

Industrial Land for Development

Linville Way, Franklin, IN 46131



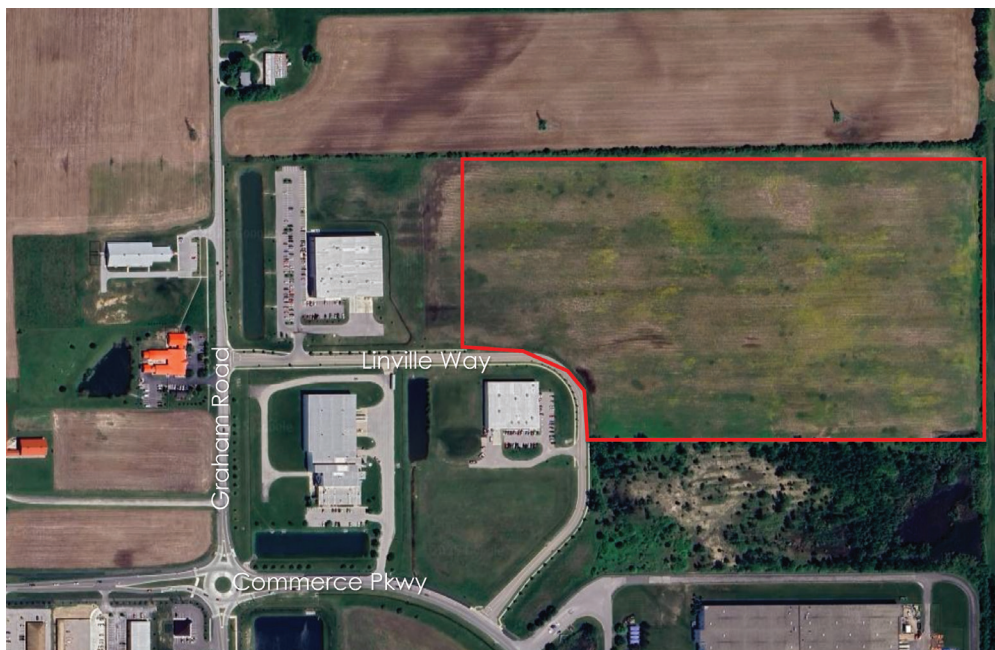
FOR SALE

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



PROPERTY OVERVIEW

Positioned within a well-established industrial park, just minutes from I-65, this 40.329-acre site offers exceptional accessibility and development potential. Zoned Industrial Light, it supports a broad range of uses from self-storage and light manufacturing, to distribution warehouse facilities. With level terrain and flexible lot dimensions, the site is ideal for users seeking to build or expand in a high-demand logistics corridor. Surrounded by active industrial operations and equipped with nearby infrastructure, this parcel provides the perfect foundation for scalable growth.

PROPERTY HIGHLIGHTS

- Flexible industrial zoning
- Excellent access to I-65 via King Street or Whiteland Road
- Surrounded by established industrial users with infrastructure in place
- Franklin, IN is home to major employers and growing investment in industrial development
- Pro-Development Community

OFFERING SUMMARY

LIST PRICE: \$4,100,000

LOT SIZE: 40.329 Acres

ZONING: IL

TRAFFIC COUNT: 2,459 AADT

USES: General Industrial, Distribution, Self-Storage, R&D, Contractor's Warehouse

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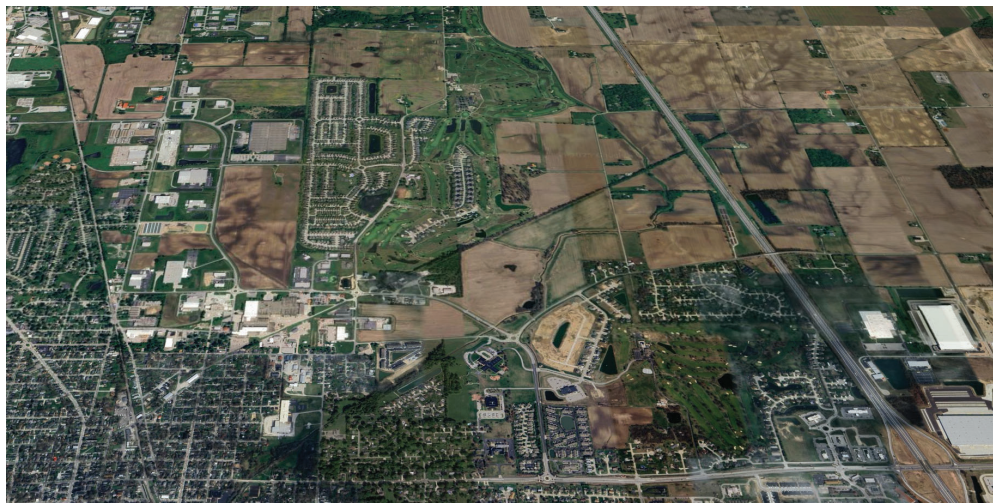
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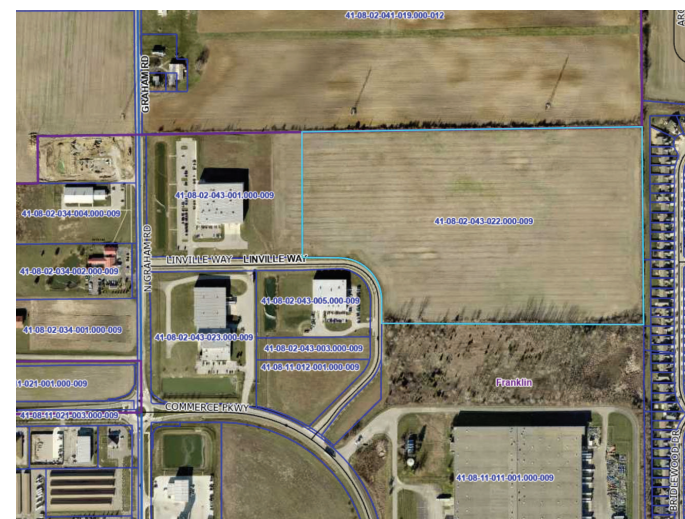
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**7 MINUTES
DRIVE TIME TO I-65**



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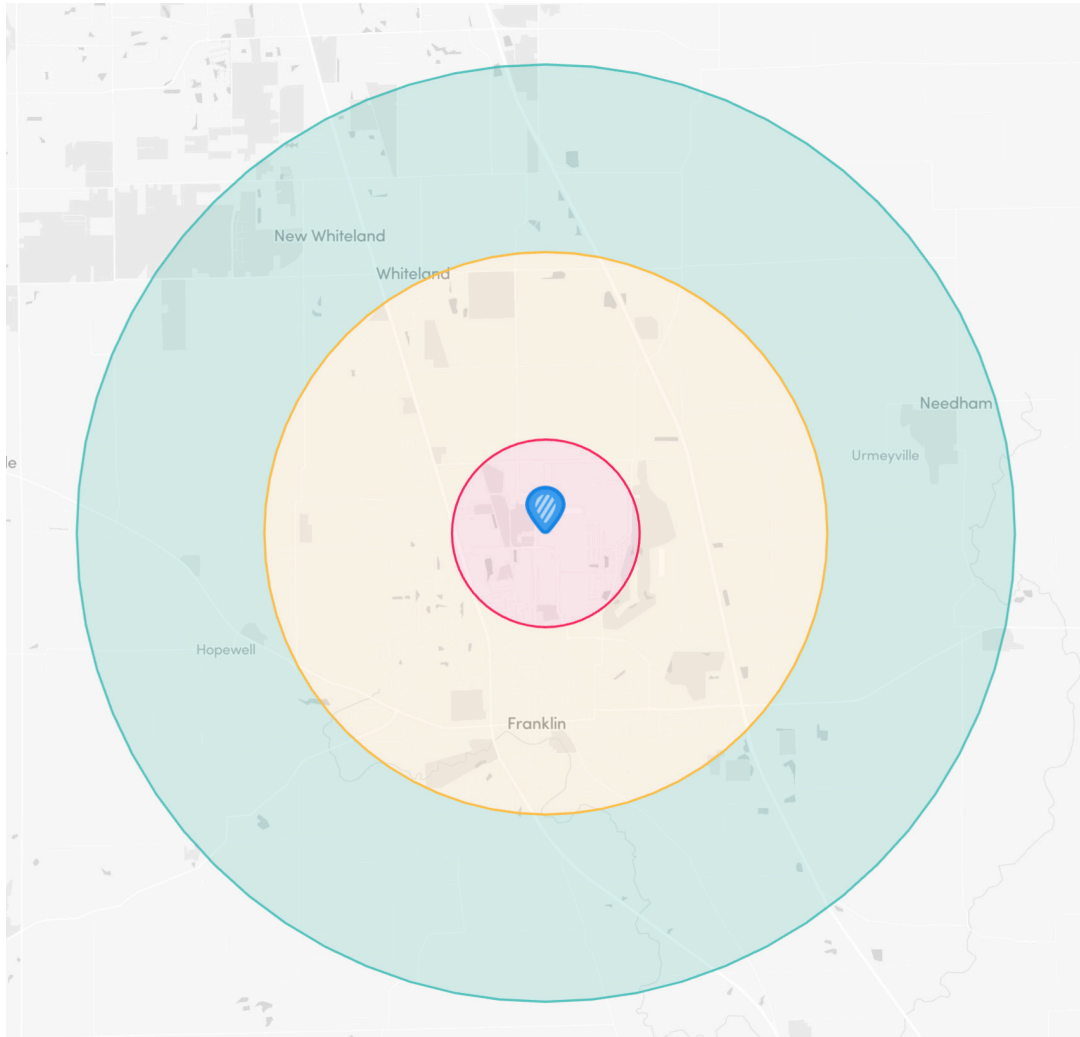
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	3,574	28,064	42,809

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	810	5,226	8,227
Ages 15-24	492	4,152	6,149
Ages 25-54	1,409	10,220	15,843
Ages 55-64	394	3,226	4,985
Ages 65+	470	5,241	7,606

Income	1 Mile	3 Miles	5 Miles
Median	\$85,996	\$74,431	\$77,660
< \$15,000	74	753	7,606
\$15,000-\$24,999	45	552	752
\$25,000-\$34,999	88	1,006	1,289
\$35,000-\$49,999	119	1,246	1,767
\$50,000-\$74,999	235	1,708	2,660
\$75,000-\$99,999	208	1,783	2,873
\$100,000-\$124,999	171	1,382	2,095
\$125,000-\$149,999	96	766	1,201
\$150,000-\$199,999	118	661	1,120
> \$200,000	105	585	935

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,313	11,089	16,529
Renter Occupied	301	3,362	4,269
Owner Occupied	957	7,080	11,456
Vacant	54	647	804

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