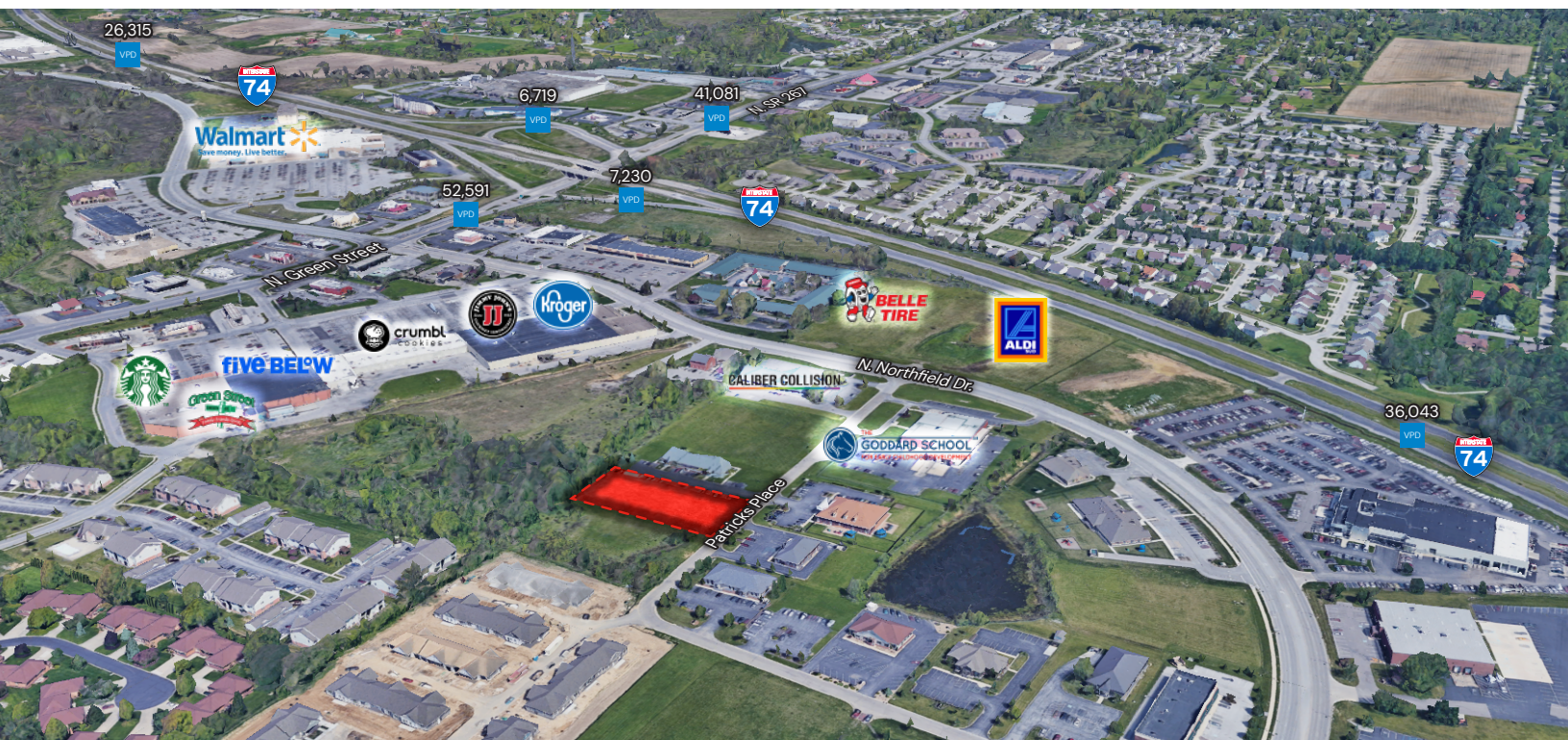




1030 Patricks Place

Brownsburg, IN 46112



PROPERTY DESCRIPTION

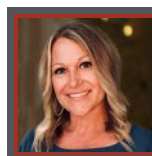
.69 Acres of Land Available for Sale in Brownsburg, IN. Connectivity to recently expanded 4-way intersections along Northfield Drive. The Town of Brownsburg is one of the fastest-growing communities in the state (population increased 36% from 2010 – 2020 (US Census)).

Less than 2 miles to downtown Brownsburg and positioned along the core of Brownsburg's primary retail corridor serving a large trade area including newly developed apartments, healthcare, manufacturing, hotels, car dealerships, retailers, restaurants, and more!

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.69 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,609	14,483	27,344
Total Population	9,273	40,348	74,936
Average HH Income	\$132,177	\$148,792	\$146,656



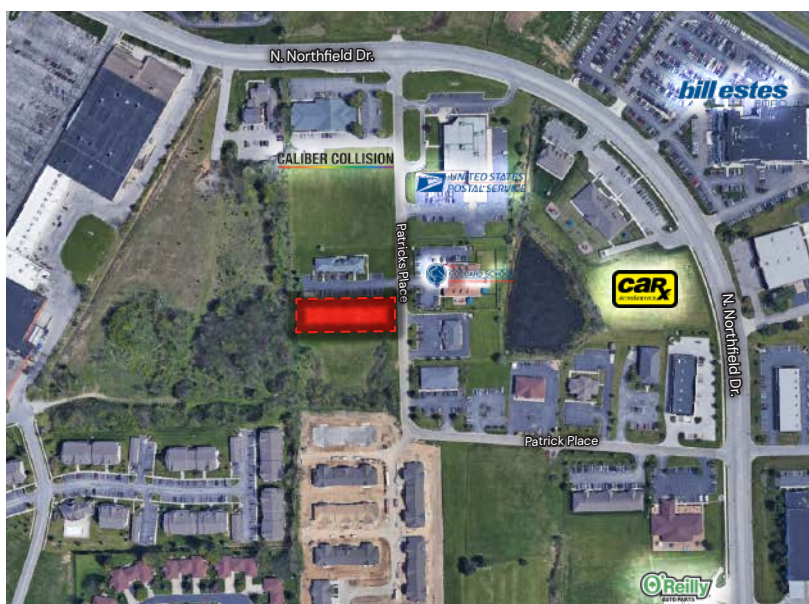
Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com





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Surrounding Businesses

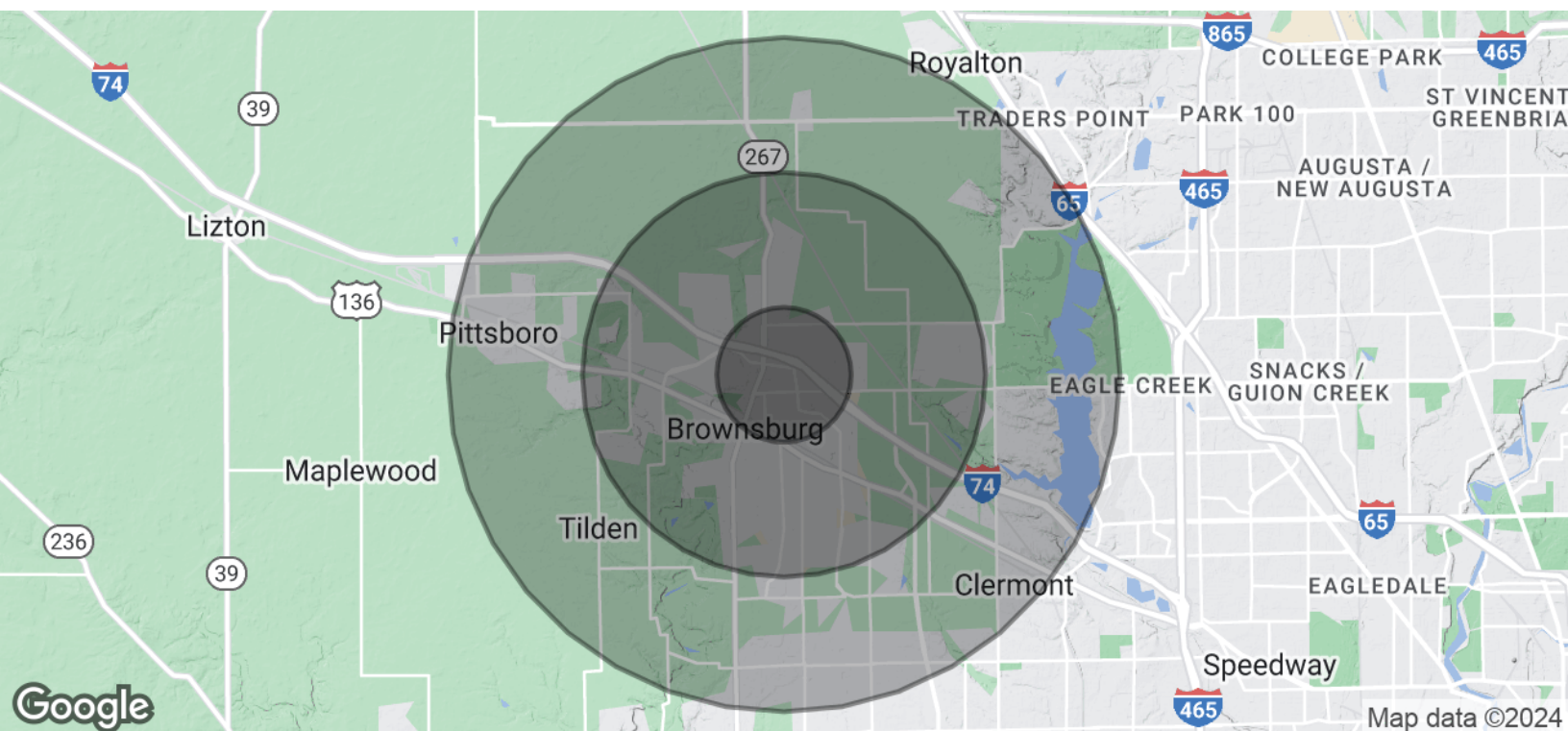




1030 Patricks Place

Brownsburg, IN 46112

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,273	40,348	74,936
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,609	14,483	27,344
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$132,177	\$148,792	\$146,656
Average House Value	\$290,210	\$331,629	\$345,262

Demographics data derived from AlphaMap

