



ALLIES
COMMERCIAL
REALTY



FOR SALE

High-Visibility I-70 Development Opportunity

Land

1066 W. SR-42
BRAZIL, IN 47834

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ASKING PRICE
\$530,000



LAND AREA
± 4.067 Acres



ZONING
Commercial
Industrial Outdoor Storage (IOS) Permitted



TRAFFIC COUNT
34,117 VPD along I-70



PRIME LOCATION
Located within 45-minutes
of the Indianapolis Intl' Airport



CENTRAL ACCESS
Indianapolis - 60 miles (1 hour)
Cincinnati - 167 miles (2.5 hours)
Louisville - 170 miles (2.5 hours)
St. Louis - 184 miles (2 hours 45 minutes)
Chicago - 200 miles (3.5 hours)



OTHER SPECIFICATIONS

Two (2) INDOT approved concrete curb cuts to the site

Potential Uses: Truck stop,
Convenience Store,
Industrial outdoor storage development (IOS)



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1066 W. SR-42, BRAZIL, IN 47834

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Prairie City



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