



REDEVELOPMENT LAND

Price: \$900,000

1379 MORTON AVENUE
MARTINSVILLE, IN 46151

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EXECUTIVE SUMMARY

Morton Ave
1379 Morton Avenue | Martinsville, IN 46151



OFFERING SUMMARY

PRICE:	\$900,000
LOT SIZE:	1.83 Acres
ZONING:	B-2
APN:	551308200002100021

PROPERTY OVERVIEW

This is a prime location with incredible visibility and access to new intersection of I-69 and SR 39

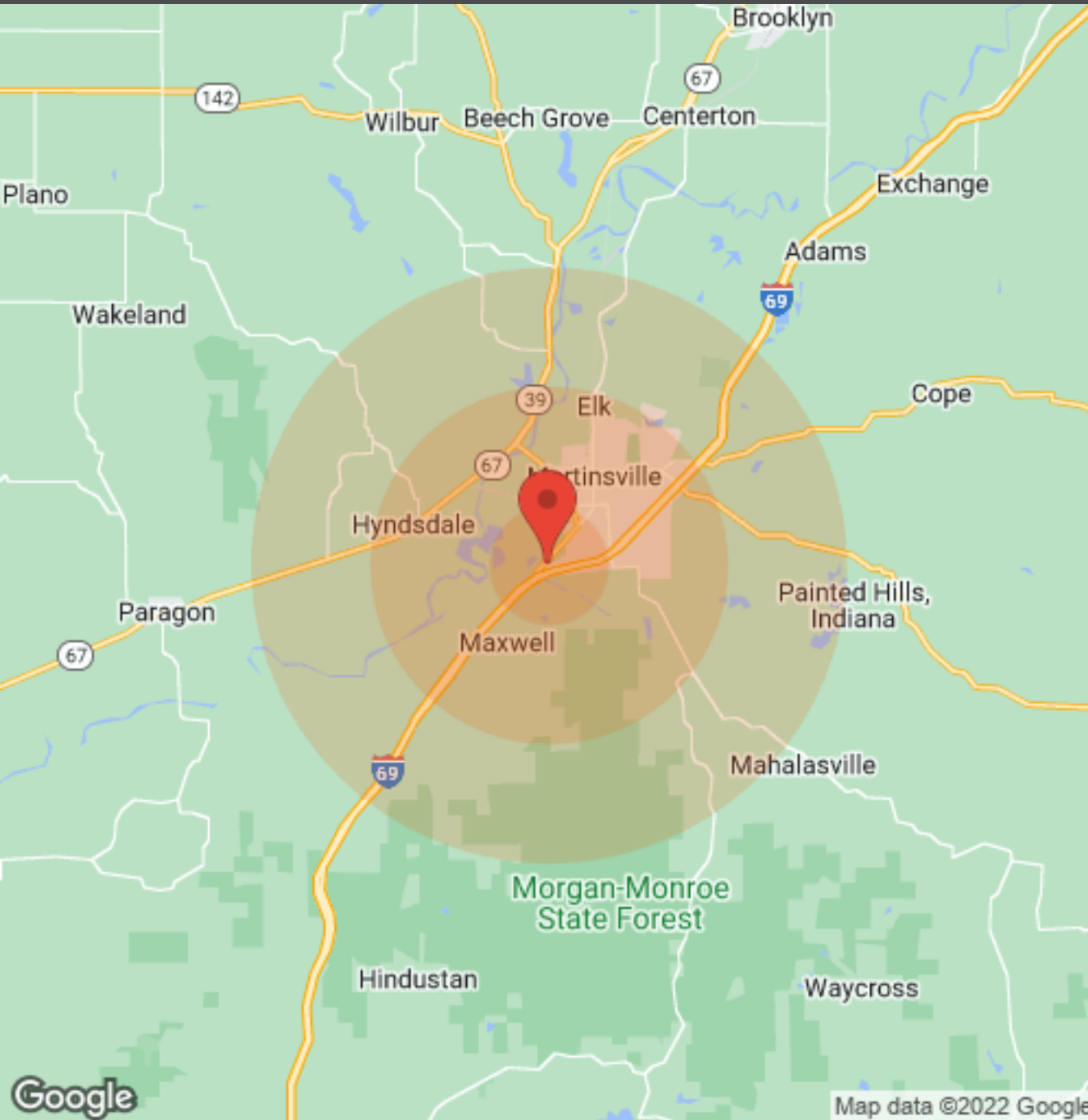
Allowed uses:
Daycare
Nursing home
Retail stores
Grocery/bakery
Restaurants
Professional Office
School

PROPERTY HIGHLIGHTS

- 1.83 acres
- B-2 zoning
- SR 39 road frontage
- Less than .25 miles from proposed I-69 interchange
- All utilities (gas, water, sewer) to site
- I-69 Project Overview - <https://www.in.gov/indot/projects/169/2336.htm>

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,042	6,052	9,502
Female	1,179	6,132	9,201
Total Population	2,221	12,184	18,703

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	432	2,509	3,697
Ages 15-24	280	1,763	2,699
Ages 55-64	265	1,316	2,201
Ages 65+	389	1,705	2,630

Income	1 Mile	3 Miles	5 Miles
Median	\$25,693	\$33,884	\$38,079
< \$15,000	197	772	923
\$15,000-\$24,999	274	945	1,196
\$25,000-\$34,999	120	731	924
\$35,000-\$49,999	60	738	1,016
\$50,000-\$74,999	155	1,021	1,394
\$75,000-\$99,999	93	460	820
\$10,000-\$149,999	N/A	128	614
\$150,000-\$199,999	N/A	32	158
> \$200,000	N/A	16	103

Housing	1 Mile	3 Miles	5 Miles
Total Units	973	6,091	8,678
Occupied	923	5,544	7,954
Owner Occupied	456	3,120	5,204
Renter Occupied	467	2,424	2,750
Vacant	50	547	724