

For Sale

State Road-Fronting Tract of Development Land in Liberty Township



0 E. Jackson St., Muncie

Muncie, IN 47303

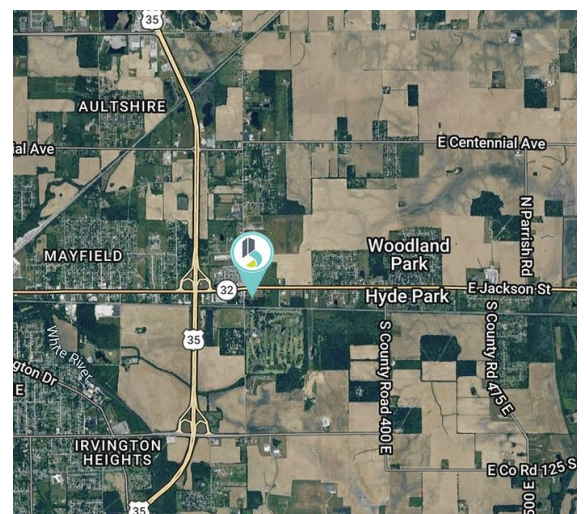
Located within Muncie's Liberty Corners community in Liberty Township, this ± 3.17-acre tract of development land suitable for many office and retail uses is now for sale! Potential public/nonpublic development uses include, but are not limited to, neighborhood/community single-/multi-tenant retail centers, low/medium-density general professional office, medical, government, not-for-profit (social club/fraternal organization/association), day care/assisted living, or institutional/civic (school/educational/library/charitable/religious-centered uses). Additionally, this offering is welllocated along the heavily-trafficked State Road 32/East Jackson Street on Muncie's increasingly-developing east side. The list of nearby amenities has been growing over recent years and is on pace to continue to do so; now is the time to take advantage of growth within the path of progress!

Sale Price

Contact Broker

Lot Size

3.17 AC



Mitch Doner

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Executive Summary

0 E. Jackson St., Muncie, IN 47303



Highlights

- Close proximity to State Road 32 & US Highway 35 and accessibility to I-69
- Well-located in the path of progress and along a heavily-trafficked thoroughfare
- Consistent and reliable nearby occupant base (bank, senior living, filling station(s), dollar store(s), medical office, et cetera)

Offering Summary

Property Type	Land
Municipality/ County	City of Muncie; Delaware County
Acreage	± 3.17 AC (± 138,084 SF)
Zoning	BV (Variety Business Zone)
APN	18-12-18-100-001.000- 010 & 18-12-18-100- 015.000-010

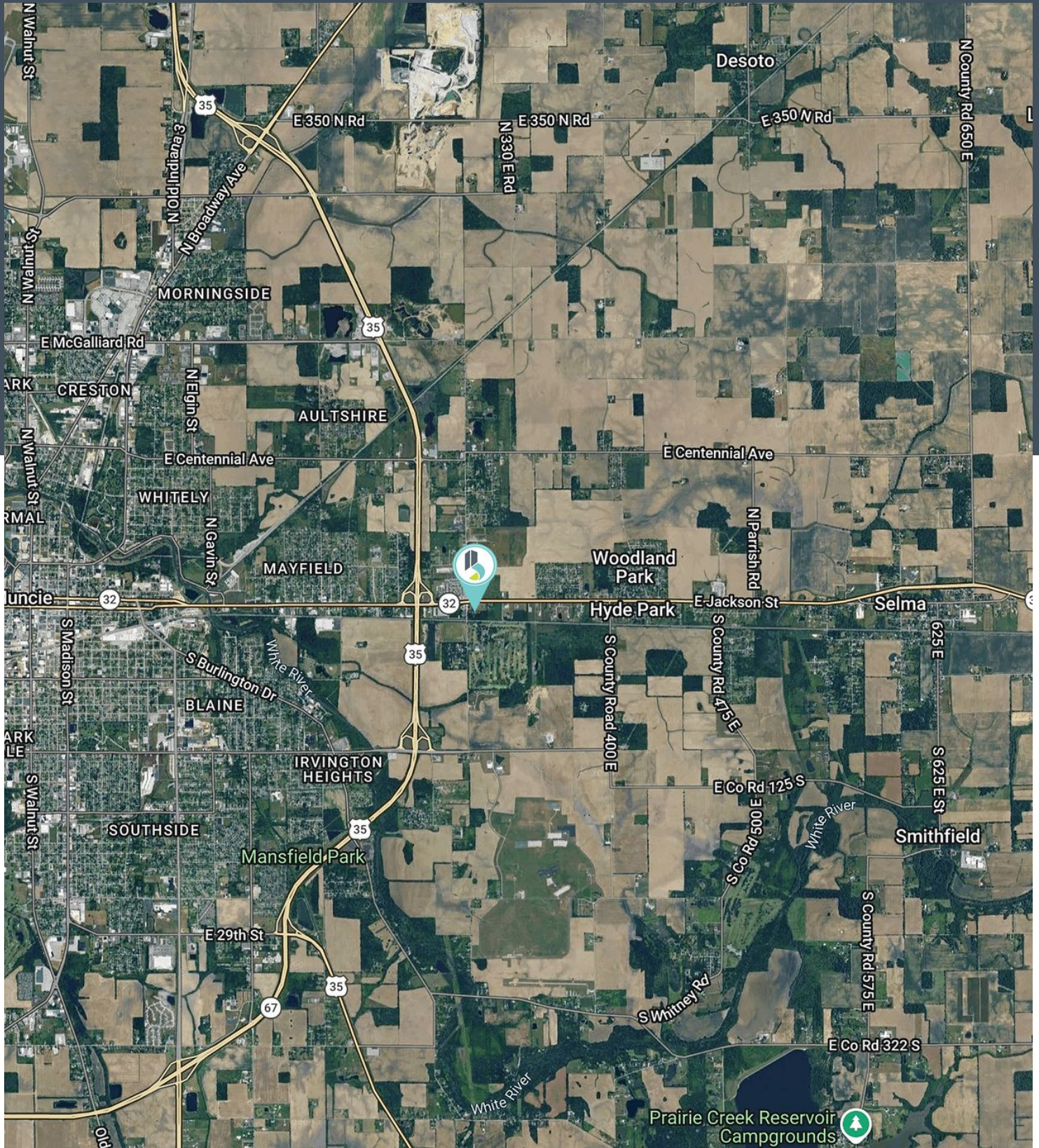
Photographs

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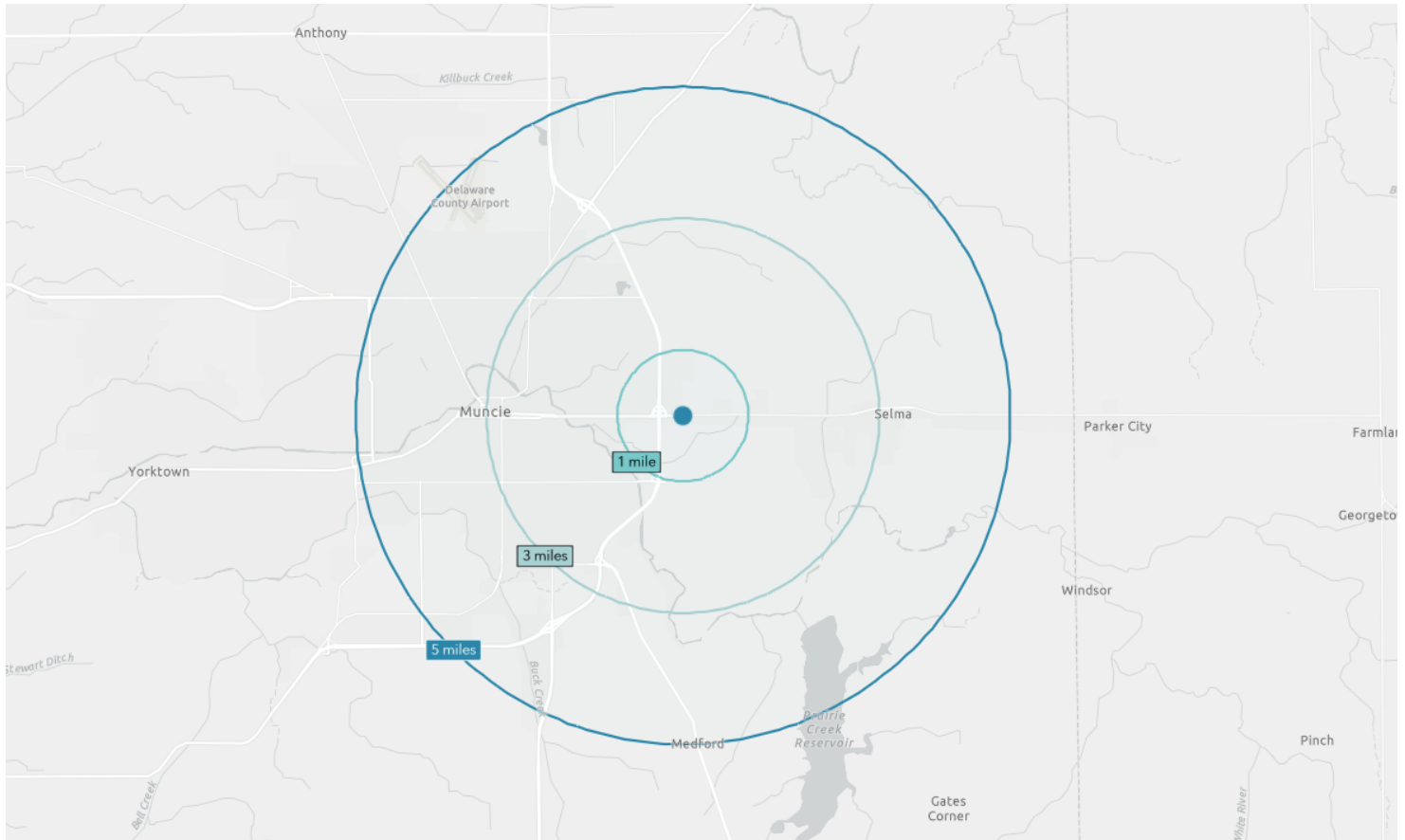
Regional Map

0 E. Jackson St., Muncie, IN 47303



Demographics

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	1,596	20,243	59,097
Median Age	46.4	41.8	32.6
Total Households	714	8,930	24,230
# of Persons per HH	2.17	2.24	2.17
Median HH Income	\$54,549	\$40,939	\$44,900
Median House Value	\$116,111	\$80,931	\$110,248