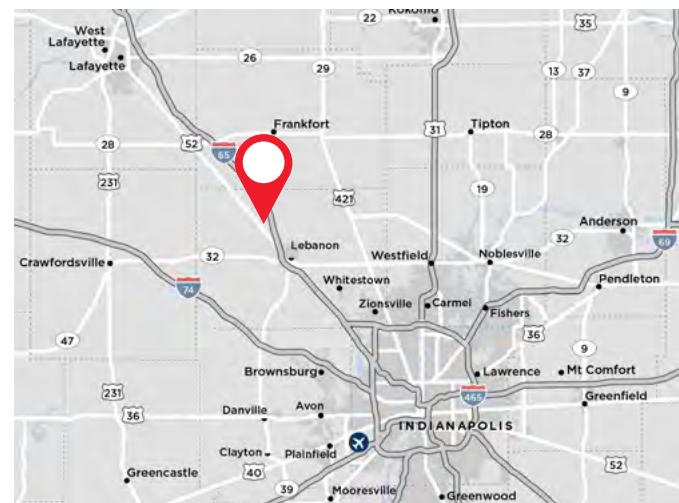


KEY FEATURES

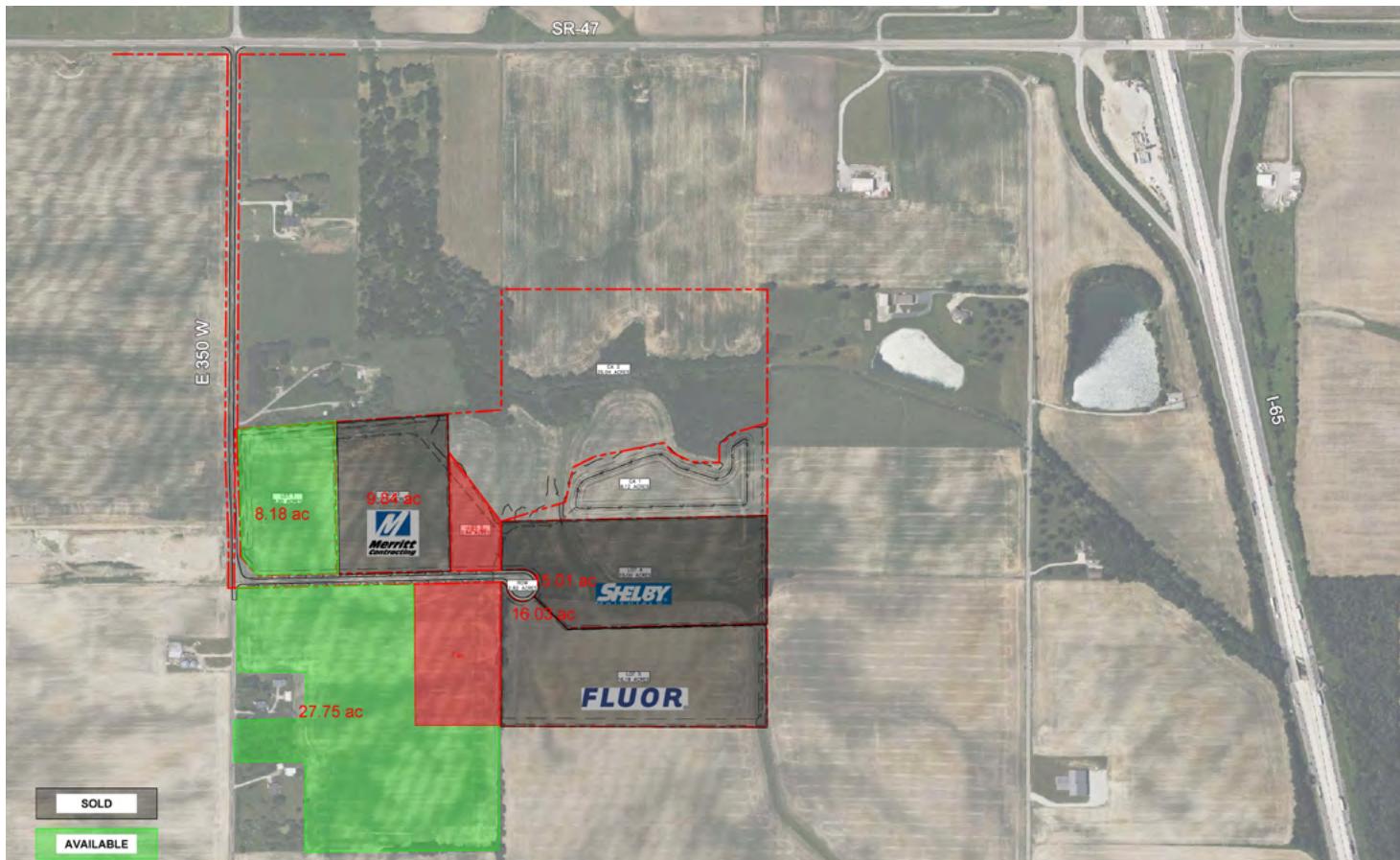
- ±36 acres
- Zoned PUD
- LEAP district within 7 mile radius
- 23 minutes to Lafayette
- 25 minutes to Downtown Indianapolis
- Sewer and water are 2-3 years out
- Asking \$150,000/acre



FOR MORE INFORMATION, CONTACT:

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Estimated Population	46	1,060	12,095
Avg Household Income	\$79,701	\$81,721	\$100,154
Daytime Population	18	476	5,686

TRAFFIC COUNT

I-65	51,703 VPD
US 52	10,255 VPD
IN-47	3,133 VPD

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