

## 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











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## 89 ACRE MIXED-USE DEVELOPMENT

AERIAL  
PHOTOS



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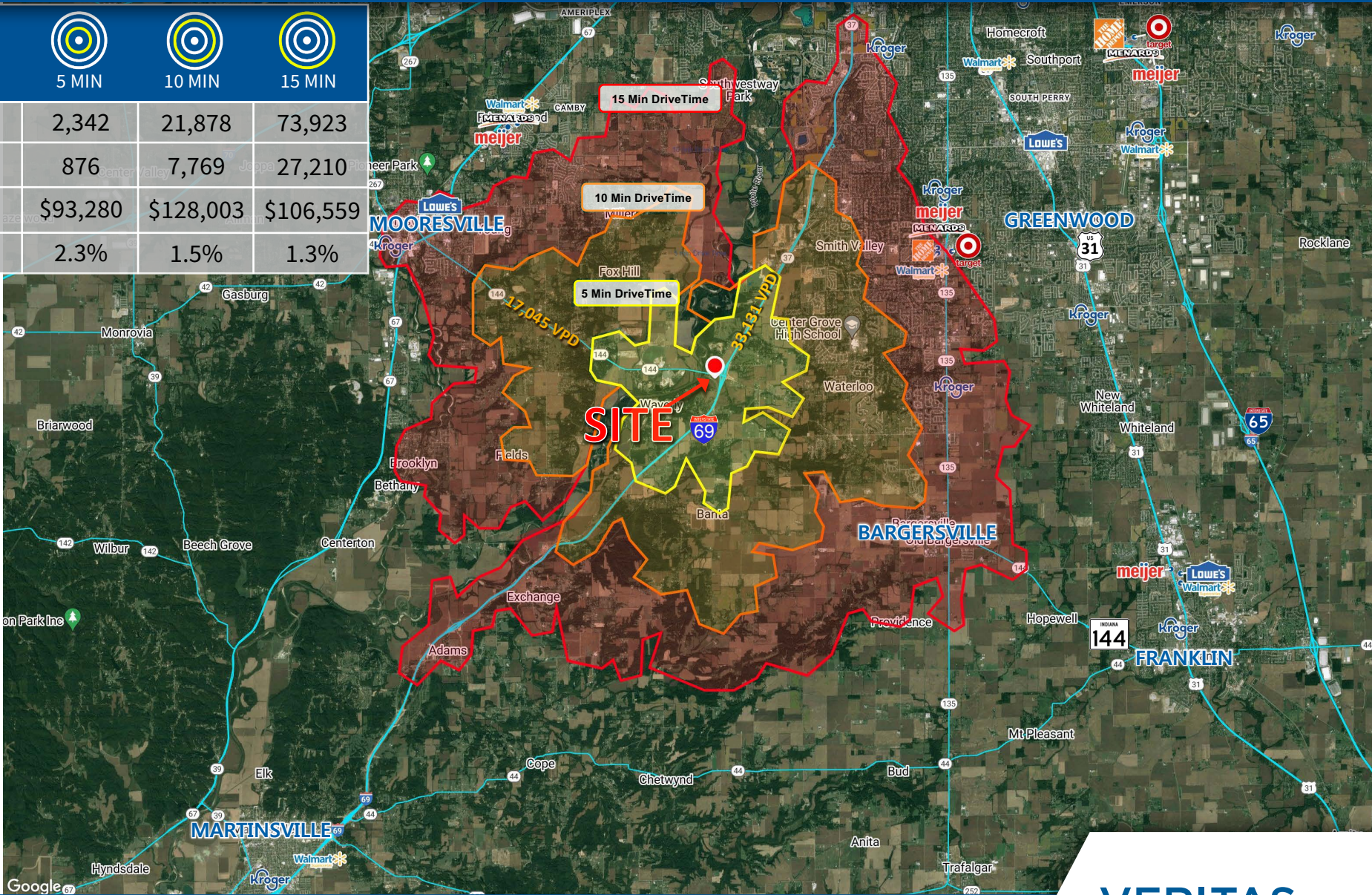


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## 89 ACRE MIXED-USE DEVELOPMENT

PROPERTY  
SITE PLAN

DEMOGRAPHICS Drive Time	 5 MIN	 10 MIN	 15 MIN
Population:	2,342	21,878	73,923
Households:	876	7,769	27,210
Avg. HH Income:	\$93,280	\$128,003	\$106,559
5-Yr Pop Growth:	2.3%	1.5%	1.3%



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