

# FOR SALE - High-Profile Commercial Outlots

SWC of 136 & Northfield Drive  
Brownsburg, IN 46112

**\$389,000/acre**



*Size: Up to 4.76 acres*

# HIGH-PROFILE SITE IN AWARD-WINNING MARKET



Property will be provided in pad ready condition all utilities to site



Located on a hard high profile corner



Site is visible to over 30,000 cars per day



Surrounded by residential and a quickly growing population

(165 homes immediately behind site)



The only corner at the intersection that will allow retail

## RECOGNITION

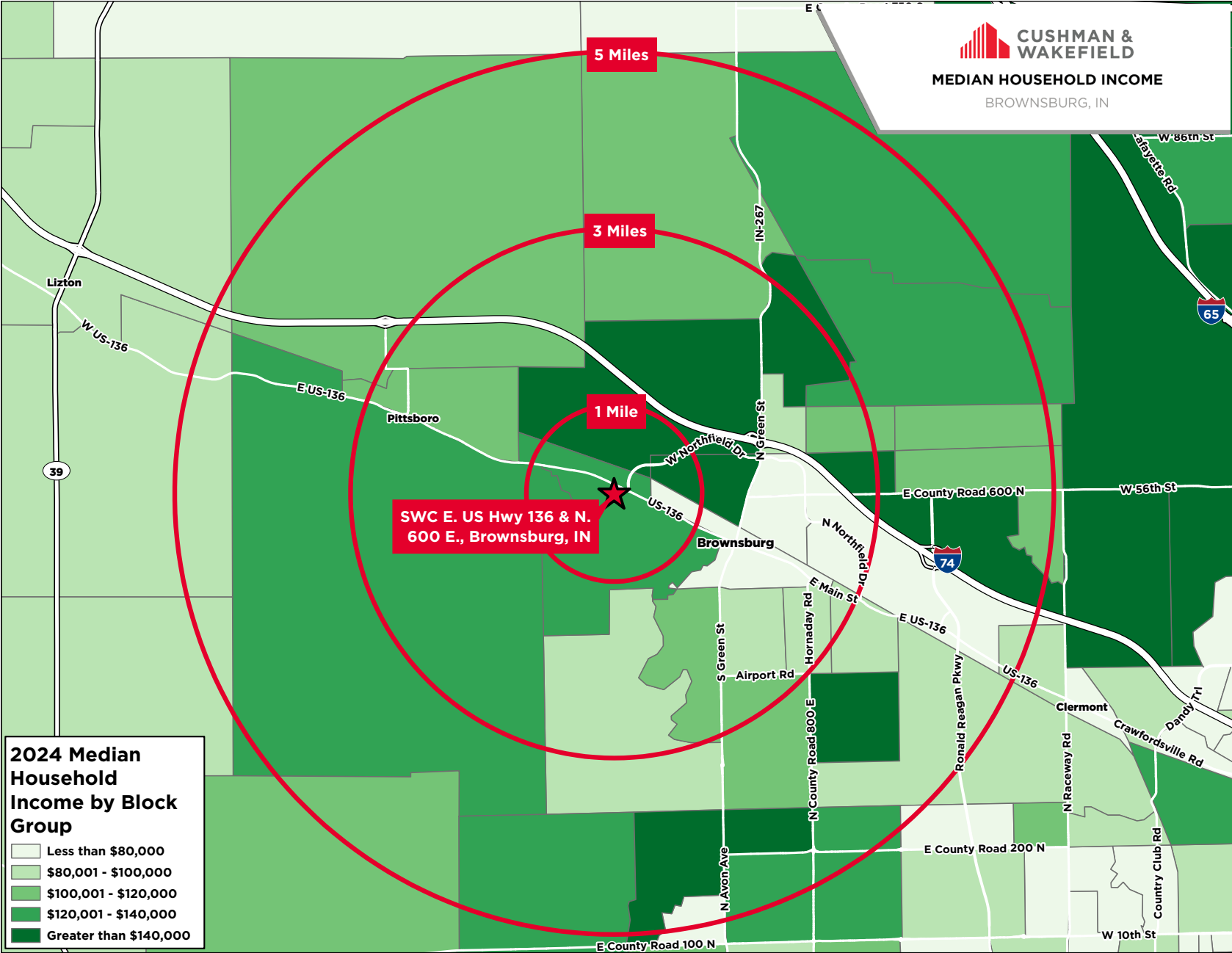
- Best Suburbs to Live In Near a Large City (#1) - Smart Asset
- Best place to live in America (#18) - Money.com
- Best US Suburb for First-Time Homebuyers (#16) - Today's Homeowner
- Exceptional Park Design for Stephens Park - Indiana Park and Recreation Association
- Best small city in America (#27) - WalletHub
- Safest City in Indiana (#6) - Safewise
- Best suburbs to live in the Indianapolis area (#7) - Niche
- Best suburbs for young professionals in the Indianapolis area (#10) - Niche
- Best place to live in Indiana for families, 2019 (#6) - WalletHub
- Best city to live in Indiana, 2019 (#13) - ChamberofCommerce.org



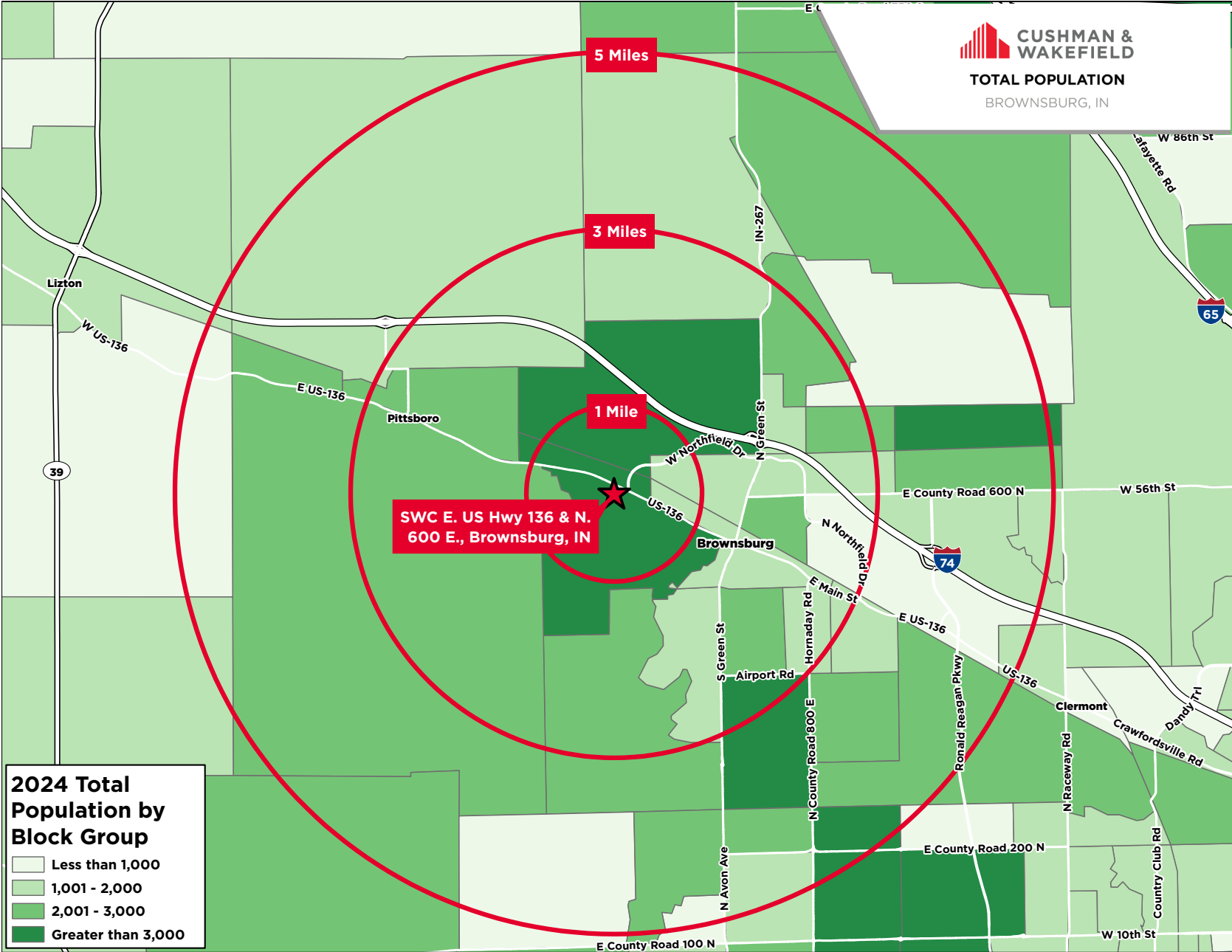
# AERIAL MAP



# DEMOGRAPHIC MAP - HOUSEHOLD INCOME



# DEMOGRAPHIC MAP - POPULATION



**FOR MORE INFORMATION, PLEASE CONTACT:**

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## **POTENTIAL REPRESENTATION OF COMMERCIAL OUTLOTS**



### **ALL ABOUT BROWNSBURG**

The Town of Brownsburg is a suburb of Indianapolis, Indiana located in Hendricks County. With more than 30,000 residents, the Town of Brownsburg offers a high-quality school system, quality parks and trails, and a strong business climate. The Town of Brownsburg is one of the fastest-growing communities in the state. Brownsburg has been recognized three times by CNN's Money magazine for being among the nation's "Best Places to Live" for its low crime, a strong economy, affordable homes, and excellent schools.

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