

Breeden COMMERCIAL

OFFERING MEMORANDUM

320 N. Sugar St.

320 NORTH SUGAR STREET
BROWNSTOWN, IN 47220

PRICE

\$250,000

PRICE / SF

\$49.21

Kim Rocker

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License #RB25001580

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Brownstown, IN 47220

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\$250,000

CONTENTS

- 3 Executive Summary
- 4 Investment Highlights
- 5 Location Highlights
- 6 Valuation Summary
- 7 Zoning
- 14 Market Overview
- 15 Demographics
- 16 Advisor Information
- 17 Confidentiality

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Executive Summary

320 North Sugar Street · Brownstown, IN 47220

 ASKING PRICE

\$250,000

 NOI

\$34,940

 PRICE/SF

\$49.21

 BUILDING SF

5,080

 YEAR BUILT

1983

320 N. Sugar Street offers an opportunity to acquire a **5,080-square-foot, single-story office property** in Brownstown, Indiana, located approximately one block off Main Street. The property includes **four existing office suites, approximately 15 parking spaces, and four HVAC units**, three of which have reportedly been replaced within the past five years.

The property is currently being used by a **local not-for-profit organization on a temporary, rent-free basis** and is expected to be vacated. The existing interior layout is somewhat compartmentalized, providing a purchaser the opportunity to reconfigure the space to meet their specific needs.

Offered at **\$250,000 (\$49.21/SF)**, the property is being sold in its current condition with **no planned seller improvements**. The seller has also advised that there **may be a roof issue**, which has not been independently verified. Prospective purchasers should conduct their own inspections and due diligence.

The combination of **size, parking, multiple office suites, and an attractive acquisition price** provides an opportunity for an owner-user or investor to establish, expand, or reposition a commercial property in Brownstown.

PROPERTY DATA

Building SqFt	5,080
Year Built	1983
Lot Size (SF)	11,250
Parcel ID	365411404058000002
Zoning	HB
County	Jackson
Frontage	75
Units	4
Property Type	Office
Construction	Metal
Levels	1
Lot Size (Acres)	0.258

Investment Highlights

Investment Highlights

320 N. Sugar Street offers an attractive office investment opportunity at approximately \$8 per square foot. The property provides a flexible office configuration with multiple suites and an opportunity for a purchaser to add value through future improvements.

Property Highlights

- **5,080 SF** single-story office building
- **4 existing office suites**
- **0.25-acre lot**
- **4 HVAC units**
- **3 HVAC units replaced within the past 5 years**
- **Approximately \$8/SF**
- Potential for **owner-user or investment use**
- Existing multi-suite layout provides flexibility for leasing individual spaces
- Opportunity for a purchaser to **renovate and customize the property to meet specific needs**
- Located in **Brownstown, Indiana**, providing access to the local Jackson County market

The combination of **low cost per square foot, multiple office suites, parking and value-add potential** makes 320 N. Sugar Street an opportunity worth considering for an owner-user or investor.

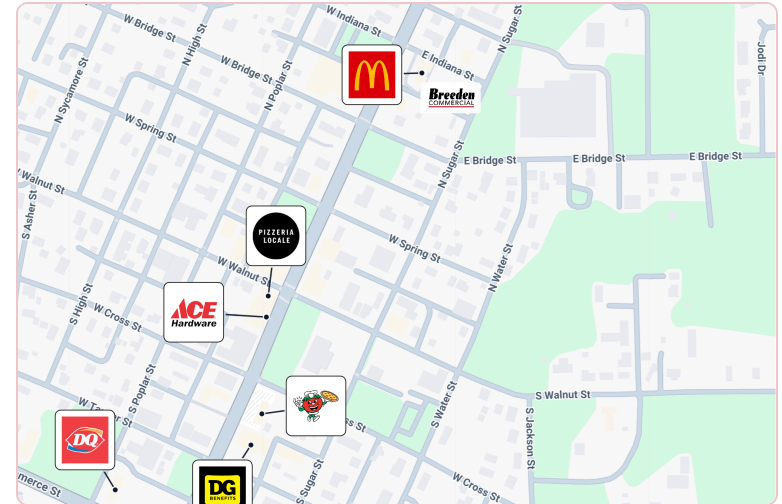
Asking Price	\$250,000
NOI	\$34,940
Price/SF	\$49.21
Building SF	5,080
Year Built	1983

Location Highlights

Located in the heart of Brownstown, this property offers a **quiet, established commercial setting just behind McDonald's**, providing a convenient location while benefiting from a more private setting away from the main traffic flow.

The property is situated within Brownstown's established **Commercial & Industrial** area and is surrounded by a mix of businesses and services. Its setting offers the opportunity for businesses to benefit from nearby commercial activity while maintaining a more discreet and professional environment.

With **four vacant suites, ample paved parking, and approximately 5,080 square feet**, the property provides flexibility for an owner-user or investor. Its tucked-away location may be particularly appealing to professional, service, office, or appointment-based businesses that value accessibility without requiring prominent storefront exposure.



LOCATION

Address	320 North Sugar Street
City	Brownstown
State	Indiana
Zip Code	47220
County	Jackson
APN / Parcel #	365411404058000002
Coordinates	38.8813168, -86.03950189999999

AIRPORTS

Virgil I. Grissom Municipal Airport	21.6 mi
Columbus Municipal Airport	27.0 mi
North Vernon Municipal Airport	26.3 mi

Valuation Summary

INVESTMENT OVERVIEW

\$250,000

ASKING PRICE

13.98%

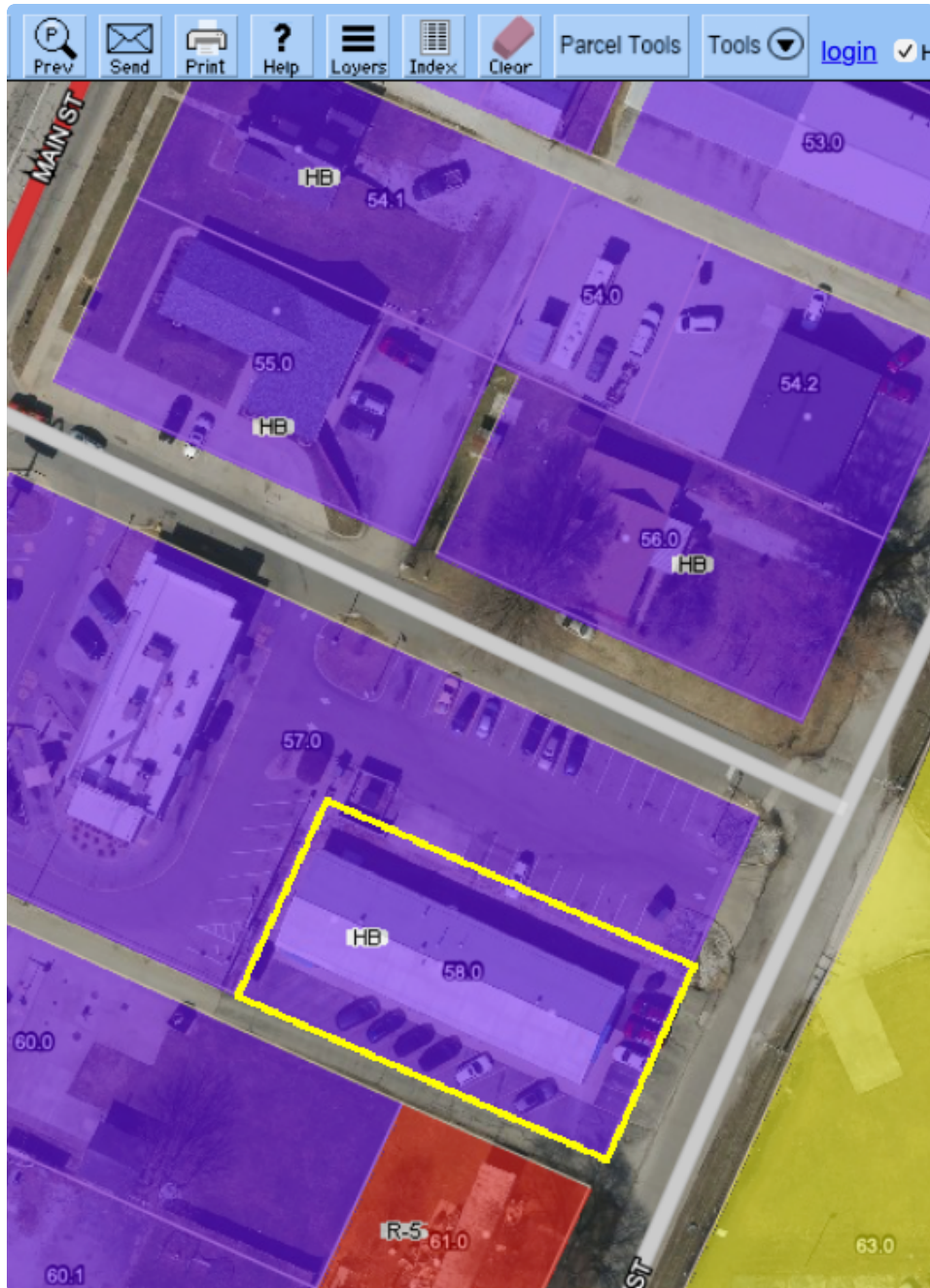
CAP RATE

\$34,940

NET OPERATING INCOME

KEY METRICS

Price/SF	\$49.21
Price/Acre	\$968,992
Est. GRM	4.65x



HB Highway Business Zoning

The **HB – Highway Business District** is one of the commercial zoning districts established under the Town of Brownstown, Indiana zoning ordinance. The ordinance identifies HB as the **Highway Business District** within the Town's official zoning districts.

The purpose and permitted uses of the HB district should be evaluated using the Town's official zoning map and the specific district regulations applicable to the property. The ordinance states that the **official Zoning Map is the final authority for determining the current zoning status** of land and structures within the Town.

The zoning ordinance also requires that land and structures be used in compliance with the regulations applicable to their zoning district unless the appropriate development permit has been issued.

For 320 N. Sugar Street: The property's HB zoning should be considered an important marketing point because it places the property within Brownstown's Highway Business zoning district. However, the specific use proposed by a purchaser should be confirmed with the Town of Brownstown to determine whether it is permitted by right, requires additional approval, or is subject to other development requirements.

Note: The provided zoning ordinance excerpt identifies HB as the Highway Business District but does not include the detailed permitted-use list for HB. Therefore, I would not state that a specific use is permitted without verifying it against the complete HB district regulations and the current official zoning map.

Exterior Photos



Interior Photos

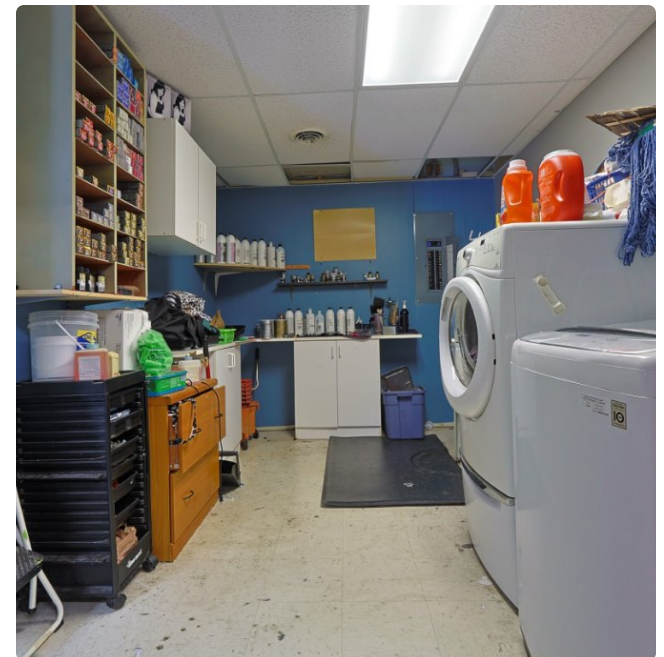
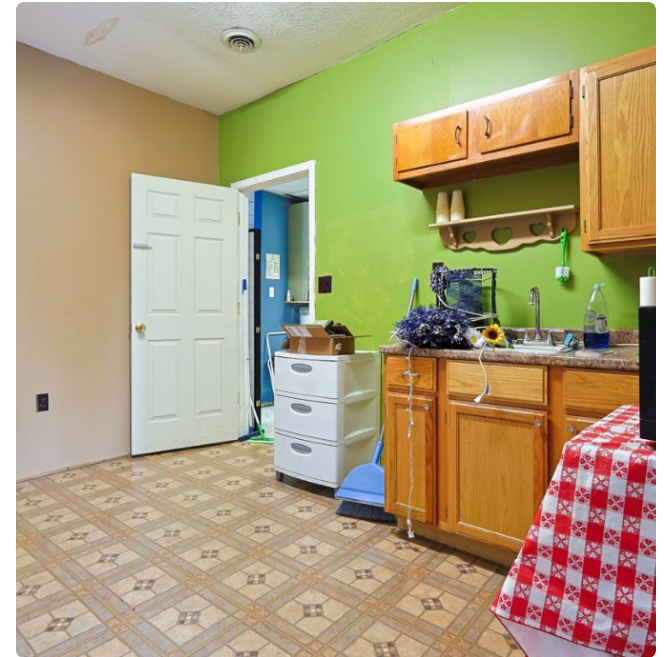


Photo Gallery

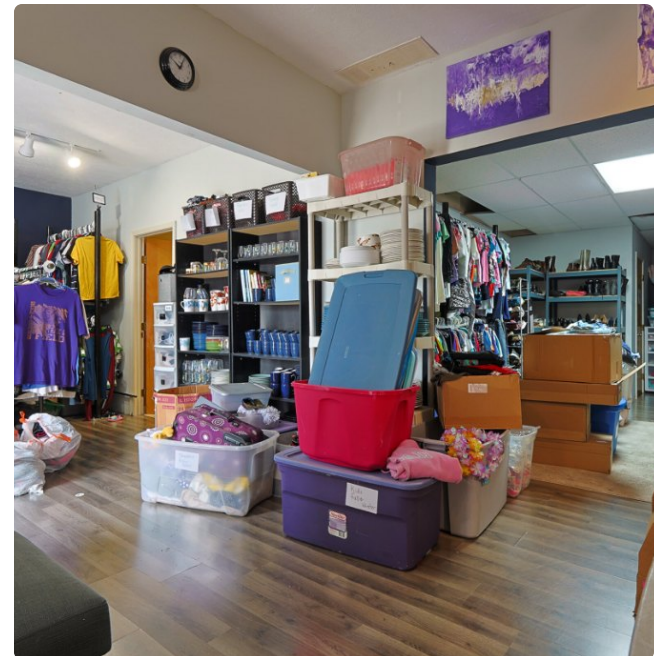
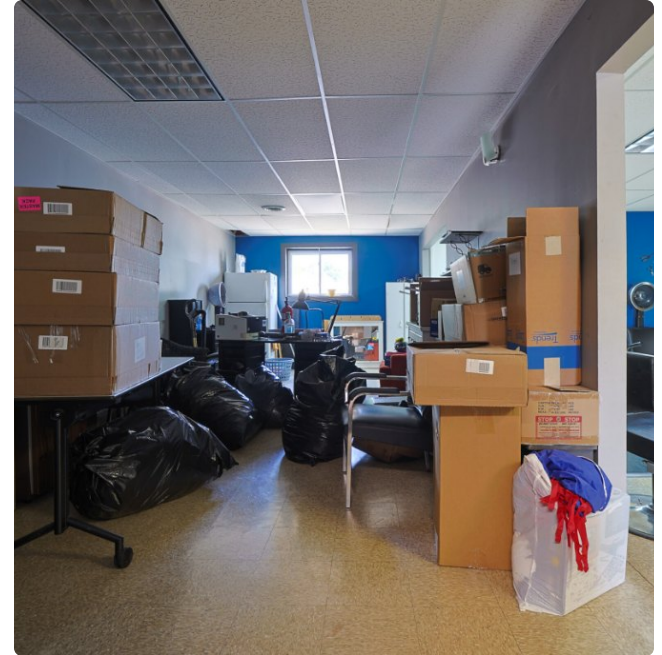


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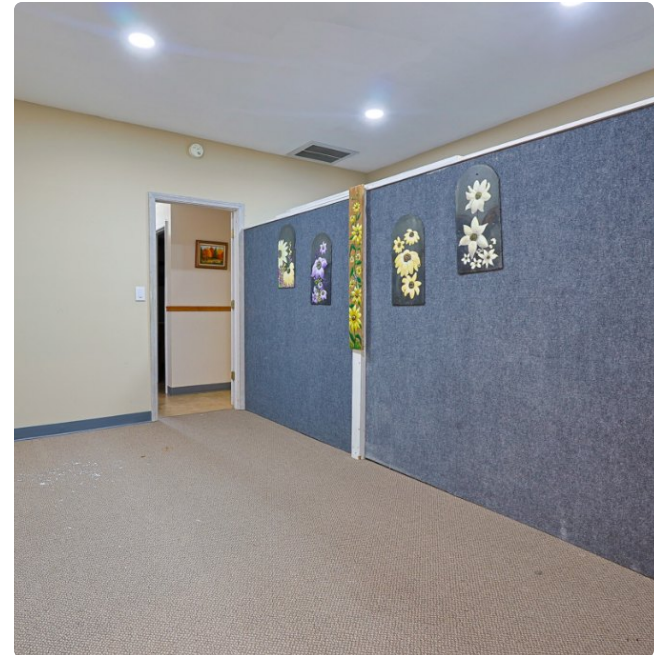
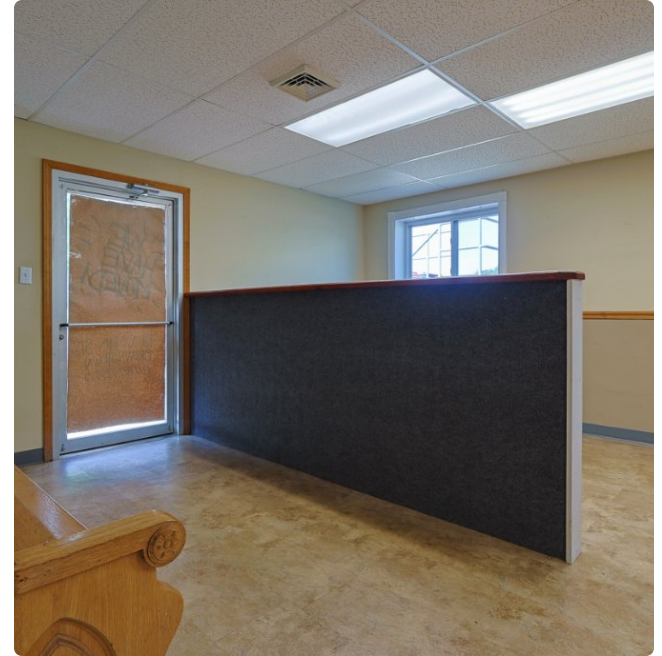
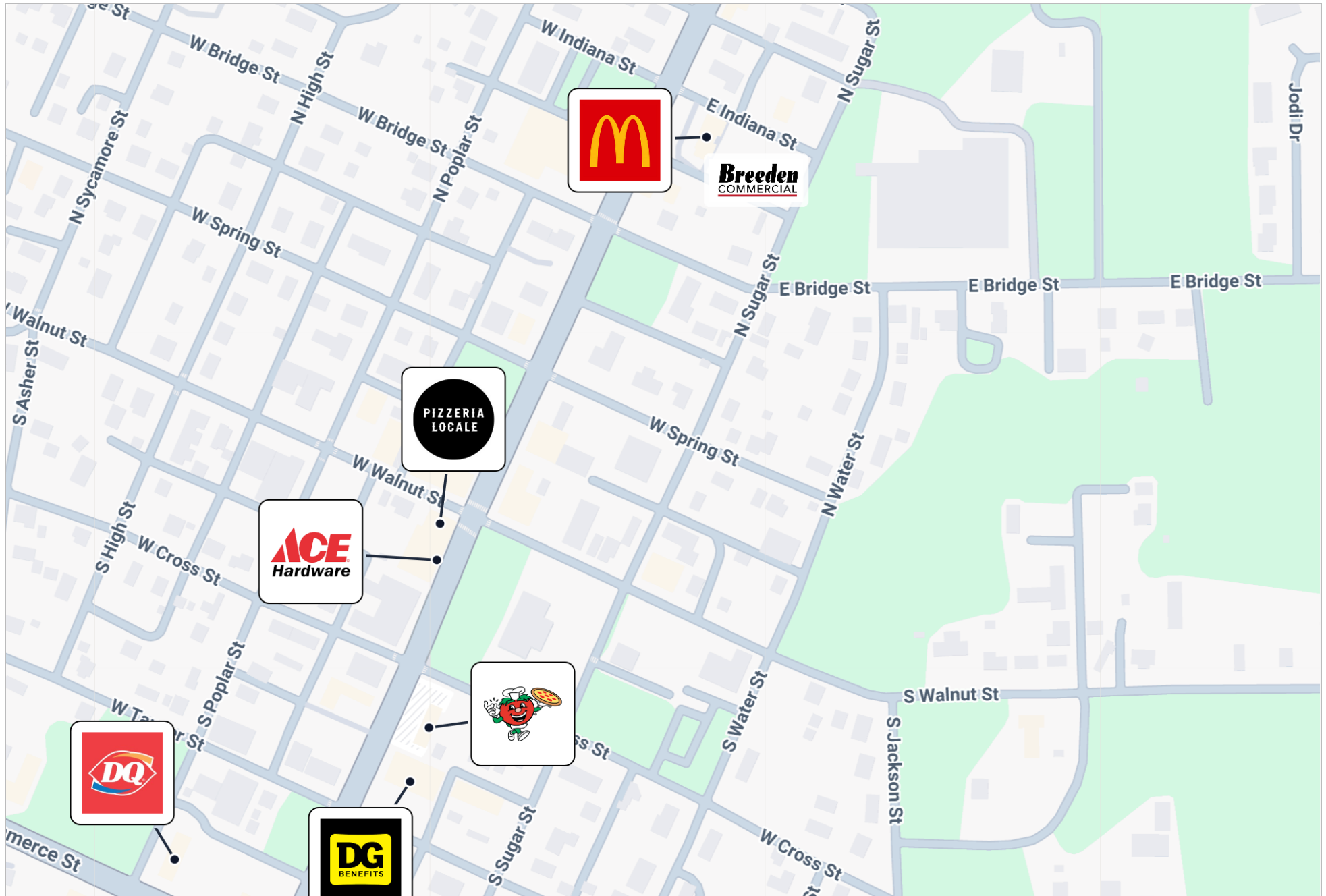


Photo Gallery



320 N. Sugar St.



Market Overview



POPULATION
3,025

AREA
1.6 sq mi

ELEVATION
623 ft

COUNTY
Jackson County

INCORPORATED
January 1, 1816

STATE
Indiana

Market Overview: Brownstown, IN

While Brownstown is a relatively small community, it serves a broader area of Jackson County. For commercial real estate purposes, the market should be considered not only in terms of the town's population, but also the surrounding rural communities and businesses that rely on Brownstown for services, employment and professional needs.

Brownstown's economy is supported by a mix of **government, professional services, healthcare, agriculture, manufacturing and other local businesses**. These employment sectors create demand for commercial space, including office properties.

The office market in Brownstown is relatively limited, with a small number of properties competing for buyers. Available properties vary significantly in size, age, condition and price, making truly comparable properties difficult to identify.

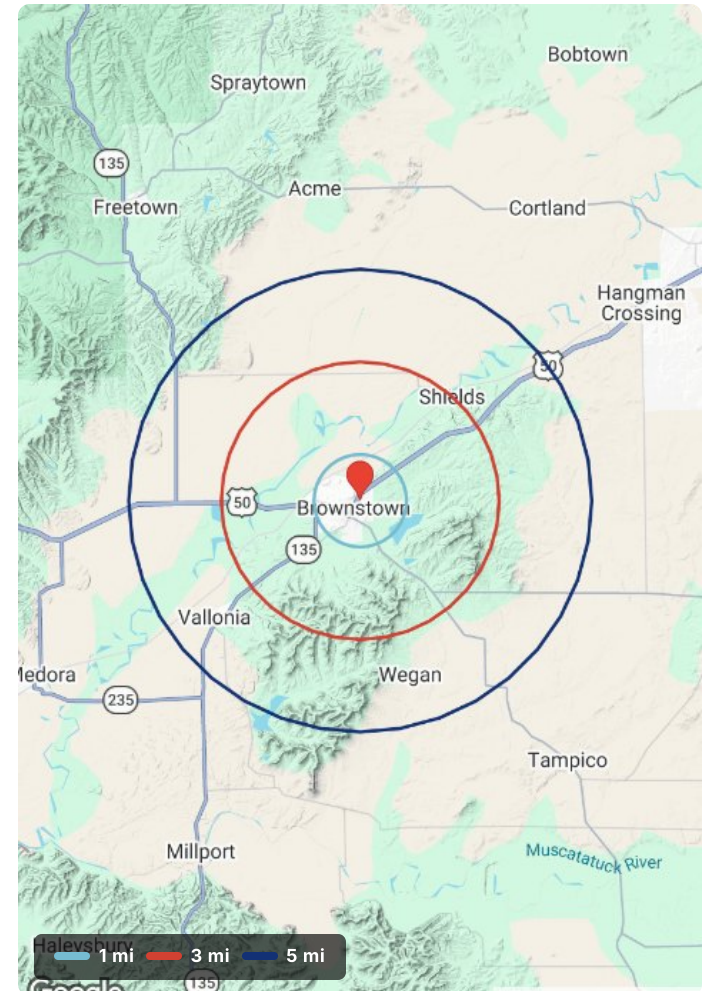
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	3,124	Population	4,550	Population	6,102
Median HH Income	\$72,388	Median HH Income	\$77,345	Median HH Income	\$79,646
Households	1,182	Households	1,740	Households	2,330

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,826	4,100	5,545
2010 Population	2,994	4,320	5,763
2026 Population	3,124	4,550	6,102
2031 Population	3,179	4,622	6,197
2026-2031 Growth Rate	0.35 %	0.31 %	0.31 %
2026 Daytime Population	3,280	4,615	5,575
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,119	1,607	2,140
2010 Total Households	1,131	1,651	2,212
2026 Total Households	1,182	1,740	2,330
2031 Total Households	1,200	1,767	2,367
2026 Avg. Household Size	2.38	2.43	2.48
2026 Owner Occupied Housing	818	1,291	1,806
2031 Owner Occupied Housing	843	1,325	1,853
2026 Renter Occupied Housing	364	449	524
2031 Renter Occupied Housing	358	441	514
2026 Vacant Housing	90	146	181
2026 Total Housing	1,272	1,886	2,511
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	57	75	96
\$15,000-\$24,999	72	89	117
\$25,000-\$34,999	68	93	115
\$35,000-\$49,999	149	191	240
\$50,000-\$74,999	271	384	501
\$75,000-\$99,999	179	299	396
\$100,000-\$149,999	210	316	438
\$150,000-\$199,999	58	127	205
\$200,000 or greater	117	167	220
Median HH Income	\$72,388	\$77,345	\$79,646
Average HH Income	\$97,131	\$101,543	\$103,892



\$72,388
MEDIAN HH INCOME (1-MI)

\$97,131
AVG HH INCOME (1-MI)

69.2%
OWNER OCCUPIED (1-MI)

30.8%
RENTER OCCUPIED (1-MI)

7.1%
VACANCY RATE (1-MI)

0.35 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BREEDEN COMMERCIAL, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BREEDEN COMMERCIAL, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BREEDEN COMMERCIAL, LLC has not verified, and will not verify, any of the information contained herein, nor has BREEDEN COMMERCIAL, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE BREEDEN COMMERCIAL, LLC ADVISOR FOR MORE DETAILS.

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