



1349 COMBS RD. (COMBS & COUNTY LINE)

1349 COMBS RD.
GREENWOOD, IN 46143

Barbara Dunn-Stear
Senior Advisor
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Property Summary



OFFERING SUMMARY

Sale Price:	\$175,000 / Acre
Lot Size:	6 Acres
Zoning:	AG
Market:	Indianapolis
Submarket:	Greenwood
Price / SF:	\$4.02

PROPERTY OVERVIEW

Corner lot near developing retail and commercial sites. Utilities at or near site. Close to new Ice Plex development on County Line.

LOCATION OVERVIEW

Southeast corner of Combs Road and County Line Road

PROPERTY HIGHLIGHTS

- 6 acres; corner location; high traffic County Line Road; near I 65 ramp

Additional Photos



1349 COMBS RD. [COMBS & COUNTY LINE] | 1349 COMBS RD. GREENWOOD, IN 46143

Location Maps

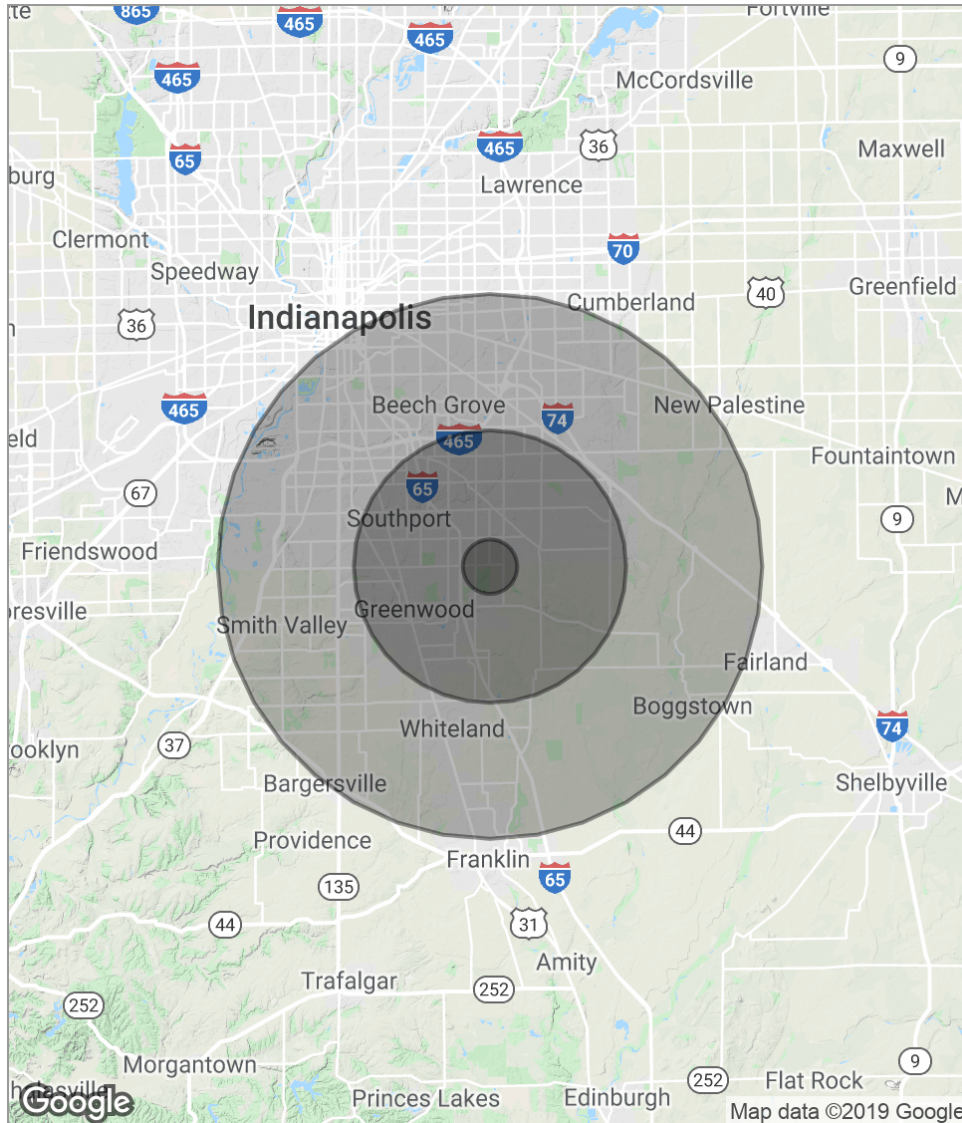


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	731	105,626	367,457
Median age	32.3	34.1	35.5
Median age [Male]	32.5	33.1	34.4
Median age [Female]	32.2	35.1	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	252	41,609	143,188
# of persons per HH	2.9	2.5	2.6
Average HH income	\$73,952	\$68,453	\$63,316
Average house value	\$175,770	\$161,262	\$147,912

* Demographic data derived from 2010 US Census

Demographics Report

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Advisor Bio & Contact 1

BARBARA DUNN-STEAR

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PROFESSIONAL BACKGROUND

Barbara Dunn-Stear provides a wealth of experience in land acquisitions and commercial sales and leasing. She brought a well-rounded background and more than 25 years of commercial real estate experience to SVN. A former teacher, retail shop owner, mechanical contracting manager and brokerage owner, Barbara is knowledgeable in the day-to-day decisions business face regarding real estate disposition. Barbara has achieved national designations for commercial work and been awarded the Indianapolis Monthly 5 Star Professional Realtor status for 2010-2016. She enjoys board positions with the Greater Greenwood Arts Council & the Southside Art League.