

Commercial Land for Development

5283-5471 E Main Street Avon, IN 46123



LAND FOR SALE

JOHN MERRILL

Owner – Merrill Property Group
P: 317-590-3046
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MORGAN METCALF

Broker – Merrill Property Group
P: 317-496-7606
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PROPERTY OVERVIEW

This 9.5-acre parcel of General Business-zoned land offers a premier development opportunity at the key gateway into Avon, Indiana. Strategically positioned with high visibility and direct access, the site is adjacent to the transformative Easton Grey Project, placing it at the heart of one of Hendricks County's most active and rapidly developing corridors. The property's General Business zoning allows for a versatile range of uses, making it ideal for mixed-use development, retail centers, or multifamily housing. With strong surrounding demographics, excellent traffic flow, and proximity to essential infrastructure, this site is perfectly suited for a high-impact project that will help define the commercial future of Avon.

PROPERTY HIGHLIGHTS

- **Gateway to Avon:** Positioned at a key entry point into the town, offering exceptional visibility and access.
- **Strategic Location:** Immediately adjacent to the highly anticipated Easton Grey Project, a catalyst for growth in the area.
- **Versatile Zoning:** General Business zoning allows for a wide range of development opportunities including retail, office, residential, or mixed-use concepts.
- **High-Growth Area:** Located in one of Hendricks County's most dynamic corridors with strong traffic counts and expanding population demographics.
- **Infrastructure Ready:** Utilities nearby and road frontage make this site development-friendly and primed for vertical construction.

OFFERING SUMMARY

LIST PRICE: \$3,600,000

LOT SIZE: 9.5 Acres

ZONING: GB General Business

TRAFFIC COUNT: 7,517 AADT

USES: Mixed Use, Retail, Multifamily

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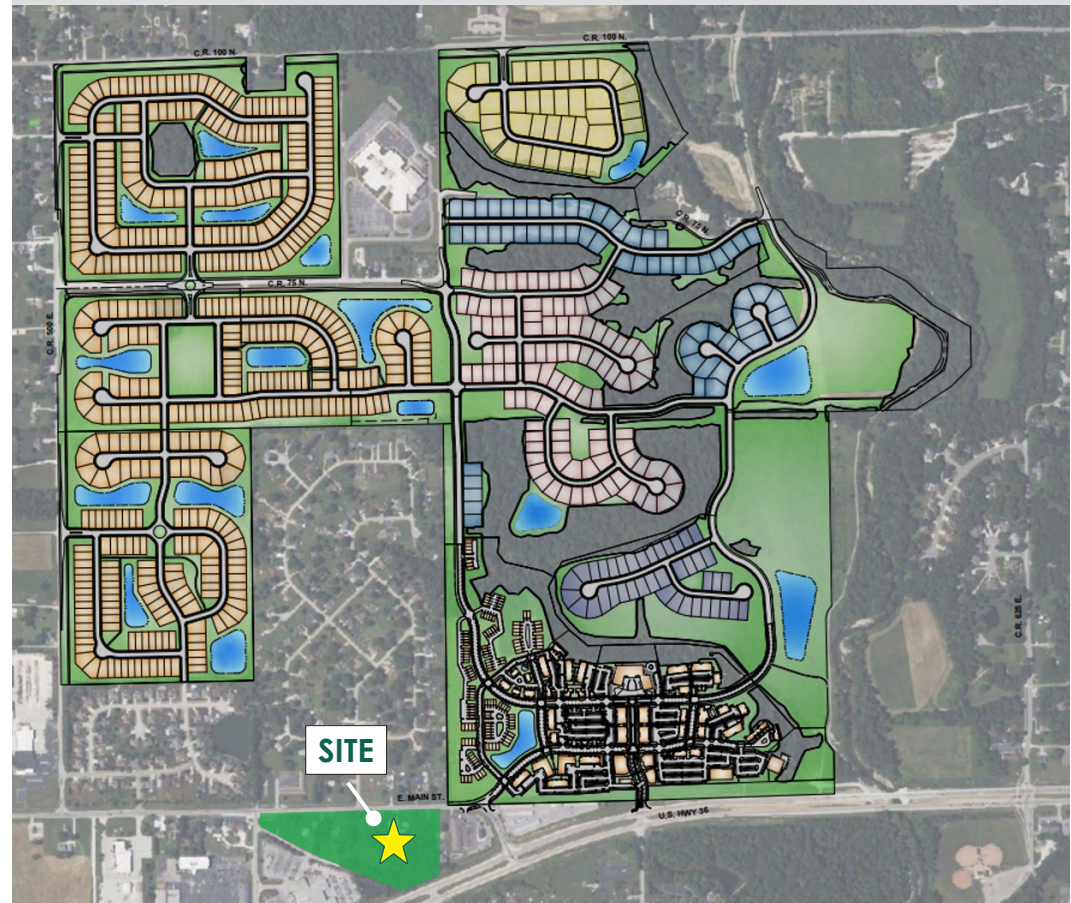
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Easton Grey is a 500 acre mixed-use development with a 65-acre Riverwalk District with Townhomes, Apartments and Restaurants along with Avon's new civic center and town administration building.



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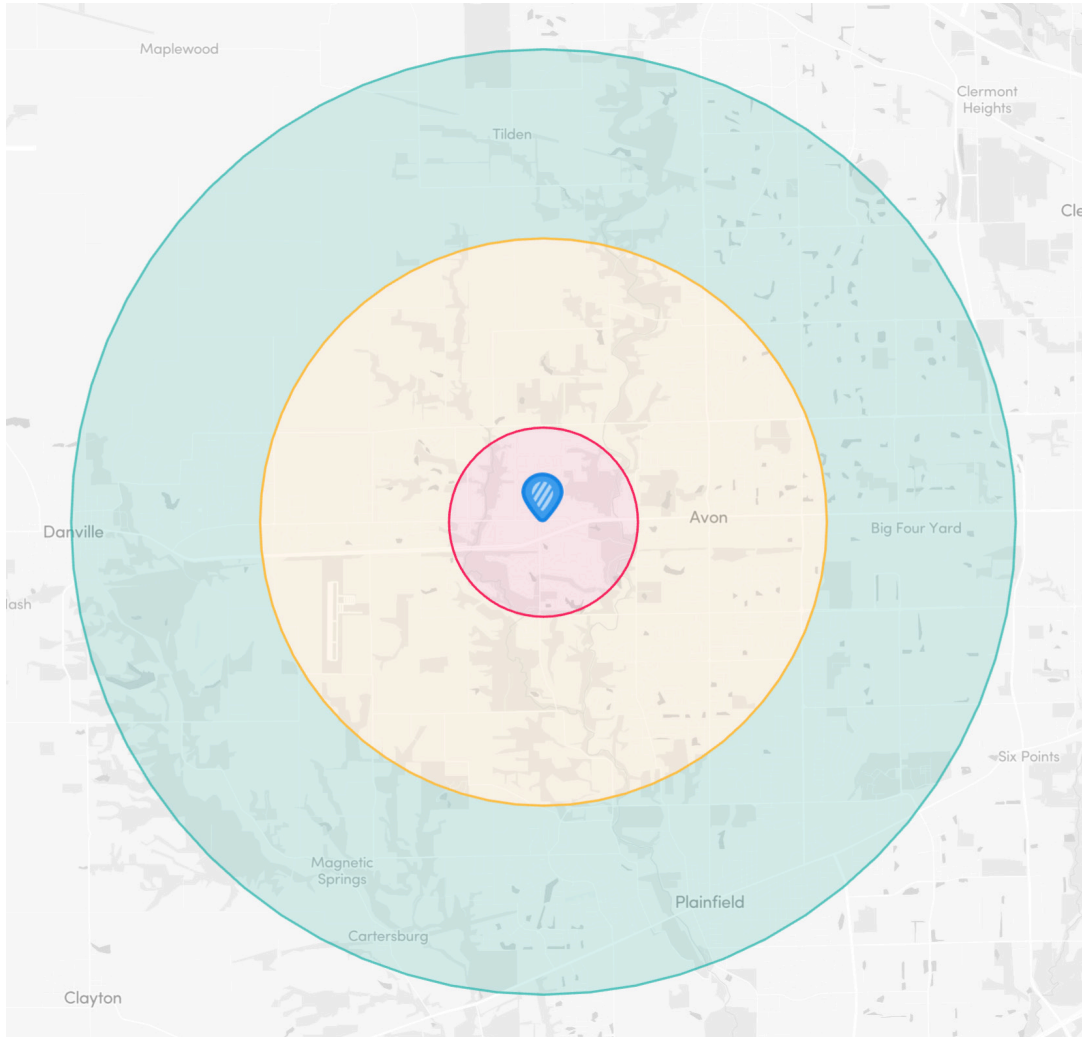
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,973	26,896	88,161

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	408	4,601	16,333
Ages 15-24	327	3,745	12,334
Ages 25-54	877	9,345	33,674
Ages 55-64	447	3,736	10,820
Ages 65+	913	5,471	15,000

Income	1 Mile	3 Miles	5 Miles
Median	\$100,186	\$114,573	\$102,683
< \$15,000	13	261	1,074
\$15,000-\$24,999	54	268	1,245
\$25,000-\$34,999	94	396	1,639
\$35,000-\$49,999	107	572	2,271
\$50,000-\$74,999	145	1,501	5,970
\$75,000-\$99,999	181	1,479	4,753
\$100,000-\$124,999	188	1,261	4,164
\$125,000-\$149,999	144	1,270	3,604
\$150,000-\$199,999	128	1,456	3,930
> \$200,000	123	1,569	4,219

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,235	10,360	34,181
Renter Occupied	218	1,785	8,411
Owner Occupied	958	8,247	24,458
Vacant	59	327	1,313

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