

FOR SALE

±150 Acres

7100 Carroll Road, Indianapolis, IN



## Property Highlights

- ±150 acres of land
- Zoned DA
- City utilities located directly west of the creek along the western edge of the property
- Asking \$3,900,000



**Bo Leffel**

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**Aerial**

**Demographics**

	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Population	7,458	33,492	271,379
Average Household Income	\$114,696	\$143,988	\$96,220
Daytime Population (Age 16+)	3,232	12,209	153,116

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

**Traffic Counts**

I-74	36,526 VPD
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2022 AADT

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