

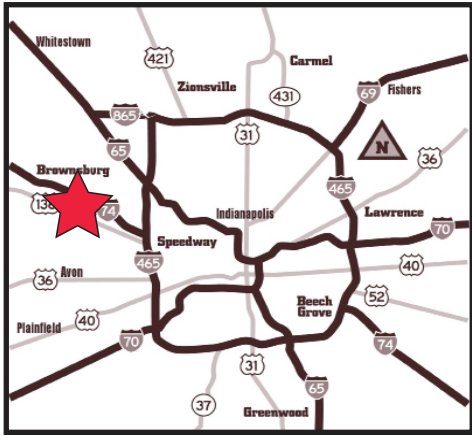
Prime Commercial Land: up to 11 acres, lots are divisible from 1.0 - 6.7 AC (interstate exposure)

SEC of Green St / 267 and Interstate 74, Brownsburg, IN 46112

Project Overview

Aerial (Site)

Aerial (Market)



Property Highlights:

- Up to 11 Acres (divisible) of Interstate 74 frontage with ingress/egress to Northfield Dr
- Potential Uses: Restaurant, Hotel, Retail, Grocery, Office, Medical, etc
- Highly visible to Interstate 74 (35,402 VPD) and Green St / 267 (32,982 VPD)
- Centrally located in the heart of Brownsburg's main retail corridor
- Large Trade area with regional drawing power
- Hendricks County is the 2nd fastest growing county in Indiana
- In 2017, wallethub.com ranked Brownsburg as #8 Best Places to Live in Indiana for Families
- In 2009, CNN Money Magazine ranked Brownsburg #1 place to live in Indiana and #33 nationally

DEMOGRAPHICS	3 mile	5 mile	7 mile
Population	35,195	60,057	144,172
Proj Annual Growth (2020 - 2020)	5.76%	5.87%	5.24%
Households	12,547	21,576	54,781
Average HH Income	\$105,051	\$108,068	\$99,473

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Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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