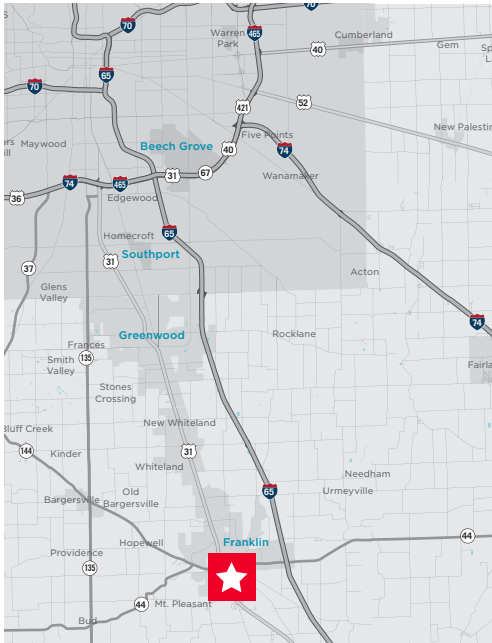


Property Highlights

- +/- 25 Acres of land
- ¼ Mile of frontage on US 31 (Morton Street)
- Full Access on US 31
- Zoned Institutional, allowing various uses including commercial/residential uses and assisted living.
- City Utilities at property
- Asking \$50,000 per acre



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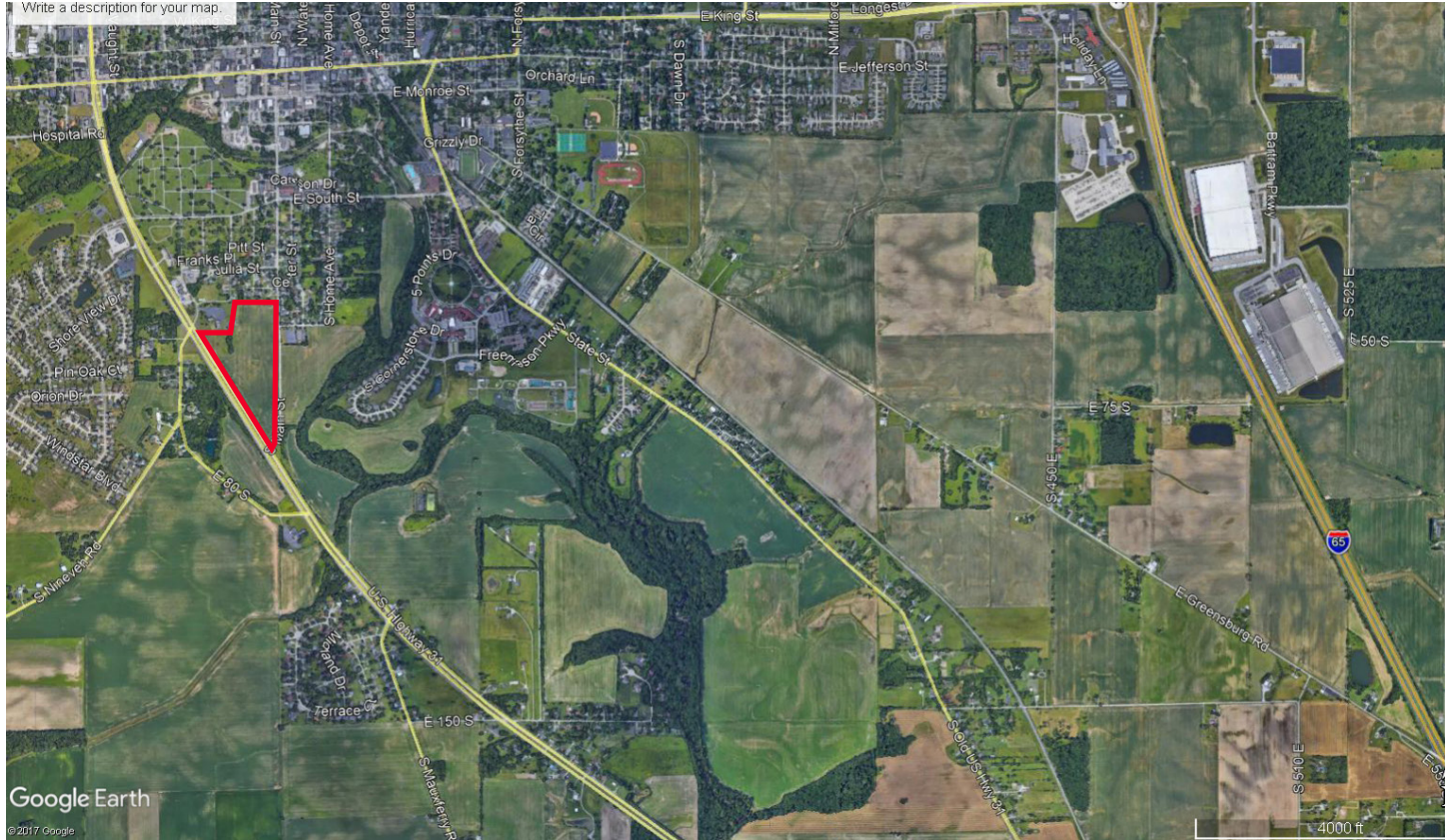
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Aerial

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,865	23,850	30,674
Average Household Income	\$73,367	\$71,848	\$73,409
Daytime Population (Age 16+)	6,339	19,194	23,912

2017 estimates. Source: Applied Geographic Solutions 04/2017, TIGER Geography

Traffic Counts

US 31	17,446 AADT
Main Street	1,131 AADT

2016 AADT. Source: Indiana Department of Transportation

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