

For Sale

± 16.5 Acres of Development Land



5900 Southeastern Ave

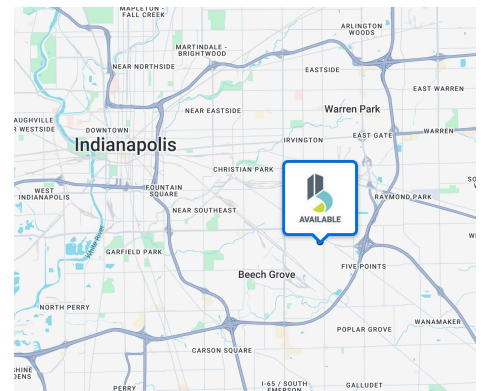
Indianapolis, IN, 46203

+/-16.5 total acres of well-located development land available at the highly trafficked intersection of Southeastern Avenue (19k+ VPD) and South Arlington Street (10k+ VPD), less than one mile west off the I-465 & I-74 interchange. The site is comprised of two flexible parcels that can be acquired together or separately, offering multiple development scenarios. Designated for "Suburban Residential" by Marion County's future land use plan, this land is an attractive opportunity for residential developers or commercial users utilizing its existing zoning.

Highlights

- Parcel 1 is ± 15.3 acres with C-1, C-4, and D6ll zoning
- Parcel 2 is ± 1.2 acres and is zoned C-4
- Designated land use of "Suburban Residential" within Marion County's comprehensive plan

Sale Price	Contact Broker
Property Type	Land
Total Lot Size	+/- 16.5 Acres

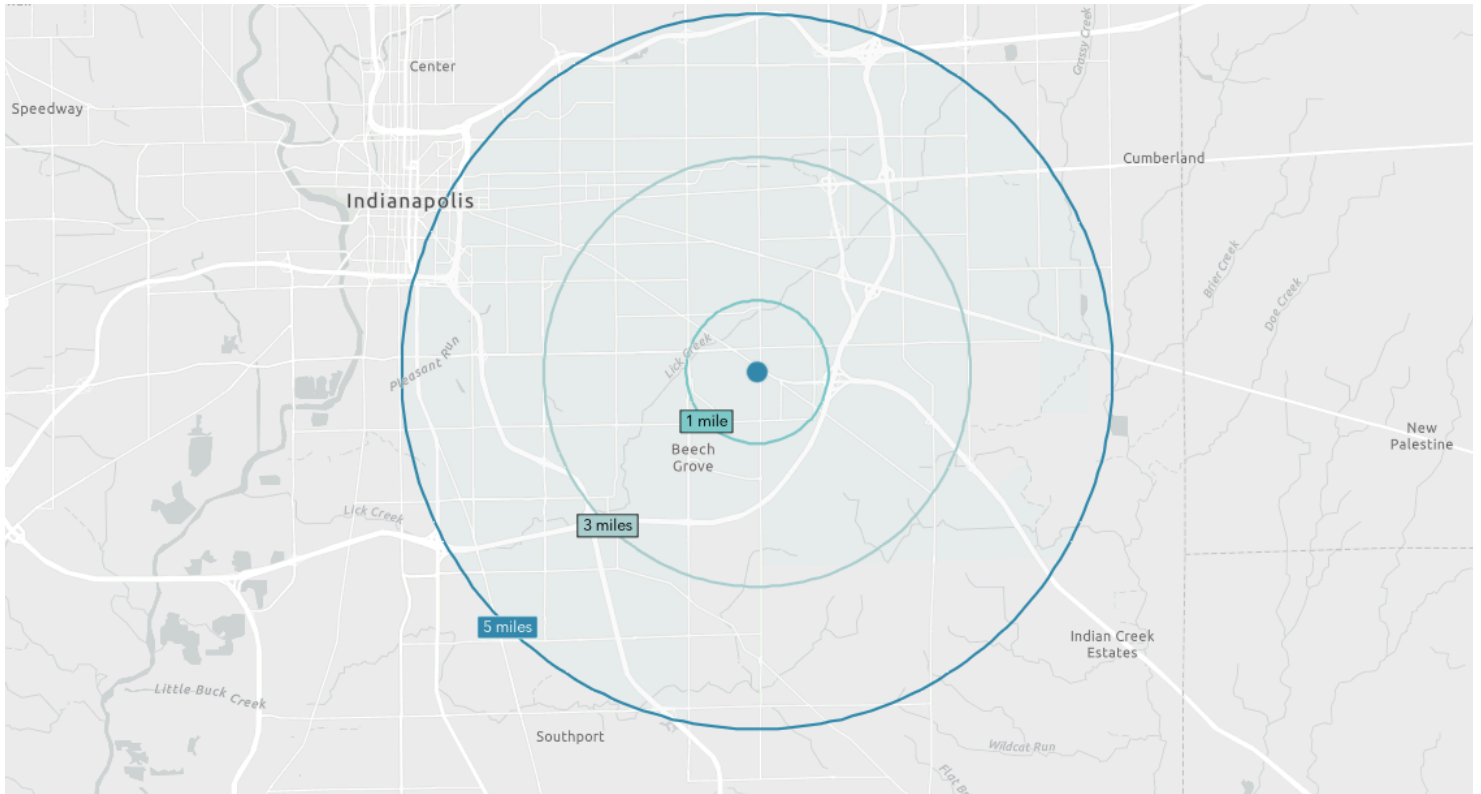


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Demographics

5900 Southeastern Ave, Indianapolis, IN 46203



Population

	1 Mile	3 Miles	5 Miles
Total Population	3,499	67,078	217,807
Average Age	39	38	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,325	27,470	87,451
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$93,334	\$78,717	\$80,493
Average House Value	\$324,963	\$216,101	\$229,908