

GRAHAM STREET

E Graham St, Franklin, IN



FOR SALE, LEASE OR BUILD TO SUIT

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

JOHN MERRILL
Owner – Merrill Property Group
P: 317-590-3046
john@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE: \$949,000 (\$125K/Acre)

LOT SIZE: 2.5 to 8.003 Acres

ZONING: IBD – Industrial Business Dev

INCENTIVES: Opportunity Zone (Tax Incentive)

USES: Flex Office/Warehouse, Contractor Warehouse, Storage Facility, General Industrial Production

PROPERTY OVERVIEW

Endless opportunities abound with this Industrial zoned land in Franklin, Indiana. This property is perfectly situated in Franklin's industrial landscape just a few minutes from the main retail hub on Morton Street, downtown Franklin, and I-65 onramps at Whiteland Road and King Street. Whether you're looking to buy land and build your own facility, ground lease and build your own facility, or do a build to suit for a customized building that meets your business's needs – this is your spot! The overall parcel is 8.003 acres, but ownership is willing to split it into smaller parcels to accommodate smaller users.

Land like this is a rarity in this exploding market. This site is a contractor's dream, and the flexibility of ownership makes it perfect for a variety of industrial-related businesses looking for a new home.

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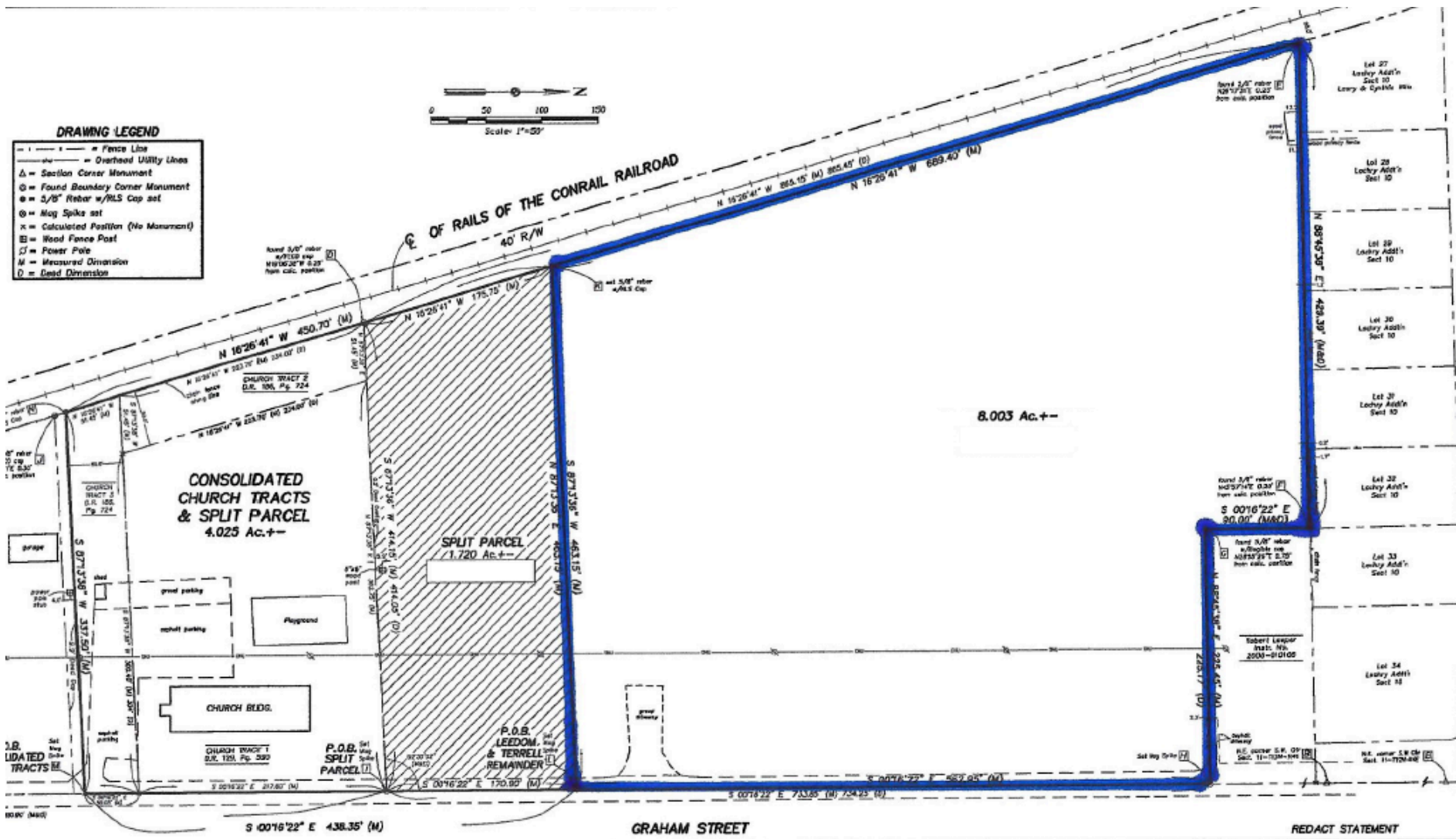
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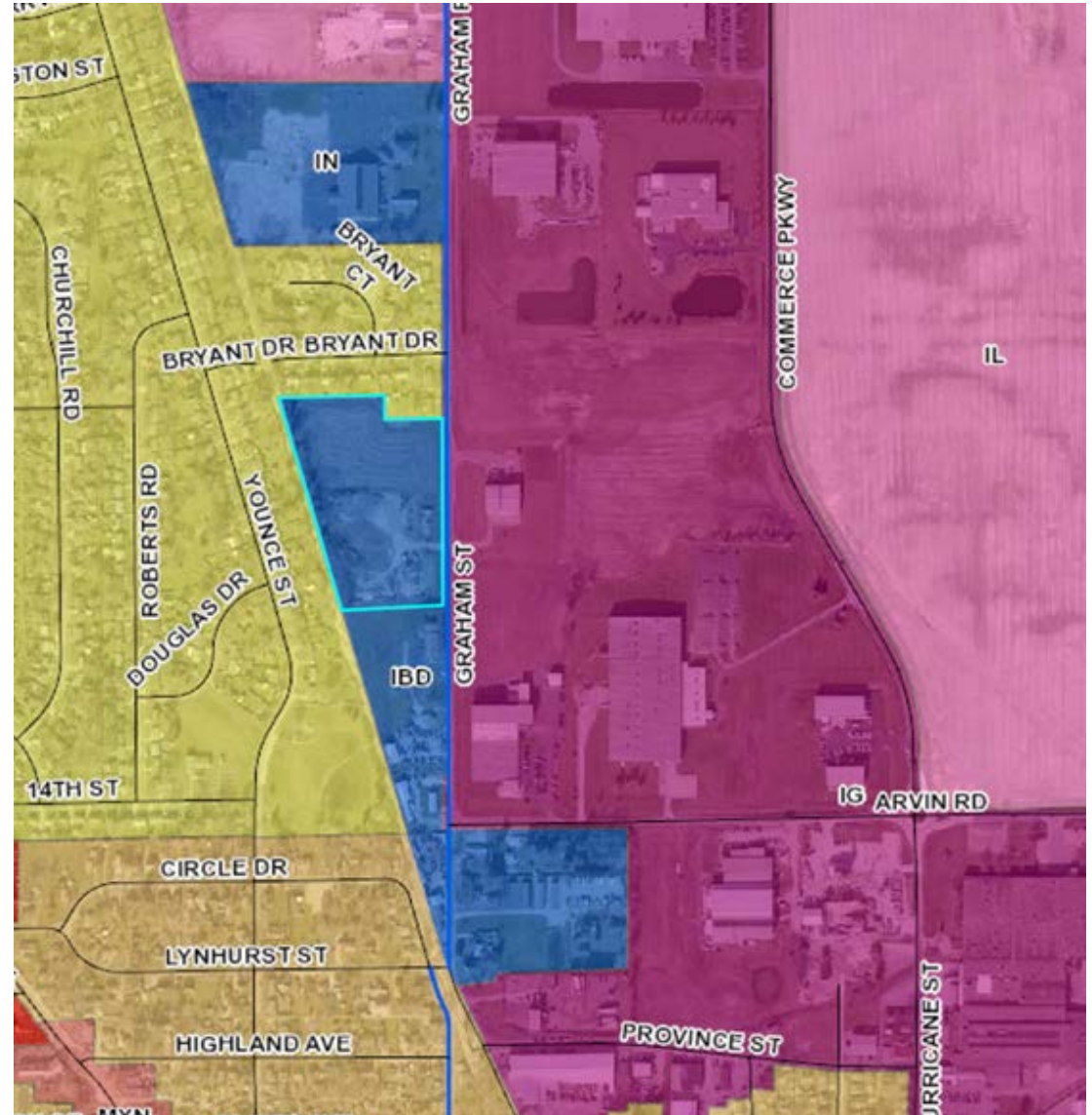
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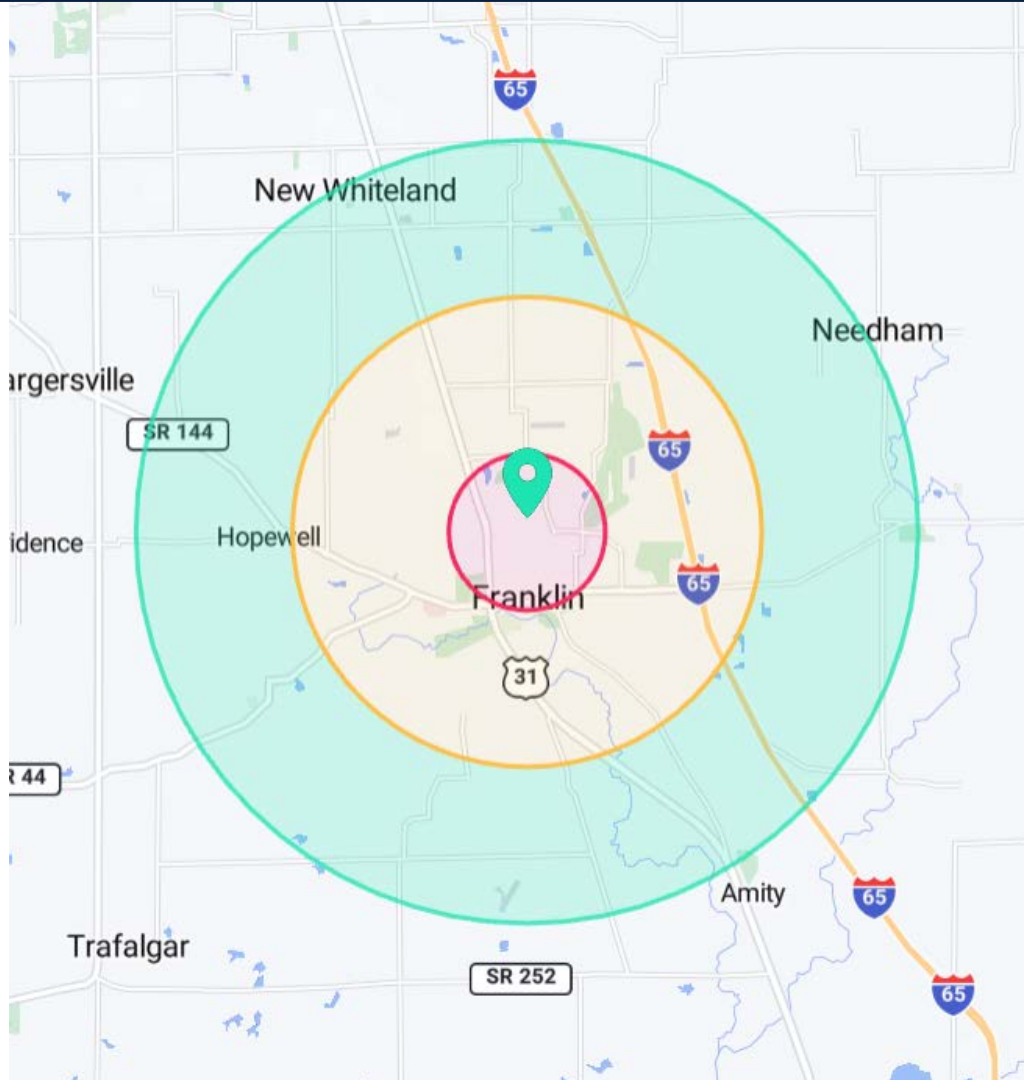
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Total Population	8,314	26,115	36,894
Workday Population	6,777	22,398	36,034

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,622	5,008	6,961
Ages 15-24	2,663	3,957	5,351
Ages 25-54	3,306	9,820	14,192
Ages 55-64	897	2,723	4,124
Ages 65+	1,448	3,248	6,265

Income	1 Mile	3 Miles	5 Miles
Median	\$66,100	\$76,600	\$81,400
< \$15,000	277	612	768
\$15,000-\$24,999	253	599	774
\$25,000-\$34,999	280	754	926
\$35,000-\$49,999	520	1,222	1,535
\$50,000-\$74,999	617	1,716	2,417
\$75,000-\$99,999	491	1,371	2,070
\$100,000-\$149,999	551	2,052	3,156
\$150,000-\$199,999	225	795	1,105
> \$200,000	134	582	867

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,646	10,342	14,383
Occupied	3,348	9,702	13,618
Owner Occupied	1,907	6,475	9,876
Renter Occupied	1,441	3,227	3,742
Vacant	298	640	764