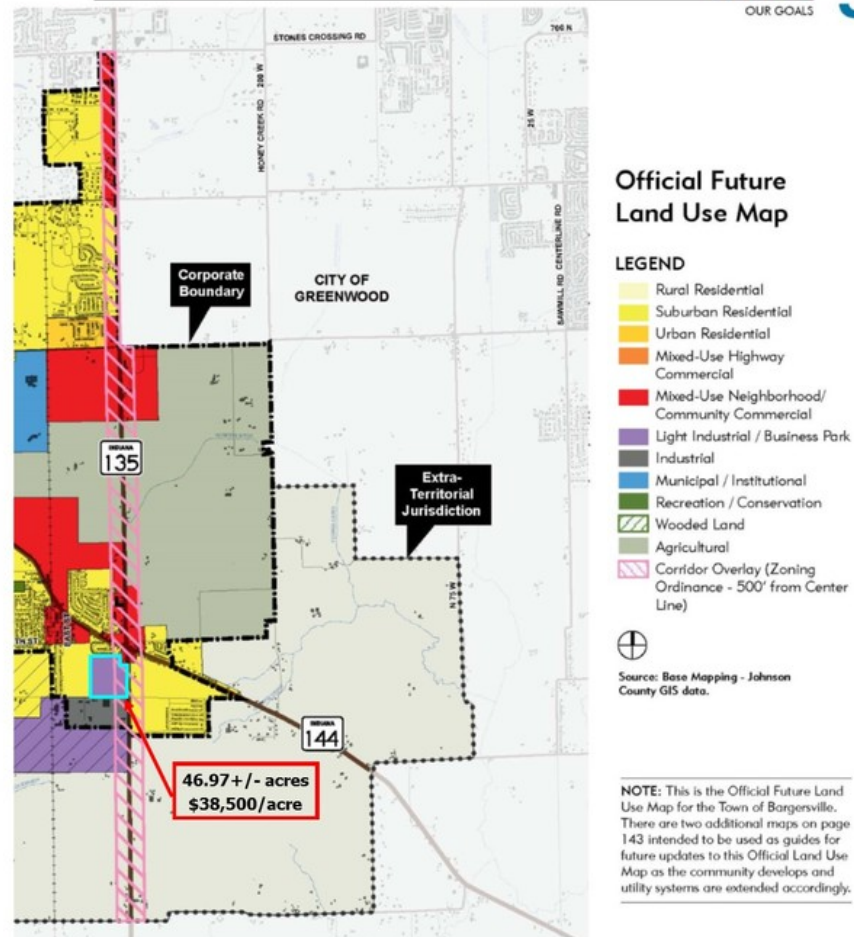


Zoning District Map

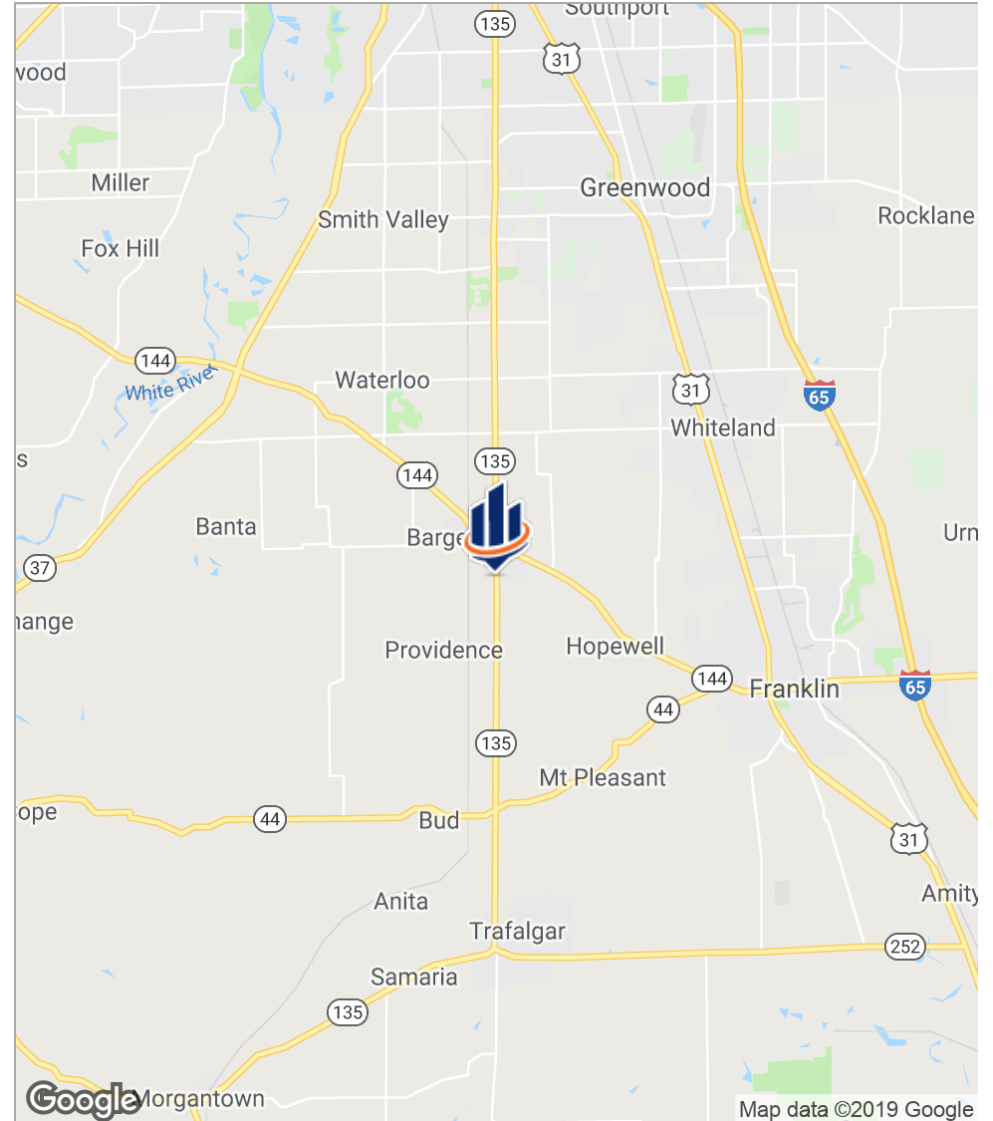
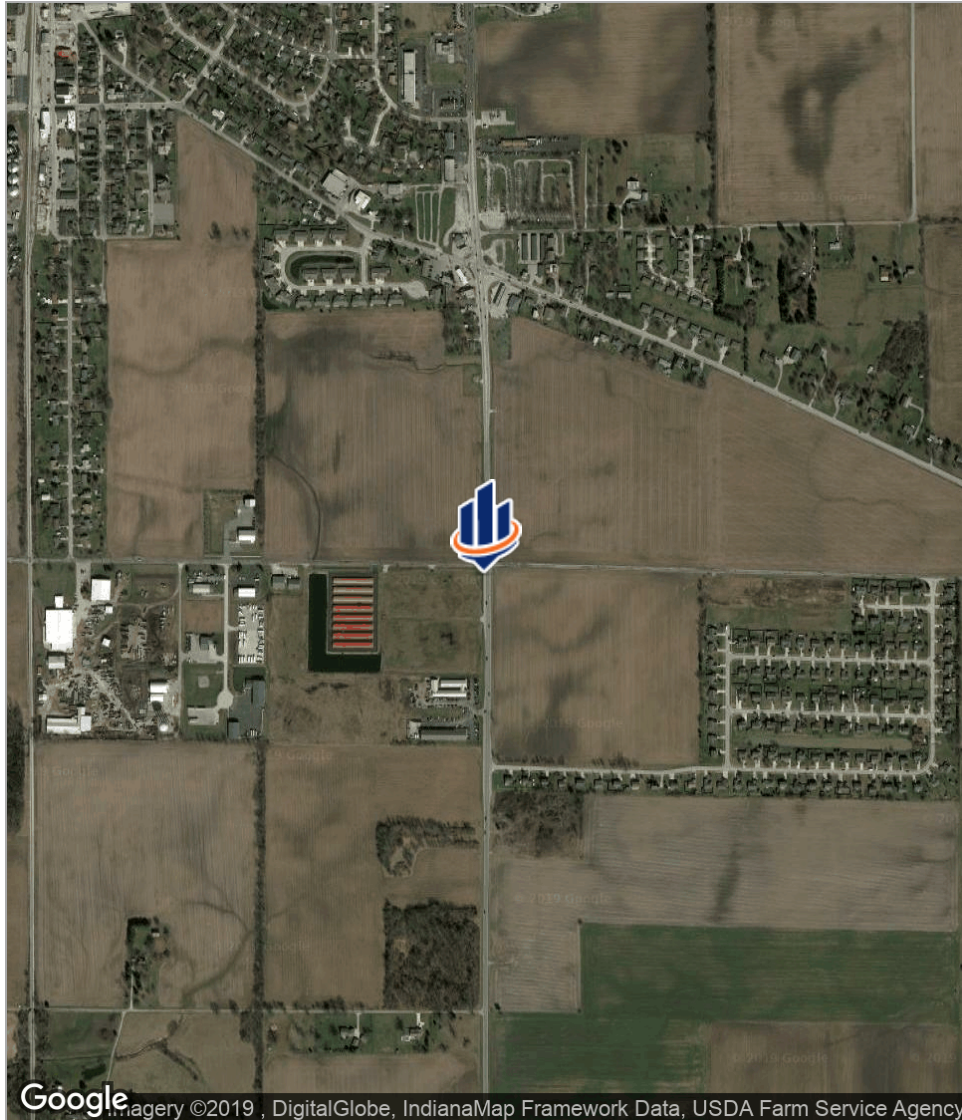


Future Land Use

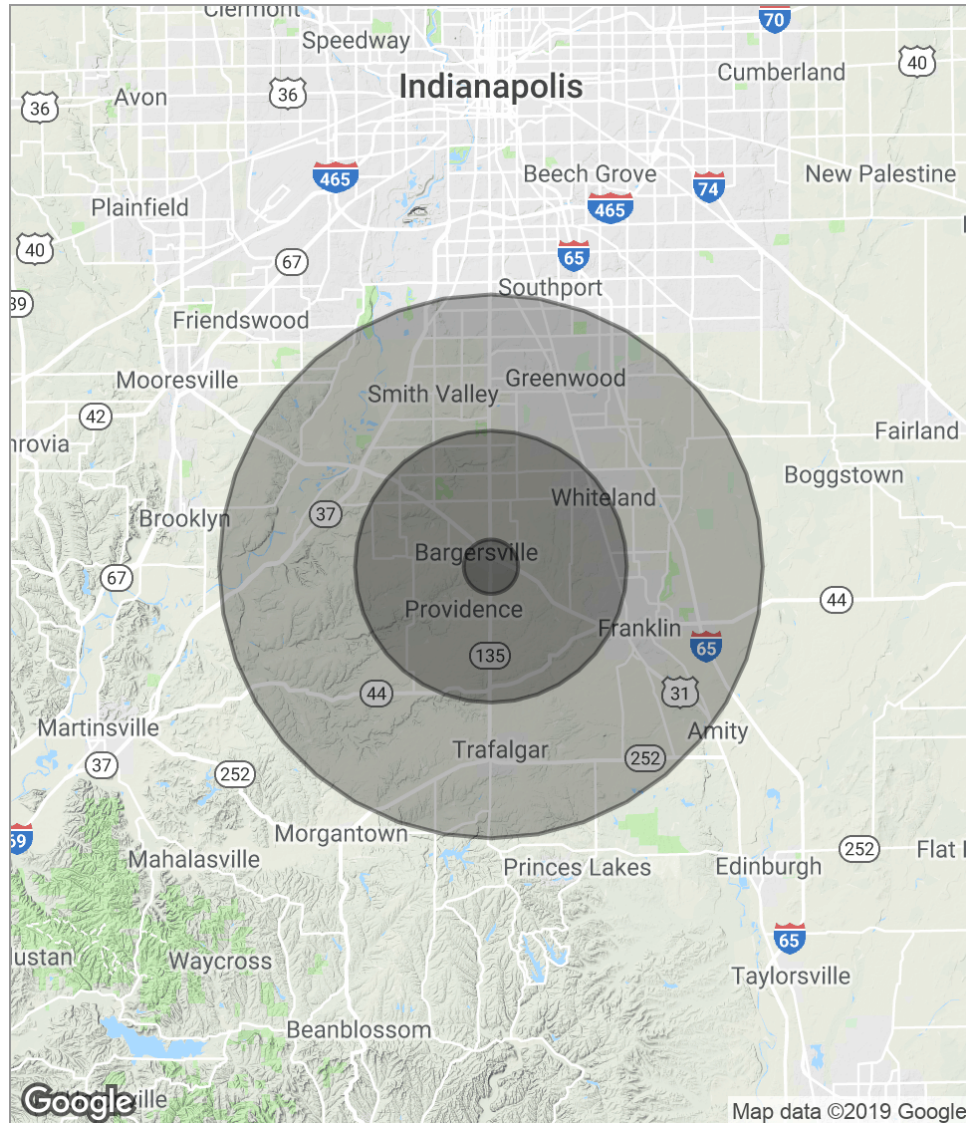
Land Use 3 OUR GOALS



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	627	23,852	187,102
Median age	36.3	36.4	36.6
Median age [Male]	34.8	35.4	35.2
Median age [Female]	38.3	37.5	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	221	8,548	71,456
# of persons per HH	2.8	2.8	2.6
Average HH income	\$76,578	\$84,817	\$72,267
Average house value		\$148,172	\$156,959

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

BARBARA DUNN-STEAR

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PROFESSIONAL BACKGROUND

Barbara Dunn-Stear provides a wealth of experience in land acquisitions and commercial sales and leasing. She brought a well-rounded background and more than 25 years of commercial real estate experience to SVN. A former teacher, retail shop owner, mechanical contracting manager and brokerage owner, Barbara is knowledgeable in the day-to-day decisions business face regarding real estate disposition. Barbara has achieved national designations for commercial work and been awarded the Indianapolis Monthly 5 Star Professional Realtor status for 2010-2016. She enjoys board positions with the Greater Greenwood Arts Council & the Southside Art League.