

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

- 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

Aerial (Market)

- 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 & #33 nationally

Aerial (Site)

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



Project Overview

Aerial (Market)

Aerial (Site)



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Aerial (Market)

Aerial (Site)



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FOR MORE INFORMATION
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