

FOR SALE

±37.44 AC Surplus Land

5080 S County Rd 125 W
New Castle, Indiana

LOCATION:

Located at State Highway 3 and S County Road 125 W in New Castle Indiana, just north of Interstate 70

LAND AREA:

±37.44 Acres Total
±15.06 Acres fronting Highway 3
±2.38 Acres - SEC of CR 500 & CR 125
±20 Acres - SWC CR 500 & CR 125

ZONING:

2.3 AC & 15.06 AC Tracts - HB2
20 Acre Tract - GB

UTILITIES:

All Available

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

SALE PRICE:

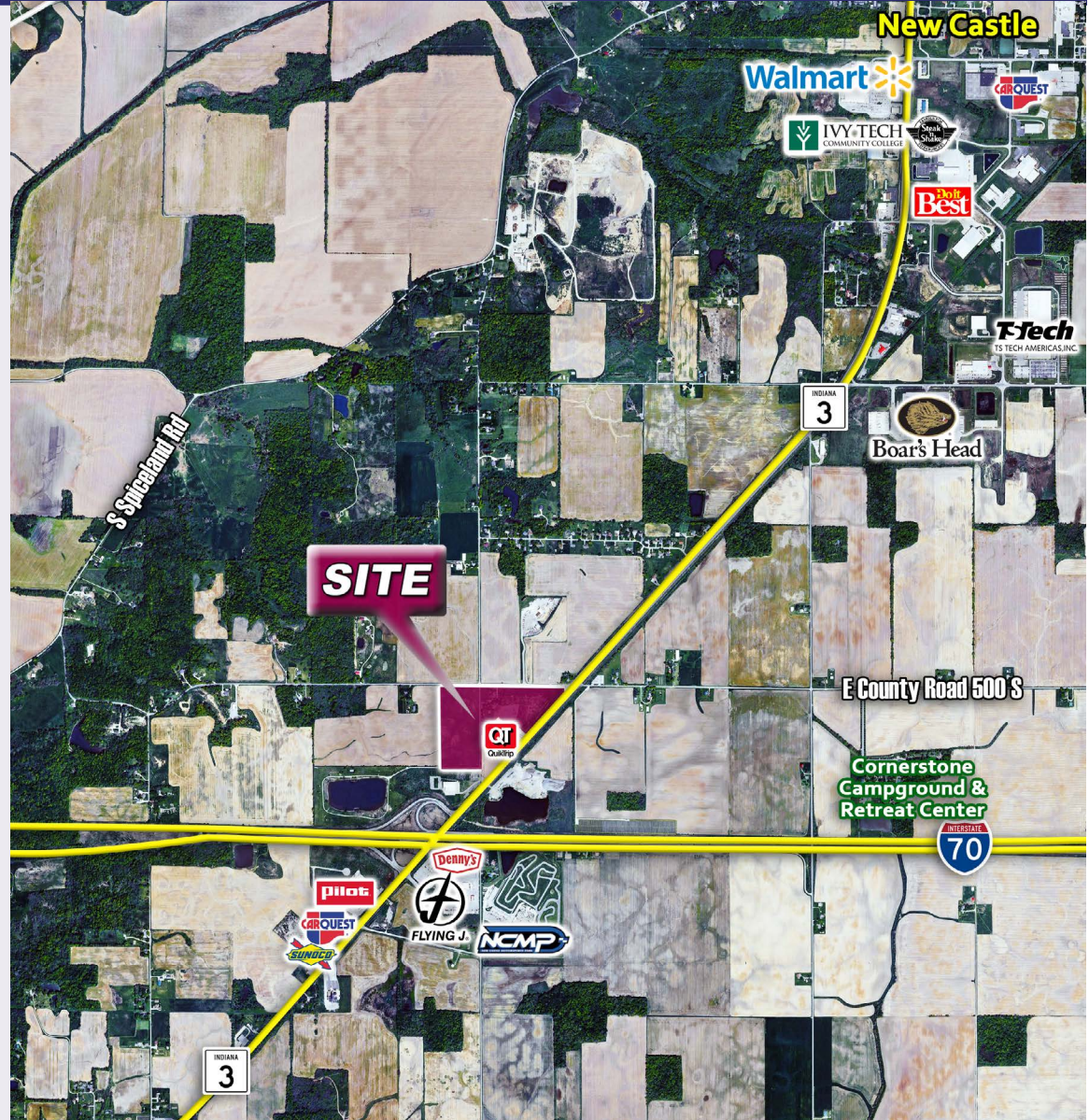
\$1,750,000

AREA OVERVIEW:

This site offers excellent regional connectivity and accessibility. The property benefits from strong visibility along a primary north-south corridor and convenient access to one of the Midwest's major east-west interstates, making it well-positioned for a variety of commercial or industrial uses.

DEMOGRAPHICS:

	5 Mile	10 Mile	15 Mile
2025 Population	14,984	40,134	62,449
Daytime Population	12,698	33,601	51,026
Average HH Income	\$78,405	\$75,458	\$79,768



COMMERCIAL PROPERTY GROUP

For more information, please contact **Craig Scott**

210-496-7775 | cscott@dirdealers.com

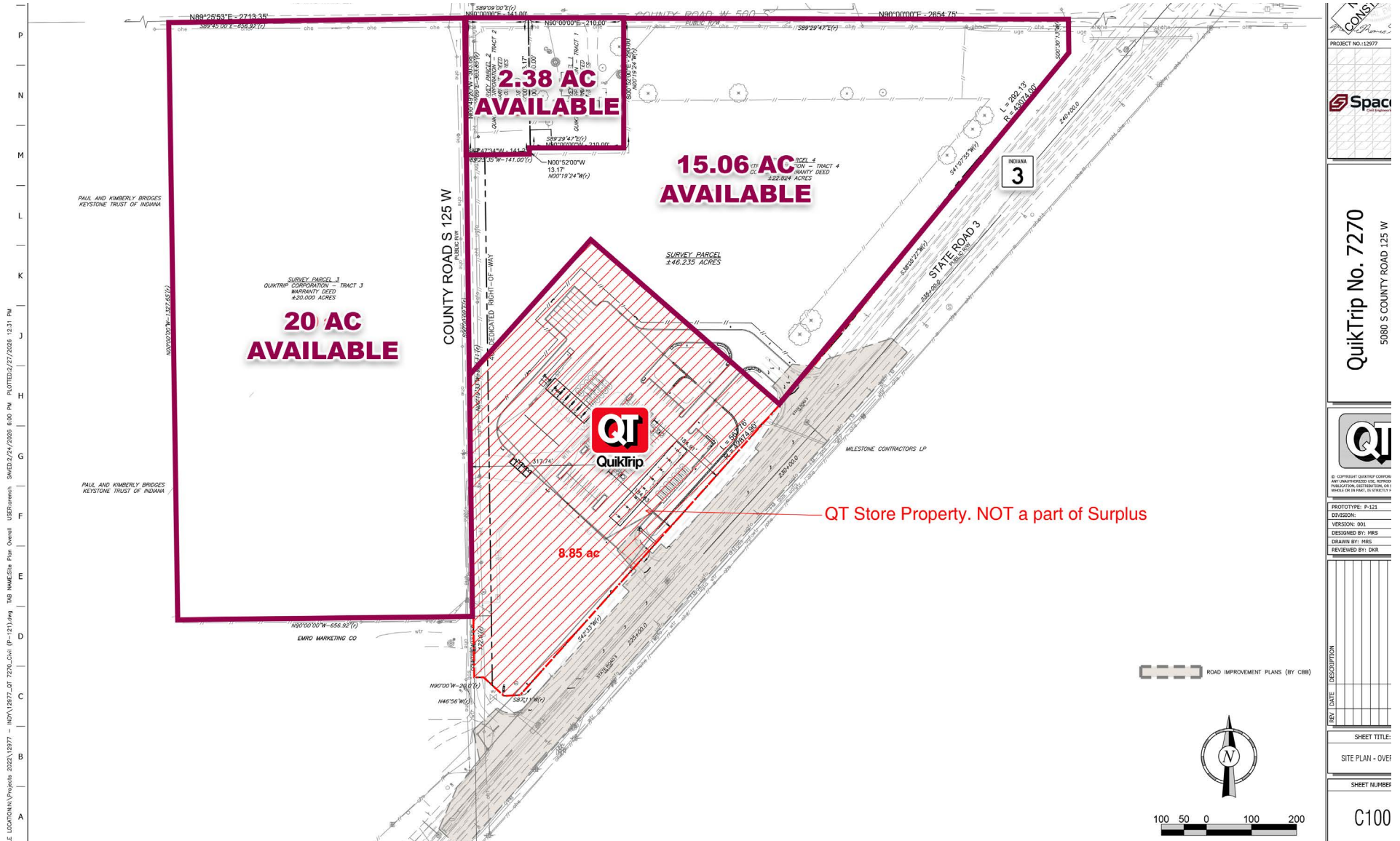
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Survey

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Intersection Aerial

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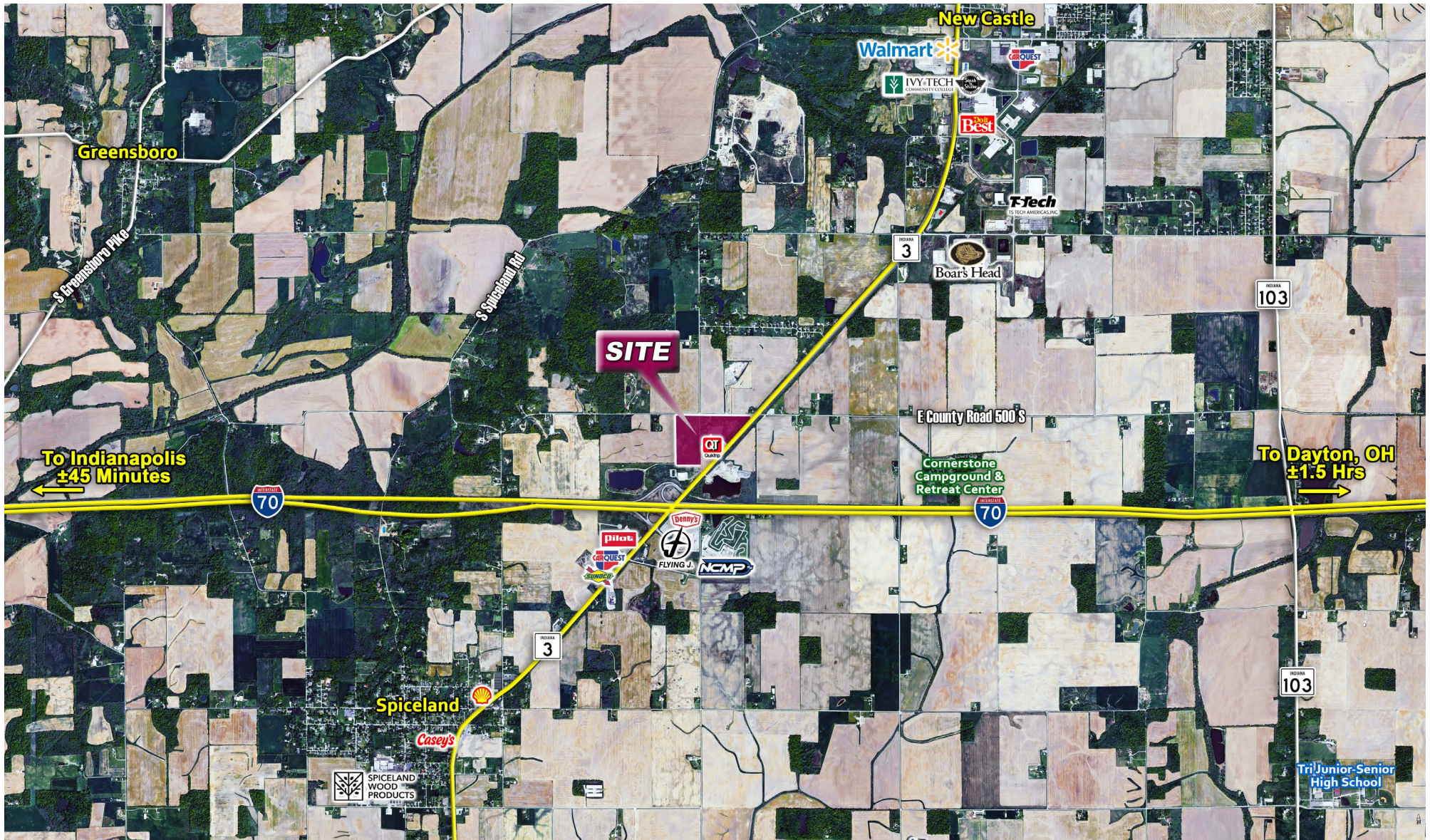
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Wide Aerial

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