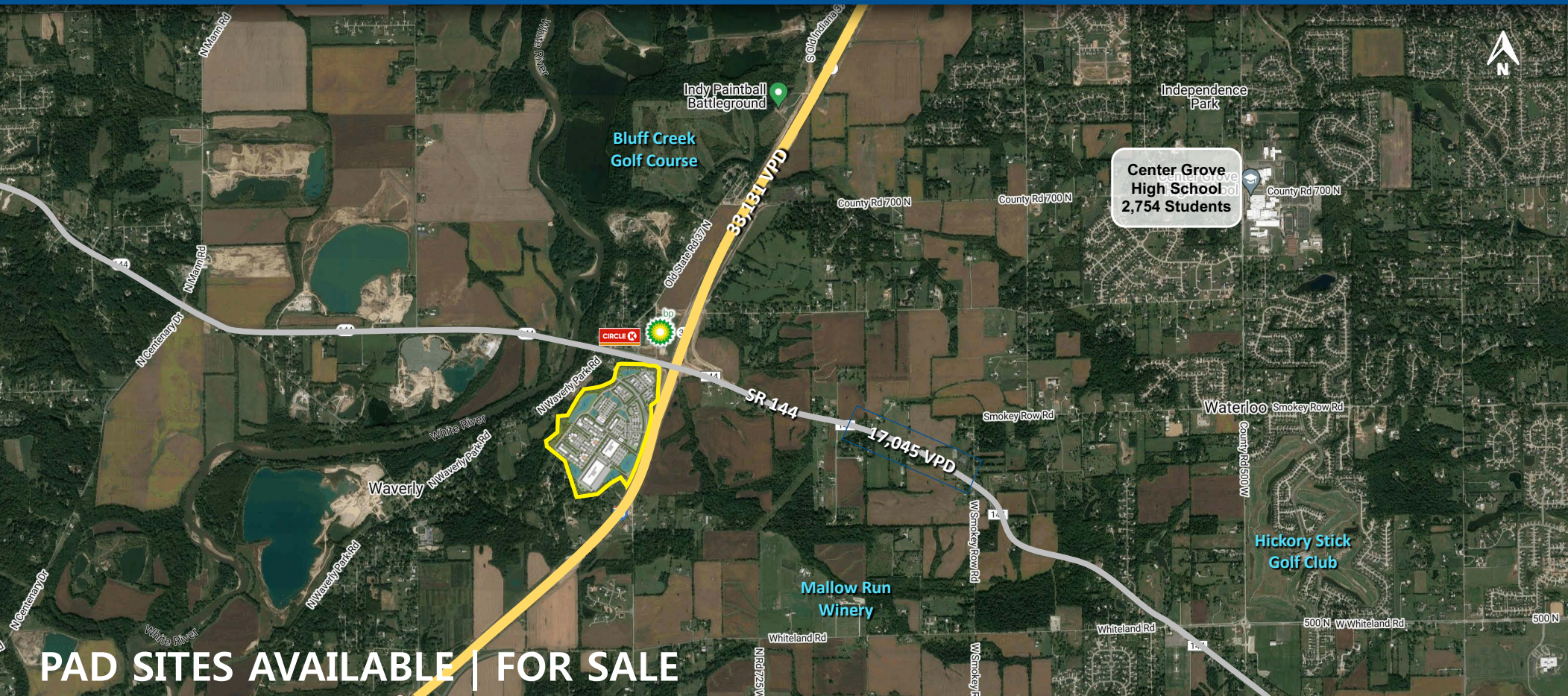


WHETZEL TRACE 89 ACRE MIXED-USE DEVELOPMENT

PROPERTY
OVERVIEW



PAD SITES AVAILABLE | FOR SALE

PROPERTY HIGHLIGHTS:

+/- 89 Acre Mixed-Use Development with Restaurant, Auto, Medical, Hotel, and Apartment Pads | For Sale or Lease

Intersection of Morgan, Hendricks, and Johnson Counties

Immediate Access from I-69 (33,131 ADT) and SR 144 (17,045 ADT)

Located in a highly underserved area, bringing new amenities like grocery, fuel & convenience services, restaurant & retail, and new market-rate apartments to a wide ranging population base.

Newly completed highway interchange off of I-69. I-69 road construction completed from Indianapolis to Evansville

Round-a-bout recently completed on SR-144 for quick access

Less than 3.5 miles from Center Grove Public Schools (over 8,959 students)

US-144 is one of the only roads that crosses the White River, providing direct access to Mooresville, Plainfield and IND airport for Johnson County commuters