

1325 Enterprise Dr.

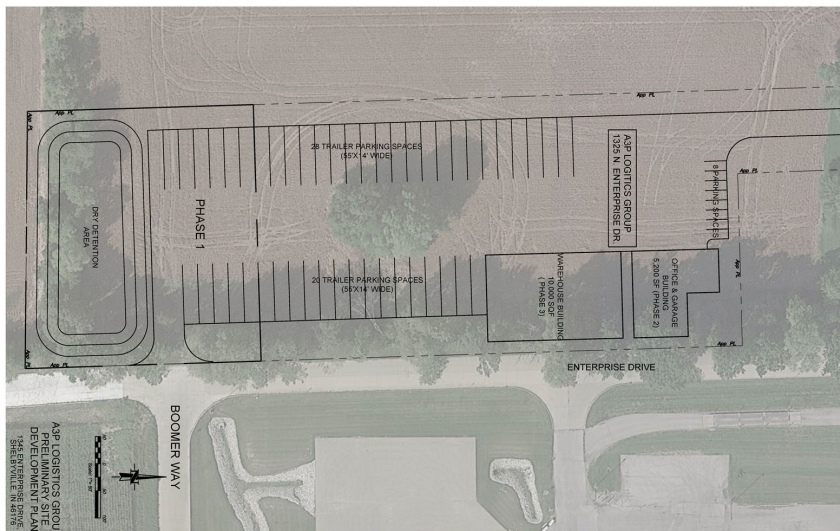
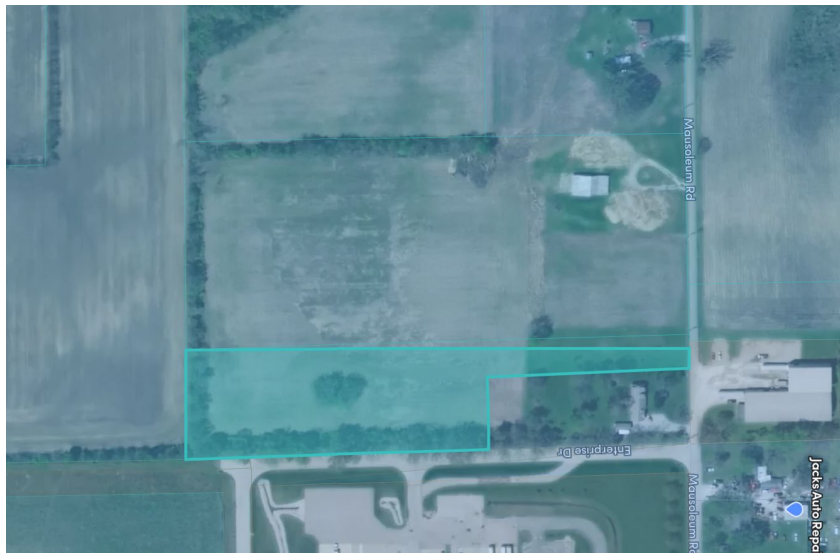
1325 Enterprise Dr. Shelbyville, IN 46176



Land for Industrial Development

HALEA KOPETSKY
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JOSIE LAVEY
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OFFERING SUMMARY

LIST PRICE:

\$550,000

LOT SIZE:

3.705 Acres

ZONING:

IG

TRAFFIC COUNT:

410 VPD

USES:

Industrial operations, truck parking, warehouse

PROPERTY OVERVIEW

Rare opportunity: 3.705 acres of IG (General Industrial) zoned land currently used for truck parking.

Utilities are conveniently available nearby.

Perfect for continued use as truck parking, or redeveloped for industrial operations.

The site boasts strong industrial neighbor presence, favorable zoning, and excellent truck access — positioned in a desirable corridor with direct connectivity to major highways.

PROPERTY HIGHLIGHTS

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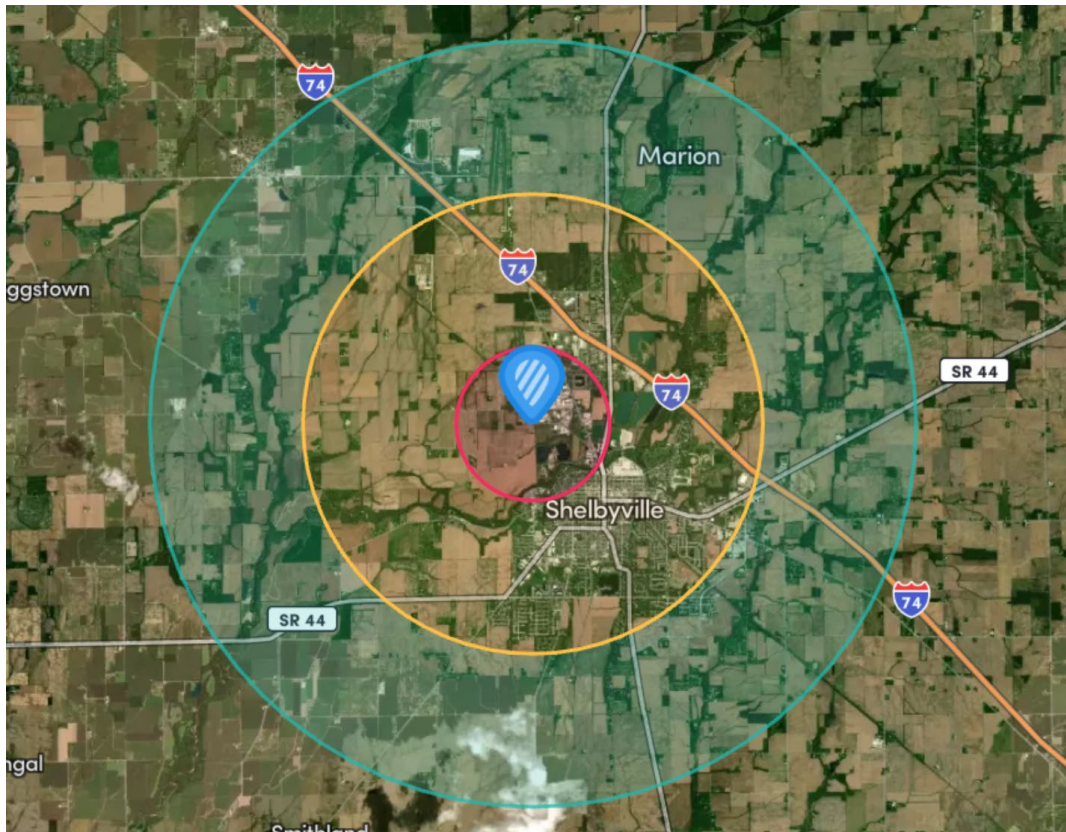


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DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	672	10,058
Female	680	10,299
Total Population	1,352	20,357

Age	3 Miles	5 Miles
Ages 0-14	270	262
Ages 15-24	178	177
Ages 25-54	535	519
Ages 55-64	173	153
Ages 65+	112	233

Income	3 Miles	5 Miles
Median	\$66,100	\$72,100
< \$15,000	1,073	2,988
\$15,000-\$24,999	41	35
\$25,000-\$34,999	58	47
\$35,000-\$49,999	61	68
\$50,000-\$74,999	114	95
\$75,000-\$99,999	100	92
\$100,000-\$149,999	92	111
\$150,000-\$199,999	22	33
> \$200,000	12	21

Housing	3 Miles	5 Miles
Total Units	627	9,169
Occupied	541	8,258
Owner Occupied	287	4,765
Renter Occupied	254	3,493
Vacant	85	912