



# LAND LISTING FOR SALE

1920 OLD STATE RD. 44  
MARTINSVILLE, INDIANA



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**Martinsville, IN**

# PROPERTY DESCRIPTION

Discover a fantastic opportunity to own 3.14 acres of prime land located at 1920 Old State Road 44 in Martinsville, Indiana. Situated in Morgan County, this property is currently zoned R1 but is poised for rezoning to commercial use, making it ideal for retail, office, or mixed-use development.

With ample space and potential, this property is perfect for developers looking to capitalize on its strategic location near the southern shopping district, major corporations, and key transportation routes. Its proximity to Martinsville offers convenience and visibility, making it an excellent choice for a variety of commercial ventures.

## Property Overview

- 3.14 acres primed for commercial redevelopment located within the I-69 Corridor Comprehensive Plan, offering proximity to shopping, dining, and major amenities.
- Spacious lot ideal for commercial development, positioned in a growing area with easy access to utilities and infrastructure, and ready for rezoning once acquired by a developer.
- Close to the vibrant southern shopping district and Located at I-69 & SR-44 ramp system, enhancing connectivity and appeal.

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**JDM**  
PARTNERS



## SHOPPING

Grand Valley Shopping Center	1.5 miles
Walmart Super Center	1.5 miles
Chili's, Subway, Texas Corral, Wings Etc	1.5 miles
Kroger	2.4 miles
Martinsville Candy Kitchen	2 miles
Berries & Ivy Country Store	2 miles
Ther Sterling Butterfly	2 miles
Tradebaker Flea Market	2.5 miles

## CORPORATIONS

Oliver Machine & Tool Corporation	3.6 miles
Forest Commondities, Inc.	9.5 miles
Roger Group Inc.	4.9 miles
Culligan Water Systems	1.2 miles
FloSource	14.2 miles

# GET IN TOUCH

Our mission at JDM Partners is to secure advantageous deals for our clients by leveraging data and connections for precise negotiations and outcomes. Going beyond traditional approaches, we offer tailored solutions that align with unique business requirements. Our dedicated team utilizes cutting-edge techniques and a vast client database to craft pathways to success through effective property positioning. With an unwavering commitment to excellence, we redefine the commercial real estate experience, ensuring every listing receives the attention it deserves and amplifying our clients' endeavors in the dynamic real estate landscape. As we look back on our achievements, we eagerly anticipate future endeavors, committed to continuing our legacy of excellence in commercial real estate. We look forward to connecting with you soon.

## ***CONTACT US :***



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