

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 \$4,600,000



Bo Leffel

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Aerial

Demographics

	3 Miles	5 Miles	10 Miles
Population	8,989	40,426	296,650
Average Household Income	\$132,682	\$136,311	\$95,695
Daytime Population (Age 16+)	3,794	16,374	180,582

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

Traffic Counts

I-74	37,183 VPD
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2023 AADT

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