

1200+ Acres for Development

8000 New Harmony Rd, Martinsville, IN 46151



FOR SALE

HALEA KOPETSKY
Listing Broker – Merrill Property Group
P: 317-296-2647
halea@merrillpropertygroup.com

OFFERING SUMMARY

LIST PRICE: \$28,382,000

LOT SIZE: 1,234 Acres

ZONING: AG

TRAFFIC COUNT: 14,445 AADT (I-69)

USES: Development

PROPERTY OVERVIEW

Prime 1,200+ Acre Development Opportunity in Martinsville, Indiana

Calling all developers! This expansive 1,234-acre property in Martinsville, Indiana, presents a rare and versatile opportunity for large-scale residential, mixed-use, or commercial development. With serene pastures, rolling hills, dense forests, and natural water features—including ponds and a creek—this property offers an idyllic backdrop for a variety of projects.

Strategically positioned just off I-69, this prime land ensures seamless connectivity—only 35 minutes to Indianapolis, 10 minutes to Mallow Run Winery, and 25 minutes to Morgan-Monroe State Forest. Its combination of natural beauty and accessibility makes it ideal for residential subdivisions, estate homes, equestrian communities, corporate retreats, or even eco-friendly developments.

This is more than just land—it's a blank canvas ready to be transformed into a visionary project. Whether developing upscale communities, resort-style living, or commercial ventures, this property delivers the space and setting to bring your plans to life.

Don't miss this exceptional investment opportunity! Schedule a site visit today and explore the full potential of this unparalleled development property.



PROPERTY HIGHLIGHTS

- **1,234 acres** of diverse terrain for flexible development options
- **10,000 sq. ft. steel pole barn** with office space, a full kitchen, and a bathroom—perfect for on-site operations
- **Two existing structures** to facilitate initial development logistics
- **Natural water features** enhance the potential for premium lot design
- **All agricultural rights** (timber, topsoil, etc.) transfer with the title

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.

1200+ Acres for Development

8000 New Harmony Rd, Martinsville, IN 46151



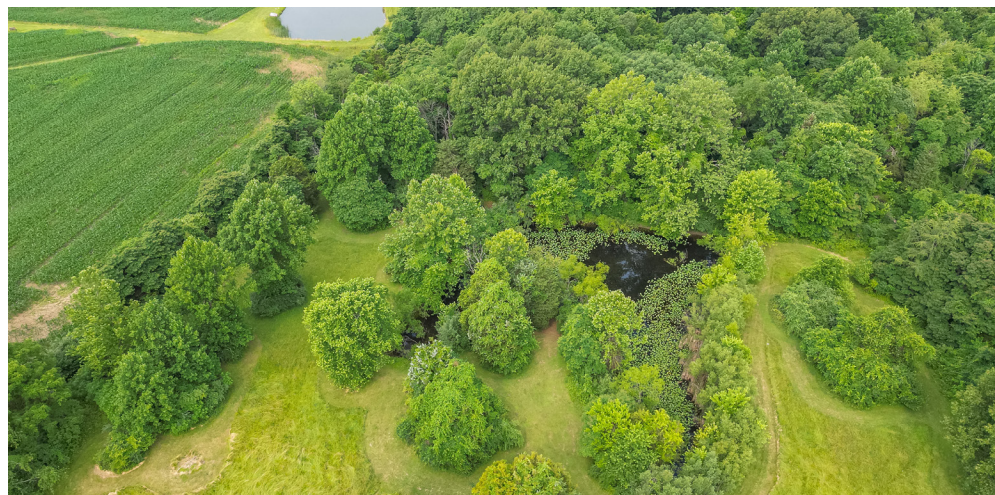
FOR SALE

HALEA KOPETSKY

Listing Broker – Merrill Property Group

P: 317-296-2647

halea@merrillpropertygroup.com



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.

1200+ Acres for Development

8000 New Harmony Rd, Martinsville, IN 46151



FOR SALE

HALEA KOPETSKY

Listing Broker – Merrill Property Group

P: 317-296-2647

halea@merrillpropertygroup.com



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.

1200+ Acres for Development

8000 New Harmony Rd, Martinsville, IN 46151



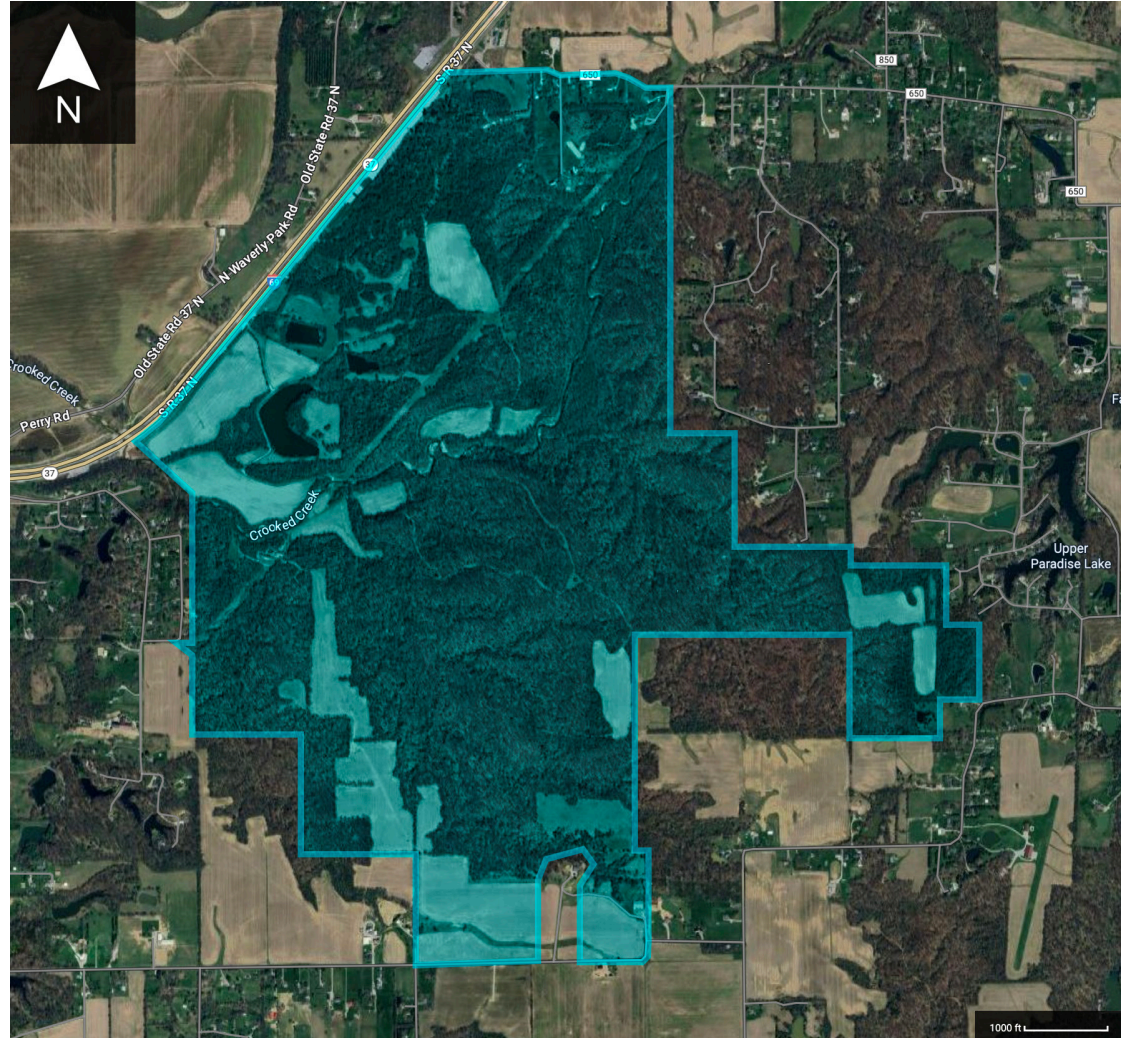
FOR SALE

HALEA KOPETSKY

Listing Broker – Merrill Property Group

P: 317-296-2647

halea@merrillpropertygroup.com



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.

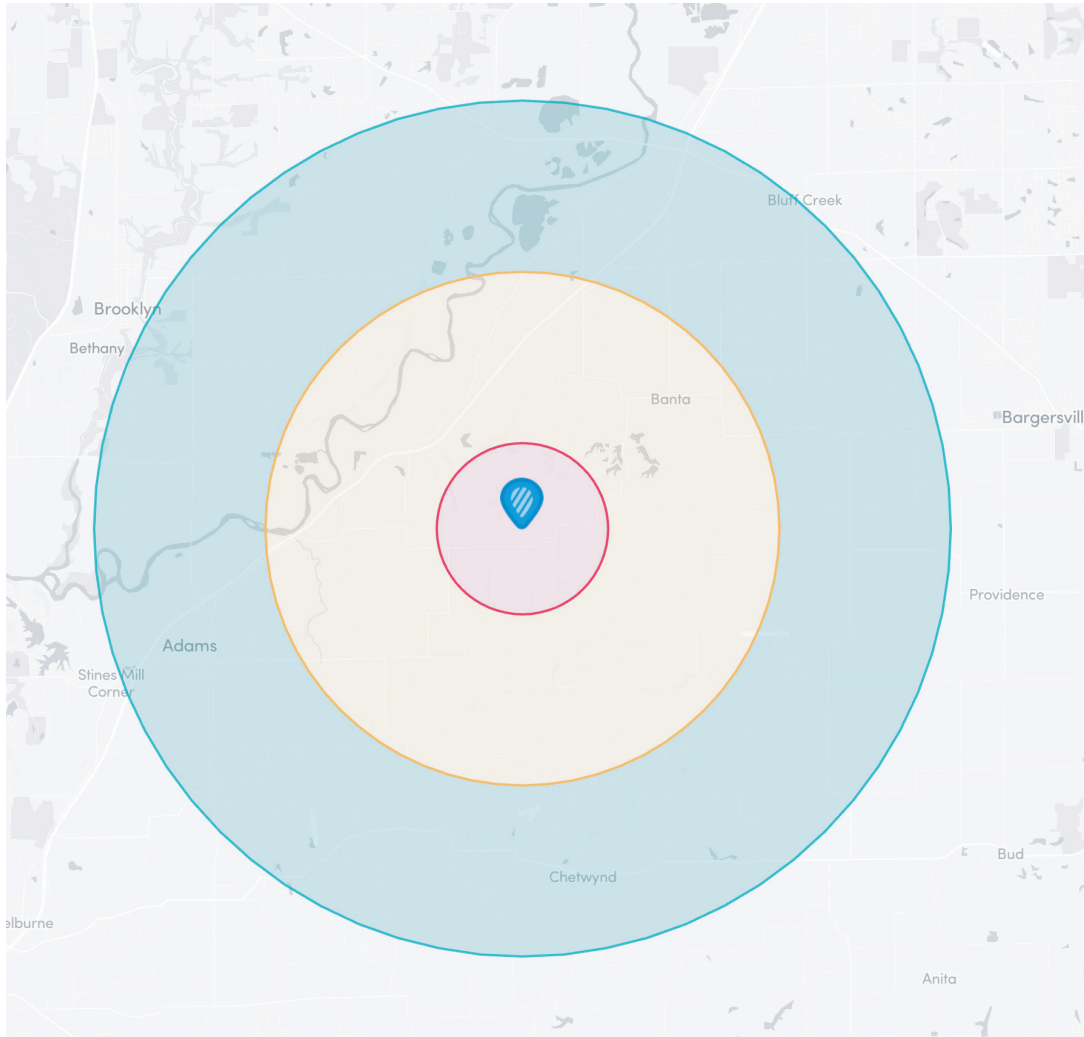
1200+ Acres for Development

8000 New Harmony Rd, Martinsville, IN 46151



FOR SALE

HALEA KOPETSKY
Listing Broker – Merrill Property Group
P: 317-296-2647
halea@merrillpropertygroup.com



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	233	2,685	8,732
Workday Population	217	2,210	6,128
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	38	434	1,436
Ages 15-24	29	338	1,137
Ages 25-54	77	894	2,933
Ages 55-64	40	457	1,435
Ages 65+	49	561	1,791
Income	1 Mile	3 Miles	5 Miles
Median	\$79,032	\$86,526	\$93,618
< \$15,000	6	56	177
\$15,000-\$24,999	7	56	136
\$25,000-\$34,999	7	67	212
\$35,000-\$49,999	2	90	382
\$50,000-\$74,999	20	181	473
\$75,000-\$99,999	13	160	467
\$100,000-\$124,999	13	128	352
\$125,000-\$149,999	5	56	180
\$150,000-\$199,999	8	97	329
> \$200,000	7	132	570
Housing	1 Mile	3 Miles	5 Miles
Total Units	92	1,067	3,424
Renter Occupied	7	100	318
Owner Occupied	81	923	2,959
Vacant	4	45	147

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.