

# N GRAHAM ROAD

N Graham Rd, Franklin, IN 46131



## OFFERING SUMMARY

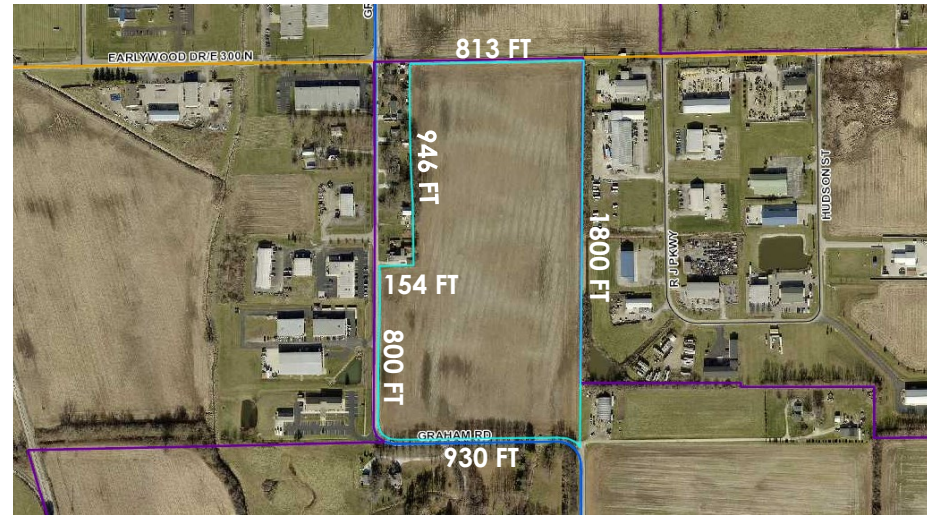
**LOT SIZE:** 35.933 Acres

**LIST PRICE:** \$2,750,000 (~\$76,500/ACRE)

**TAX INCENTIVE:** Opportunity Zone

**ZONING:** IL - Industrial Light

**PERMITTED USES:** Warehouse/Storage Facility, General Industrial Production, Light Industrial Assembly & Distribution, Light Industrial Processing & Distribution, Research & Development Facility, Warehouse & Distribution Facility



## PROPERTY OVERVIEW

Located on Graham Road and Earlywood Drive in Franklin, this **35.933** acres is a prime location for industrial development. This site is situated 1 mile from **US-31** and only 2.8 miles from access to **I-65**. Recently rezoned for Industrial Light use, the development opportunities for this site are vast.



### JOHN MERRILL

Owner - Merrill Property Group  
P: 317.590.3046  
john@merrillpropertygroup.com

### Morgan Metcalf

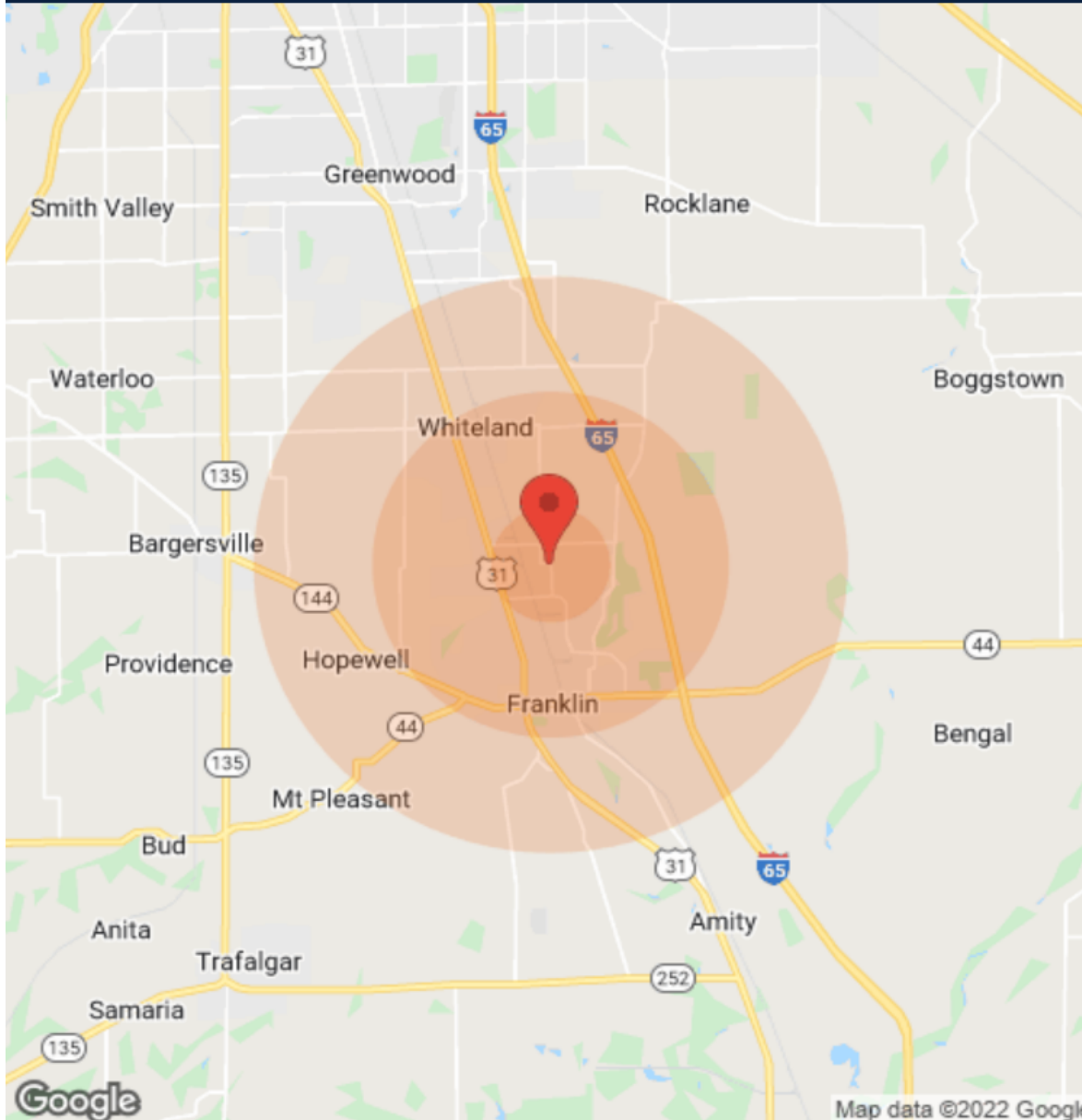
Broker - Merrill Property Group  
P: 317.496.7606  
morgan@merrillpropertygroup.com

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## DEMOGRAPHICS

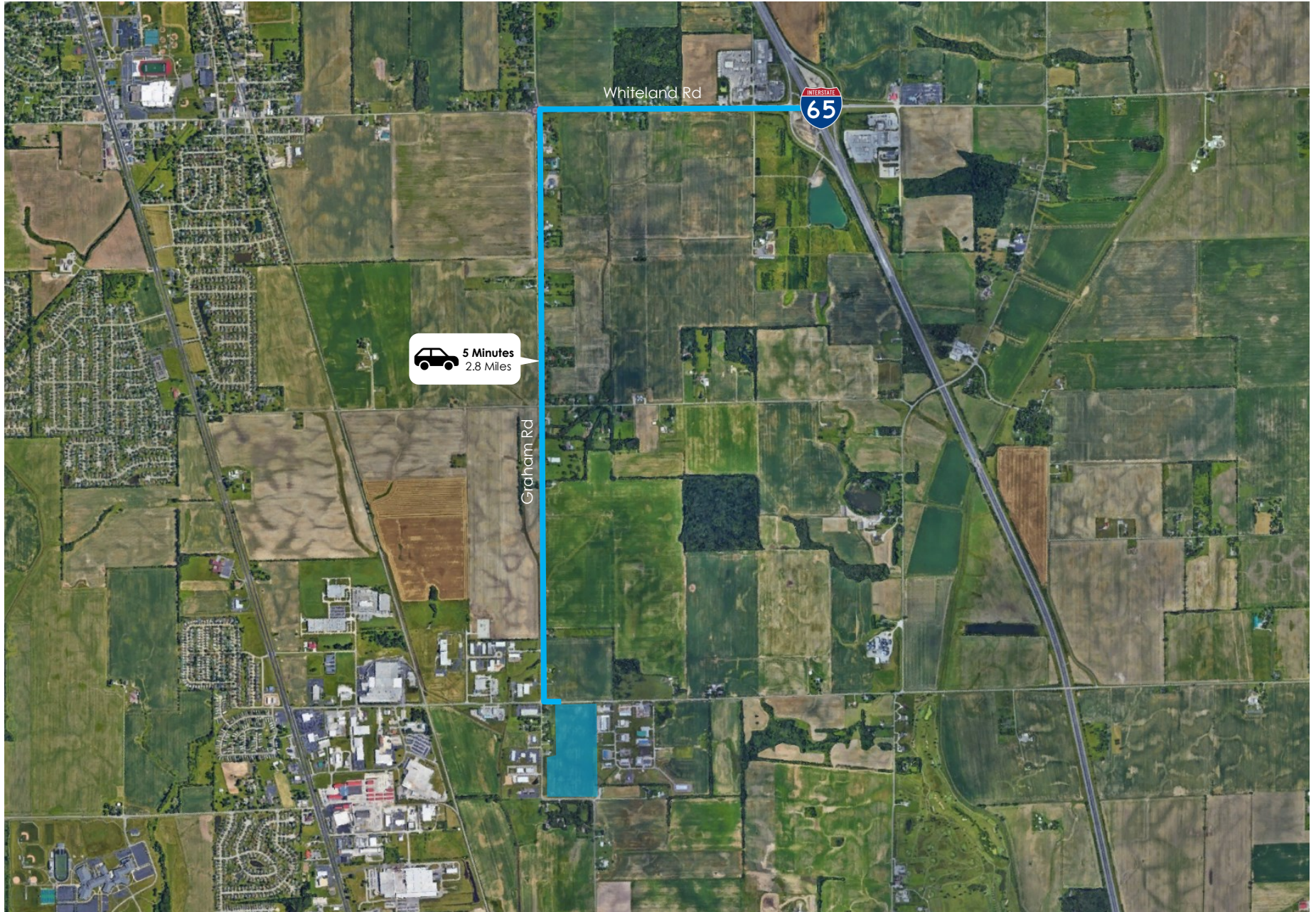


Population	1 Mile	3 Miles	5 Miles
Male	1,515	11,316	22,236
Female	1,511	11,895	24,102
Total Population	3,026	23,211	46,338
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	666	5,045	10,128
Ages 15-24	416	3,330	6,836
Ages 55-64	319	2,497	5,269
Ages 65+	485	3,380	6,931
Race	1 Mile	3 Miles	5 Miles
White	2,944	22,612	44,852
Black	6	131	300
Am In/AK Nat	N/A	2	9
Hawaiian	N/A	N/A	N/A
Hispanic	45	369	902
Multi-Racial	132	812	1,690
Income	1 Mile	3 Miles	5 Miles
Median	\$49,952	\$46,682	\$50,180
< \$15,000	121	1,001	1,629
\$15,000-\$24,999	129	863	1,337
\$25,000-\$34,999	114	927	1,492
\$35,000-\$49,999	204	1,592	2,615
\$50,000-\$74,999	271	1,944	4,174
\$75,000-\$99,999	101	1,256	2,809
\$100,000-\$149,999	221	984	2,064
\$150,000-\$199,999	N/A	187	373
> \$200,000	N/A	114	182
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,294	10,108	18,220
Occupied	1,219	9,198	16,670
Owner Occupied	1,056	6,288	12,132
Renter Occupied	163	2,910	4,538
Vacant	75	910	1,550

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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