



**CUSHMAN &
WAKEFIELD**

LAND FOR SALE

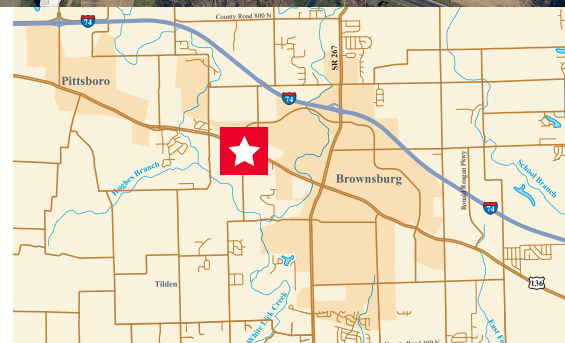
U.S. 136 & E. Northfield Dr.

Brownsburg, IN 46112



Property Highlights

- 3 parcels of land totaling +/-106 acres.
- Utilities available.
- Zoned AG
- Parcels 1 and 2 are \$85,000 per acre
- Parcel 3 is \$40,000 per acre
- 2016 traffic counts: U.S. 136, 5,847; Northfield Drive (south of U.S. 136), 5,459; Northfield Drive (north of U.S. 136), 12,381



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Aerial



Demographics

	3 Miles	5 Miles	10 Miles
Population	31,616	54,853	269,839
Average Household Income	\$99,365	\$97,877	\$80,411
Daytime Population (Age 16+)	18,517	25,207	177,379

2017 estimates. Source: Applied Geographic Solutions 10/2017, TIGER Geography

Traffic Counts

U.S. Highway 136	5,847
Northfield Drive (south of U.S. 136)	5,459
Northfield Drive (north of U.S. 136)	12,381

2016 AADT. Source: Indiana Department of Transportation

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