

State Road 135, just North of Stones Crossing

Prime Development Opportunity



CENTER GROVE'S PRIMARY COMMERCIAL HUB

JOHN MERRILL

Owner – Merrill Property Group
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OFFERING SUMMARY

ACREAGE: 7.196 Acres – Can be subdivided

TRAFFIC: SR-135: 30,000 VPD, Frontage 505 Feet

RESIDENTIAL GROWTH: Over 3,100 new home sites being developed within a 5-minute drive

NEW/RECENT COMMERCIAL DEVELOPMENT: Slick City Action Park, Meijer, Stock Yards Bank, Fujiyama Steakhouse, Bru Burger, Stone Creek and many others are approved or under construction

ZONING: Commercial Medium (CM) which allows drive-throughs and outdoor seating, dramatically increasing sales

FLEXIBILITY: Experienced developer currently has the property under contract and will build to suit, subdivide, sell or ground lease to meet your needs

DEMOGRAPHICS: Outstanding demographics with average household in-come in excess of \$135,000 within a 1-mile radius



PROPERTY OVERVIEW

Discover this exceptional opportunity in Johnson County's most explosive growth corridor within the highly desirable Center Grove School District. Join Franciscan Health's 100,000 square foot \$50 million dollar medical complex, the Flats at Stones Crossing, a 292-unit apartment complex, and Grove Crossing (a 55+ community) nearing completion with 120 apartment units. Already at the epicenter of the State Road 135 trade area, the planned widening of Stones Crossing Road will also put this project dead center in the middle of Johnson County's new East/West corridor which connects I-65, US-31, State Road 135 and the newly completed I-69 highway.

Secure your spot in one of the Southside's most sought-after locations before one of your competitors does!

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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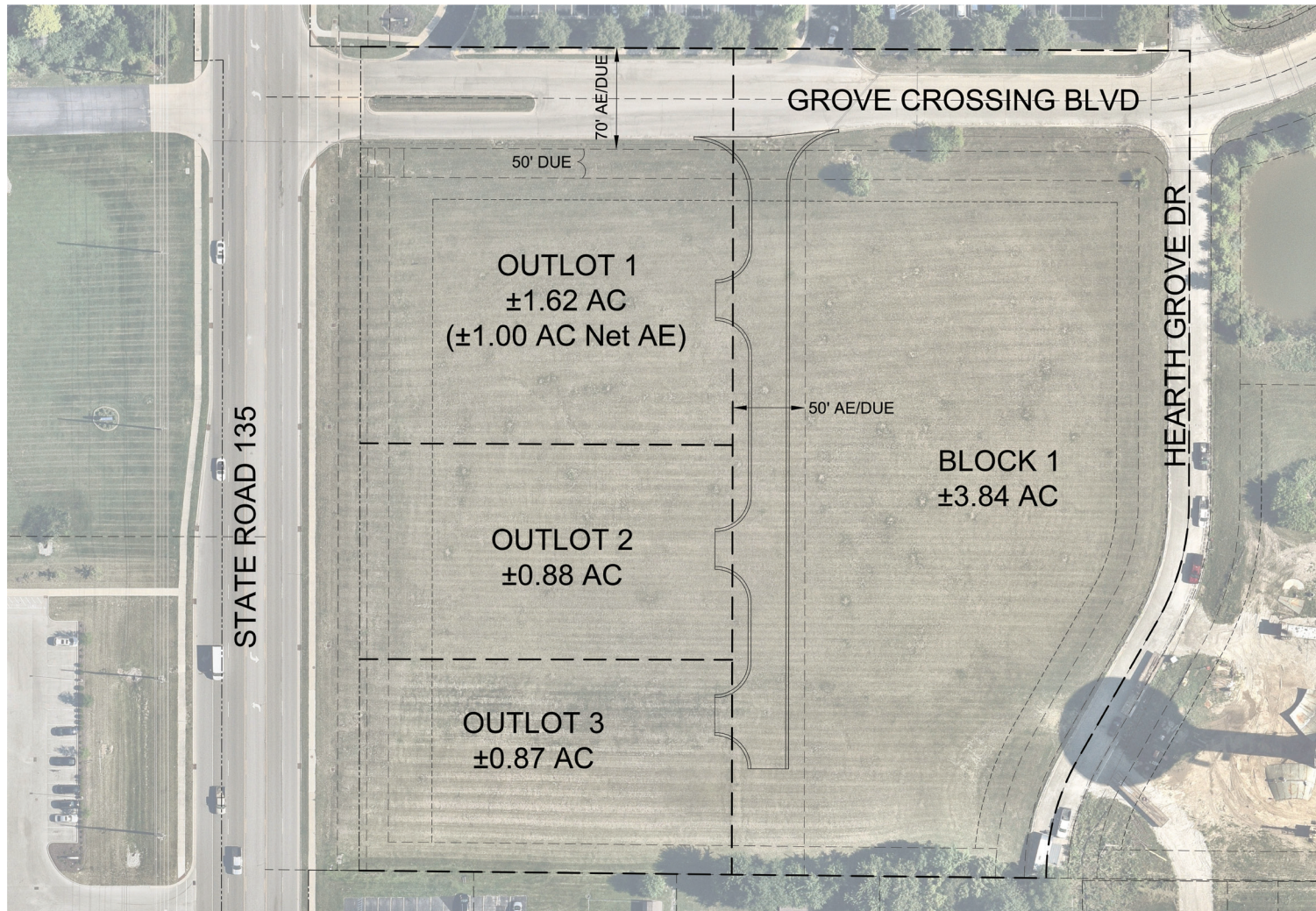
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SAMPLE LOT LAYOUT

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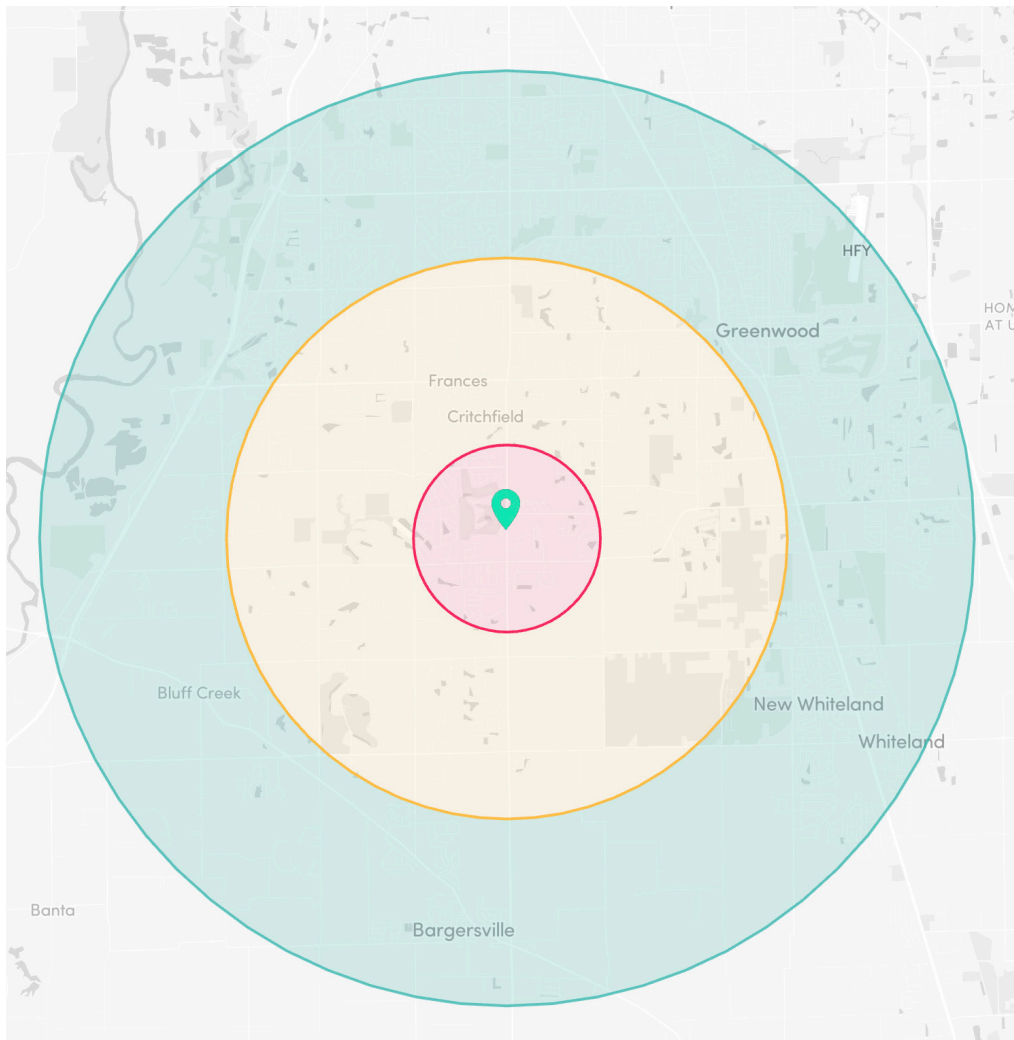
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KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Est Population	4,311	50,430	124,466	334,337
Est. Average Household Income	\$132,667	\$144,301	\$121,308	\$108,920
Est. Number of Households	1,720	18,074	48,025	129,736

HOUSING DEVELOPMENTS IN PROCESS (WITHIN A 5-MINUTE DRIVE TIME)

Type	Number	Price Point
Single Family Residential	2,025	\$300k to \$500k
Single Family Residential	518	\$400k to \$750k
Estate Homes w/Acreage	12	\$1M+
Town Homes	110	\$300k to \$400k
Multi-Family	300	Market Pricing
Senior Housing	150	\$1,400 to \$1,700 per month

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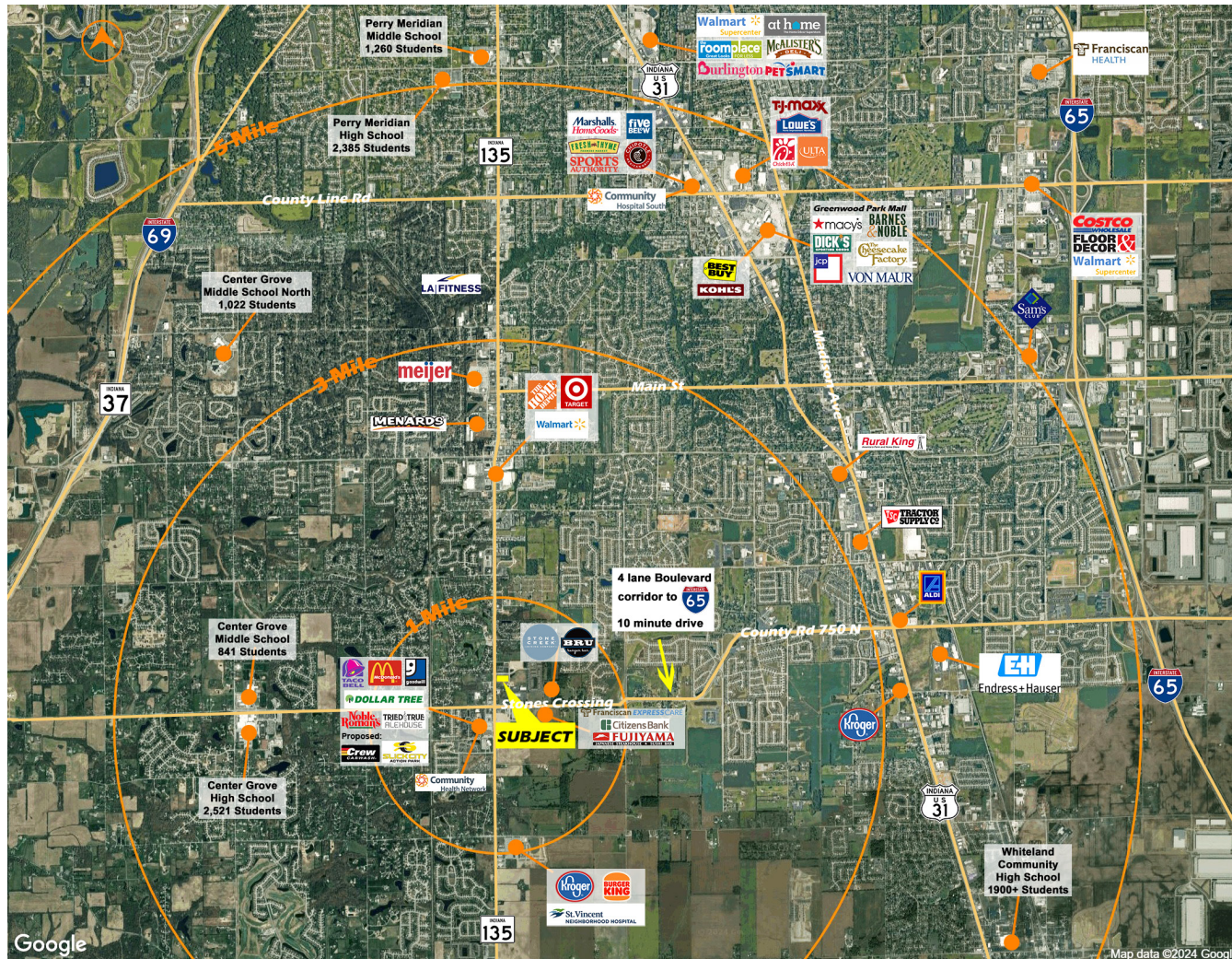
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