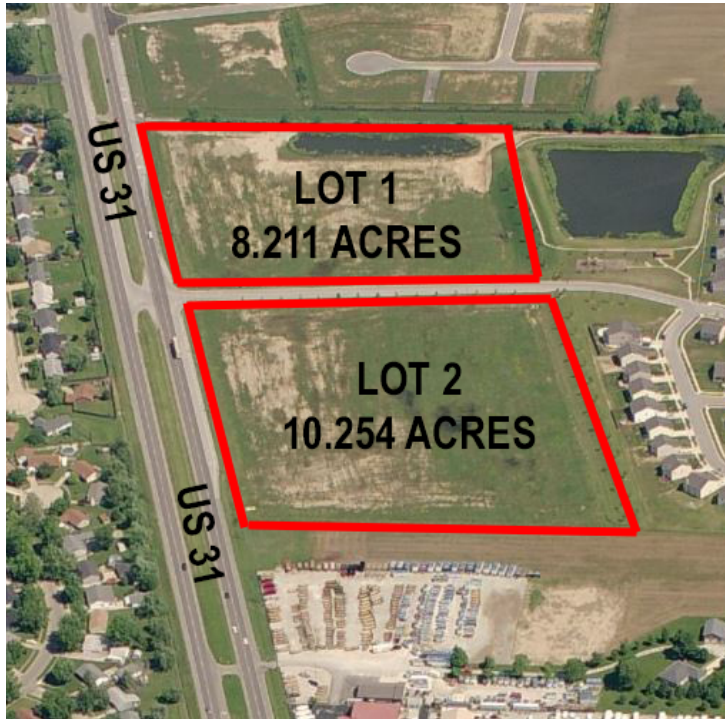


DEVELOPMENT LAND FOR SALE



0 US 31 & Country Gate Drive - 2 Lots Available, New Whiteland, IN 46184



OFFERING SUMMARY

SALE PRICE:	\$110,000 / acre
LOT SIZE:	8.2 Acres 10.2 Acres
ZONING:	GB2

PROPERTY OVERVIEW

2 parcels of commercial development land available. Fronting US 31 in New Whiteland. Seller will sell parcels separate, but will not further divide. Lots front onto US31 and already have access road. Utilities near site. Traffic counts of over 27,000 daily.

PROPERTY HIGHLIGHTS

- Lot 1: 8.2 acres; 620 feet of road frontage on US 31
- Lot 2: 10.2 acres; 700 feet of road frontage on US 31
- All utilities near site
- Access road in place
- Traffic counts of over 27,000 daily (2019)
- GB2 zoning allows for automobile sales and repair, bank, bar/restaurant, daycare, office, medical office, and many other uses

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