

MULTI-FAMILY LAND FOR SALE

BLUFF ROAD MULTI-FAMILY GROUND MU-1 ZONED - SHOVEL READY!

3506 Bluff Road, Indianapolis, IN 46217



OFFERING SUMMARY

SALE PRICE:	\$275,000
LOT SIZE:	3.67 Acres
ZONING:	M-U1
MARKET:	Indianapolis
SUBMARKET:	Perry Township
PRICE / ACRE:	\$81,744.00

PROPERTY OVERVIEW

EXCELLENT OPPORTUNITY to OWN 3.67 Acres Just south of Downtown Indianapolis, IN Multi-Family ZONED and CLEARED! All Utilities at site. Close to IUPUI and University of Indianapolis. Value is in the land, not the dwelling on the property. See today!

PROPERTY HIGHLIGHTS

- Multi-Unit Zoned Land
- Hard Corner
- Signaled Intersection
- All Utilities At Site
- Excellent Visibility
- Conveniently Located
- 4 Miles South Of Downtown Indianapolis

KW COMMERCIAL
1644 Fry Road, Suite A
Greenwood, IN 46142

SHELLY JOHNSON
Real Estate Broker
O: 317.882.5900
C: 317.883.9125
shellyjohnson@kw.com
IN #RB14043056

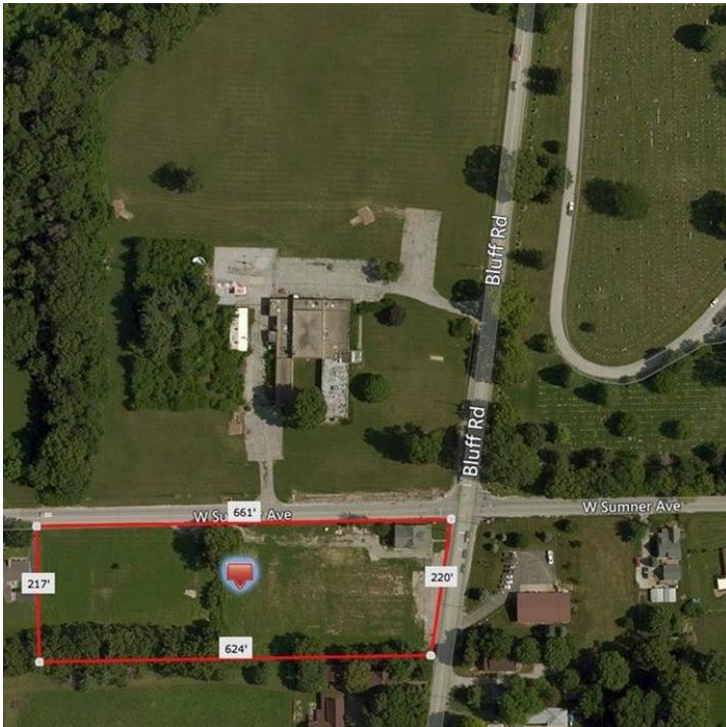
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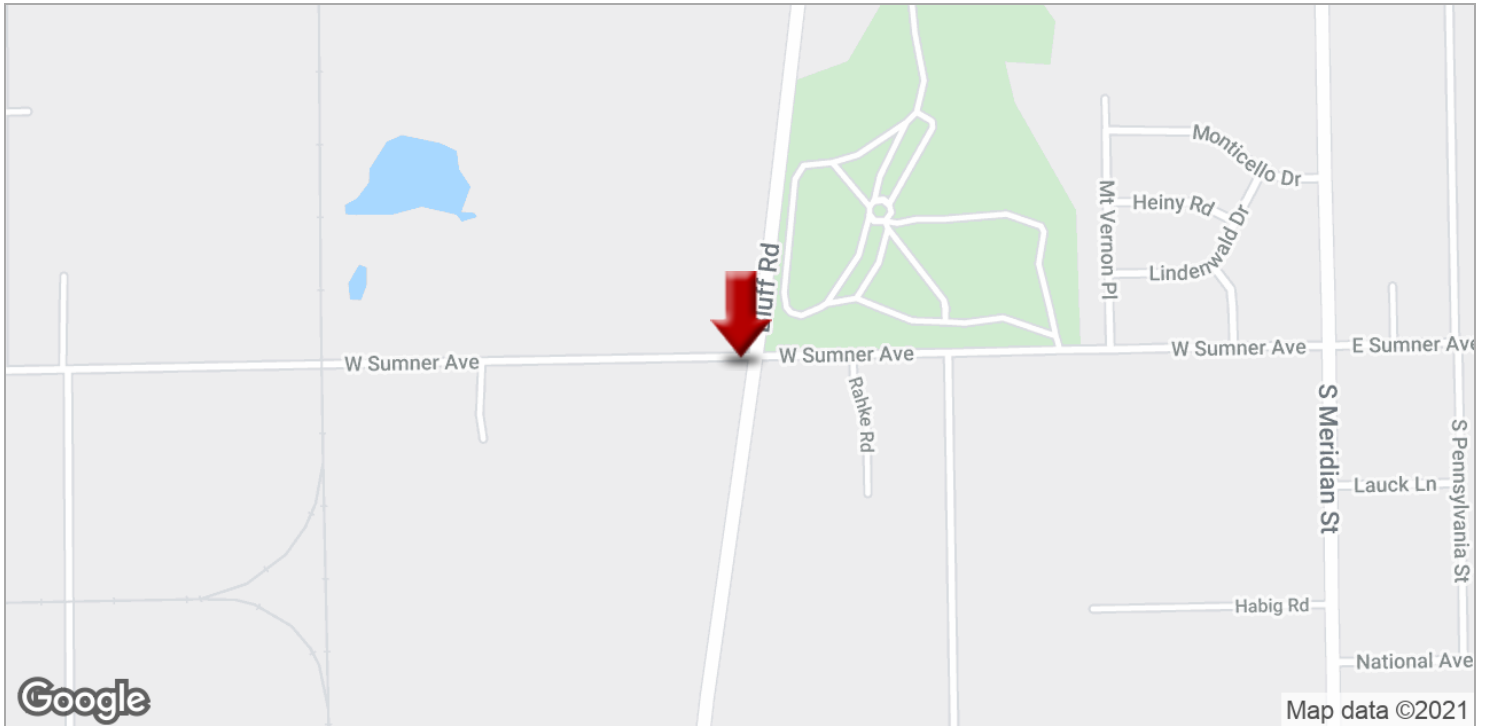
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LAND FOR SALE

BLUFF ROAD LAND ZONED AND CLEARED FOR 46 APARTMENTS OR 60 RETIREMENT UNITS!

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,635	58,351	188,140
Median age	32.5	32.7	34.0
Median age (male)	32.0	33.1	33.5
Median age (Female)	33.0	32.8	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,814	22,375	73,270
# of persons per HH	2.6	2.6	2.6
Average HH income	\$51,927	\$47,137	\$49,146
Average house value	\$121,592	\$115,861	\$118,123

* Demographic data derived from 2010 US Census

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