

COMMERCIAL REDEVELOPMENT LAND FOR SALE



1379 & 1389 MORTON AVENUE
MARTINSVILLE, INDIANA 46151

\$975,000

PROPERTY OVERVIEW

This 1.83-acre commercial redevelopment site is positioned at the newly developed I-69 & SR 39 intersection (Exit 137) in Martinsville, IN. With B-2 zoning and SR 39 road frontage, this site offers unmatched access, visibility, and potential for a variety of businesses!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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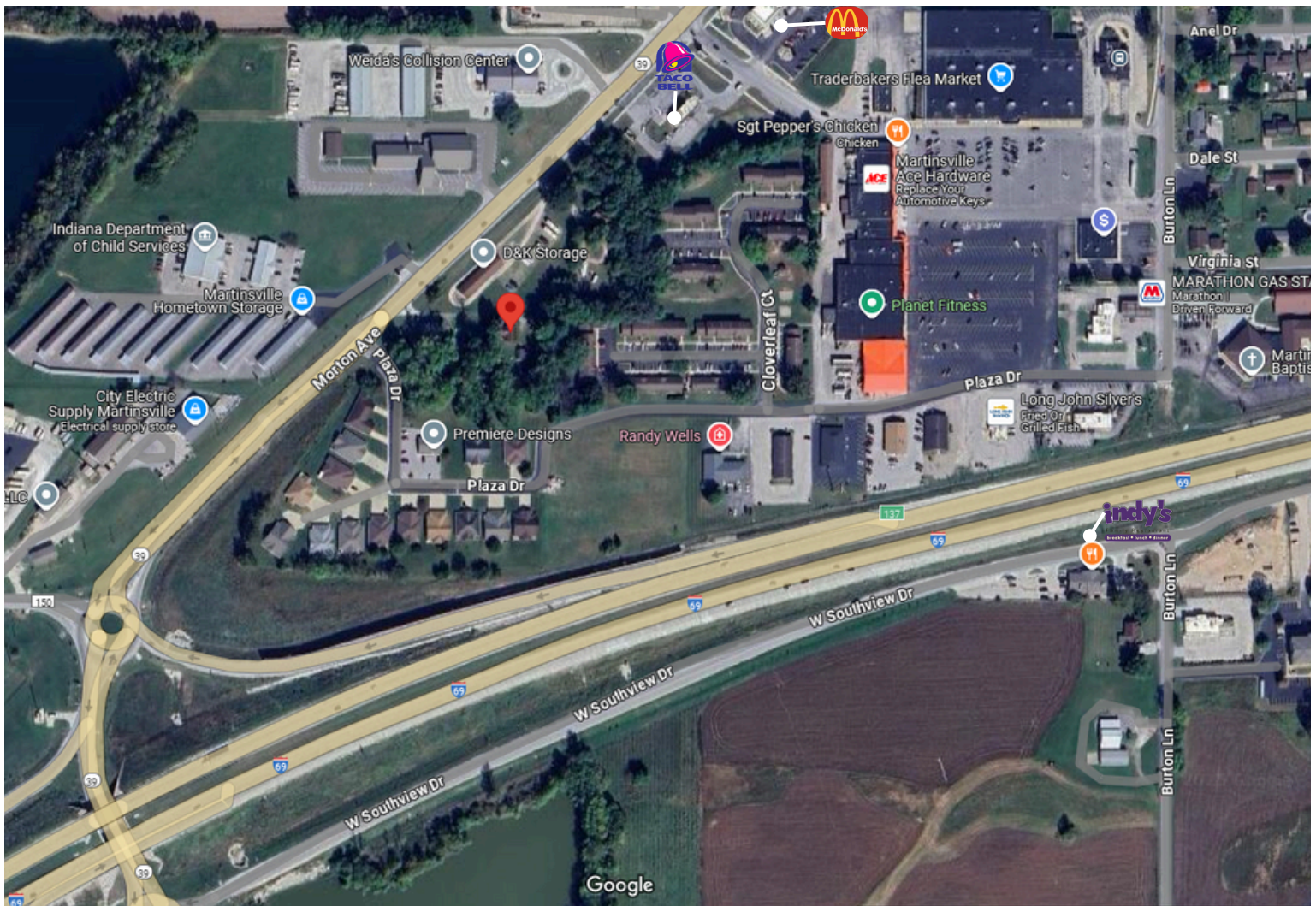
48 N Emerson Avenue, STE 300,
Greenwood, IN 46143 - United States
www.harwoodcommercialgroup.com



PROPERTY HIGHLIGHTS

- 1.83 Acres Zoned B-2 (Business)
- Prime Location: SR 39 Road Frontage at Exit 137
- All Utilities Available: Gas, Water, Sewer
- 132 Approved Uses Including:
 - Retail & Grocery/Bakery
 - Restaurants & Cafés
 - Professional & Medical Offices
 - Daycare & Nursing Homes
 - Schools & Educational Centers
- Strategic Growth Corridor with increasing commercial & residential development
- Property currently has 2 residences and 3 garages on site. Please do not disturb occupants. Lot is relatively flat and wooded.

LOCATION OVERVIEW



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