

DEVELOPMENT LAND FOR SALE

# COUNTRY GATE

US 31 & COUNTRY GATE DRIVE, NEW WHITELAND, IN 46184



FOR SALE

KW COMMERCIAL | HCG

1644 Fry Road  
Greenwood, IN 46142



Each Office Independently Owned and Operated

PRESENTED BY:

**TERESA HARWOOD, CCIM**

Commercial Director, KW Commercial

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tharwood@kw.com

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# EXECUTIVE SUMMARY

COUNTRY GATE DRIVE



## OFFERING SUMMARY

<b>PRICE:</b>	\$Undisclosed
<b>LOT SIZE:</b>	10.254 Acres
<b>FRONTAGE:</b>	700 Ft
<b>ZONING:</b>	GB2
<b>APN:</b>	41-05-16-031-053.000-027

## PROPERTY OVERVIEW

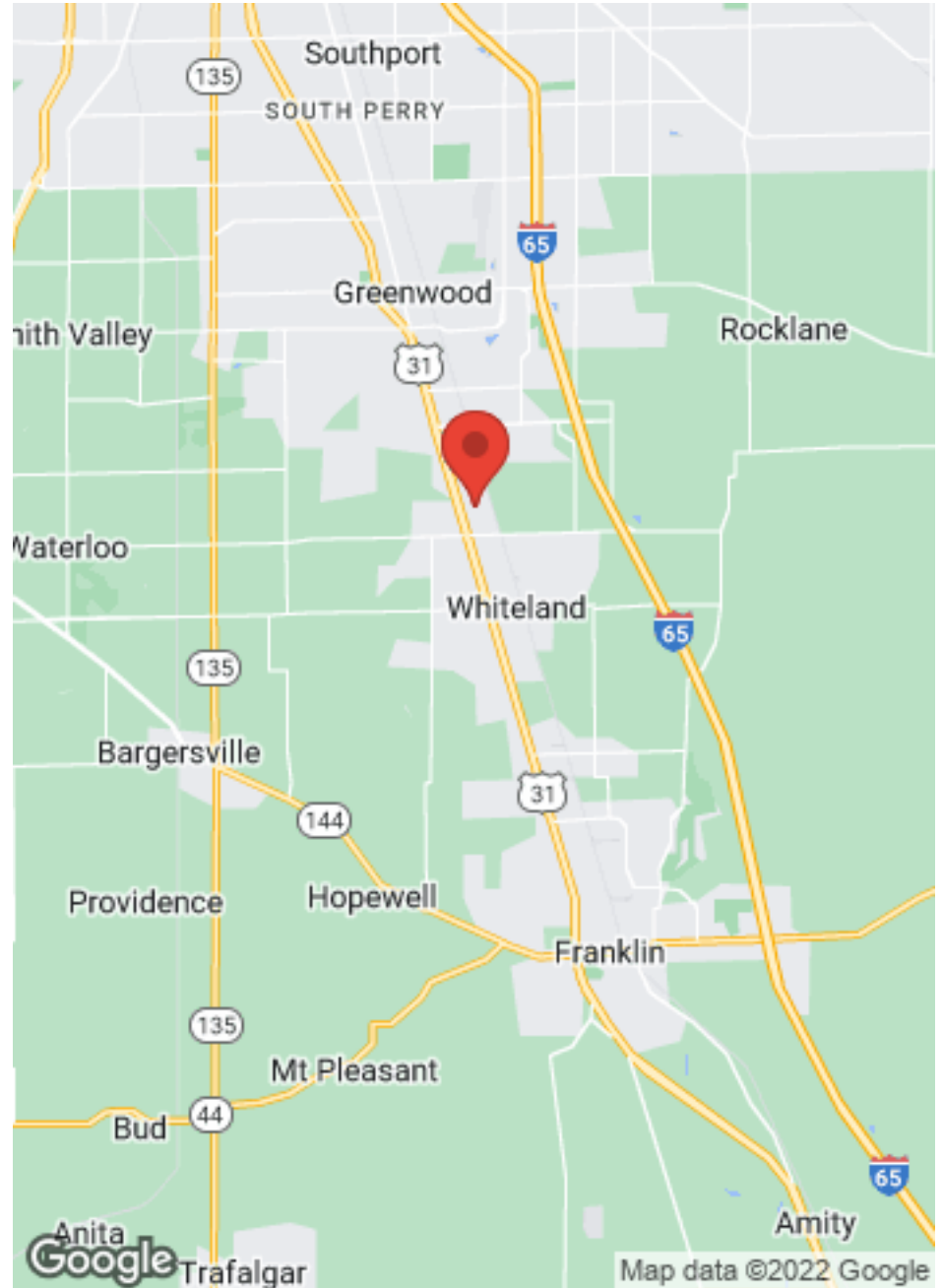
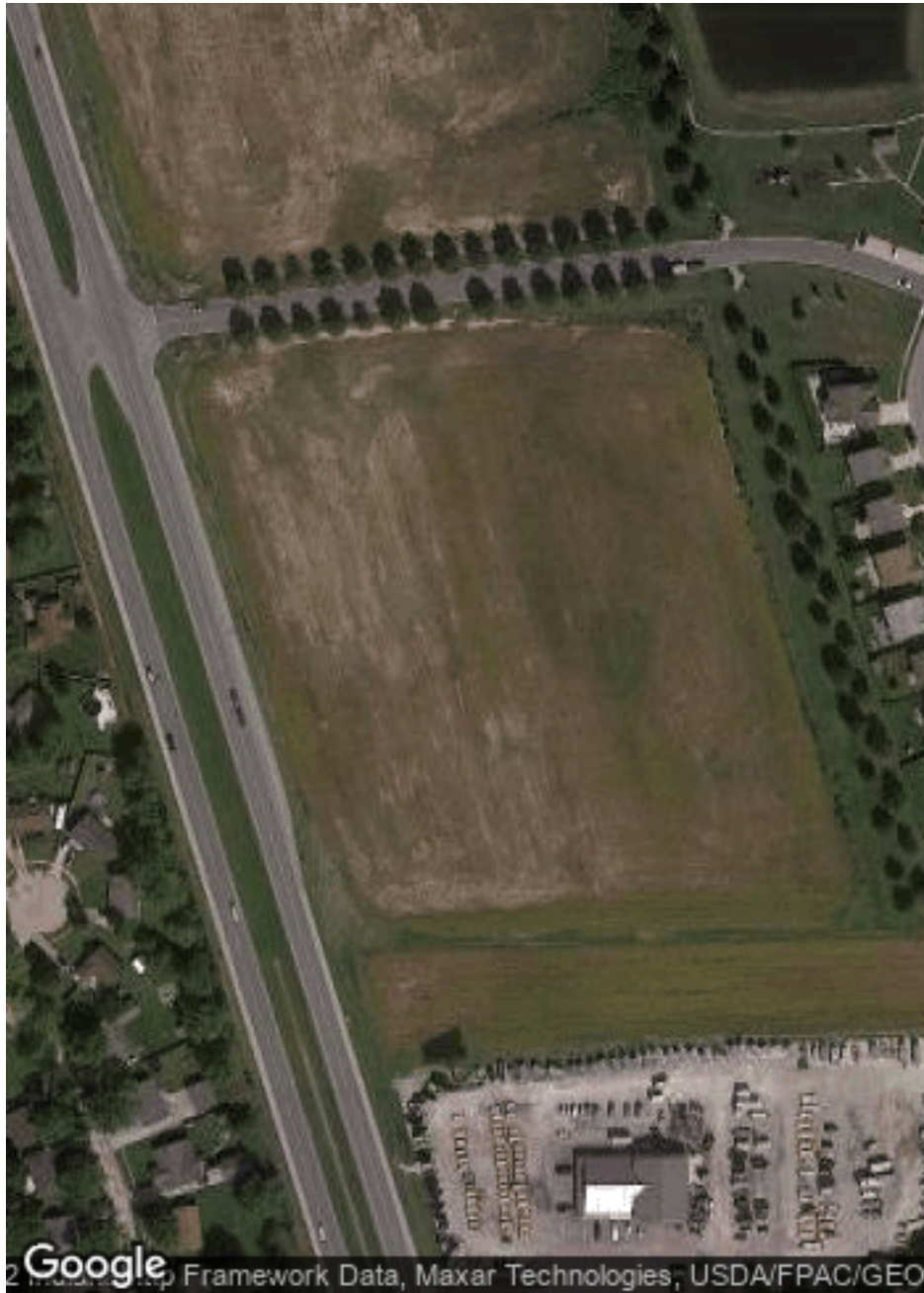
1 parcel of commercial development land available-- zoned GB-2! 10.2 acres priced to sell. Lot front onto US31 and already have access road. Utilities near site. Traffic counts of over 27,000 daily.

## PROPERTY HIGHLIGHTS

- 10.25 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

# LOCATION MAPS

COUNTRY GATE DRIVE



# PROFESSIONAL BIO

COUNTRY GATE DRIVE



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Teresa Harwood, CCIM, Realtor®, has been a Commercial Real Estate Broker since 2013. Prior to obtaining her real estate license, she was an investor and manager of nearly 1,000,000 sf of retail, office and industrial flex properties in central Indiana where she leased and oversaw the management of those properties.

Teresa has handled over 400 Commercial transactions for clients in her nine years in commercial real estate, with experience in office leasing and sales, land sales, retail leasing, and industrial flex leasing and sales. In these roles she has developed a strong network of real estate investors, community leaders, fellow real estate brokers and government officials.

Teresa obtained her CCIM designation (Certified Commercial Investment Manager) in 2021, awarded to less than 10% of all practicing Commercial Real Estate Agents. To earn the designation, she completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry.

Teresa serves as the Ohio Valley Ambassador for KW Commercial. She also coaches fellow agents as a certified MAPS mastery coach.

## EXPERIENCE:

- 2019 to present: Harwood Commercial Group, KW Commercial Indy Metro South/ Commercial Broker
- 2014 – 2019: Lee & Associates/ VP, Broker
- 2010 – 2013: Skyline Property Group/ Vice President

## SERVICES:

- Seller Representation
- Buyer Representation
- Investment Sales
- Owner Occupant Purchases
- Business Sales
- Broker Opinion of Value

## PROFESSIONAL AFFILIATIONS, AWARDS & RECOGNITION:

- MAPS Mastery Coach (KWRI) 2022
- CCIM (Certified Commercial Investment Manager), pinned 2021; Indiana chapter board member 2022
- MIBOR/ Realtor since 2019
- 2021 Top Commercial Total Closed Units KW-IMS
- 2021 Top 2 Commercial GCI KW-IMS
- 2021 Top 2 Commercial Sales Volume Closed KW-IMS
- 2021 Top 2 Commercial Total Closed Volume KW-IMS
- 2020 Keller Williams Top 2 Commercial Agent
- 2019 Keller Williams Top 3 Commercial Agent; 2019 Keller Williams Top Head Turner Award
- 2019 MiCP designation—Masters in Commercial Property