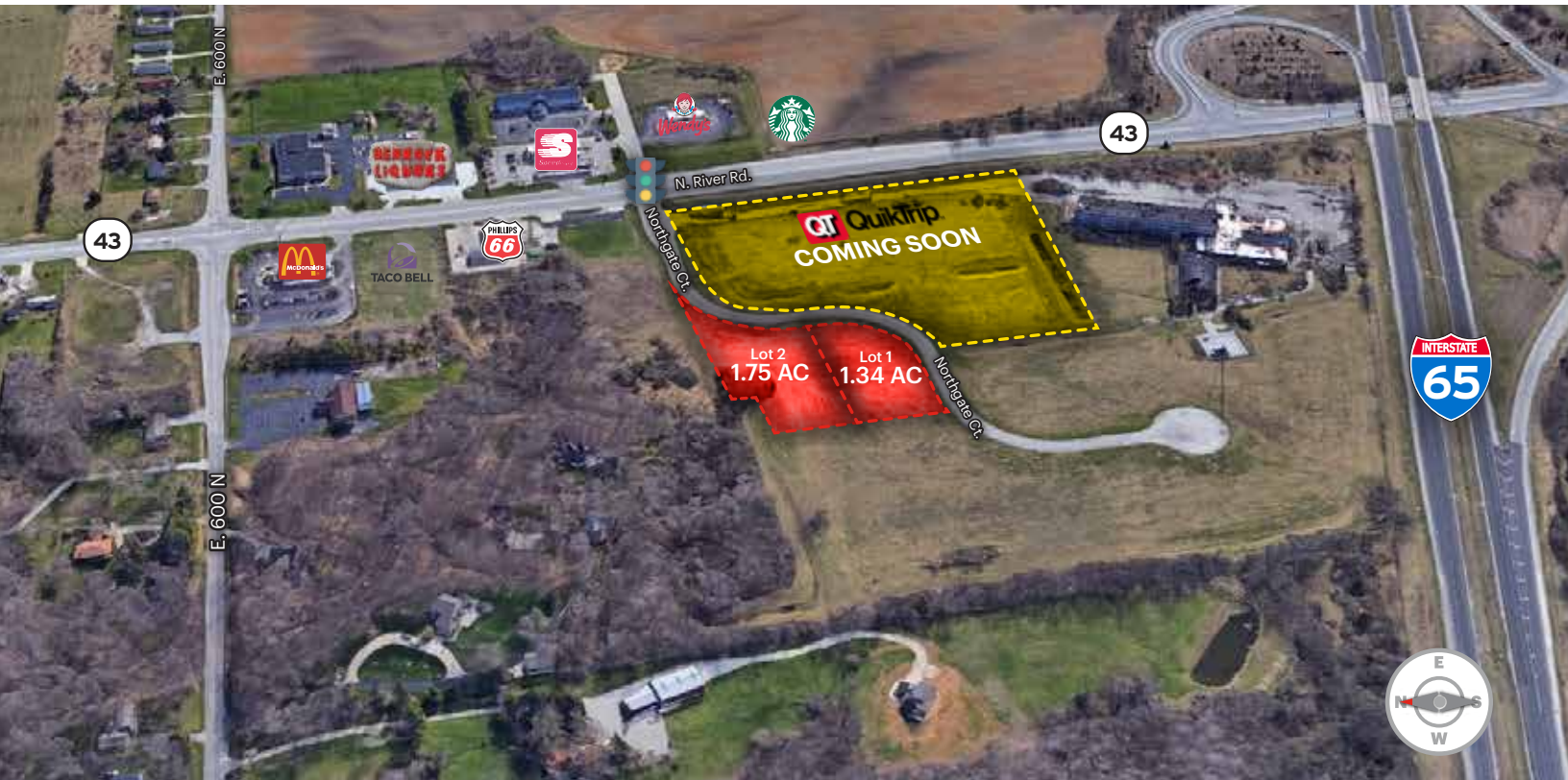




# 1948 Northgate Ct.

Battle Ground, IN 47920  
For Sale



### PROPERTY DESCRIPTION

• **Gas Restricted** •

3.09 Acres of Land Available for Sale in Battle Ground, IN. Easy access to I-65 and State Road 43 ensures convenience and steady traffic. Site is located amidst National Retailers including Starbucks, Taco Bell, McDonald's, and Wendy's. Battle Ground, Indiana is only 7-miles to Downtown Lafayette. The Lafayette Metropolitan Statistical Area (MSA) is a vibrant region with demonstrated economic resiliency. For the second year in a row, the greater Lafayette area was named the best metro in the nation for career opportunities.

### PROPERTY HIGHLIGHTS

- Less Than a Mile from I-65 and SR 43
- Utilities On-Site
- High Visibility
- Zoned: AG

### OFFERING SUMMARY

Sale Price:	Contact Broker
Lot 1 Size	1.34 Acres
Lot 2 Size	1.75 Acres
Total Acreage Available	3.09 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	585	19,185	65,127
Total Population	1,614	46,970	167,175
Average HH Income	\$129,962	\$94,639	\$75,384



**Crystal Kennard**  
VP, Brokerage  
317.418.2464  
ckennard@tharprealty.com

BROKERAGE | MANAGEMENT | DEVELOPMENT

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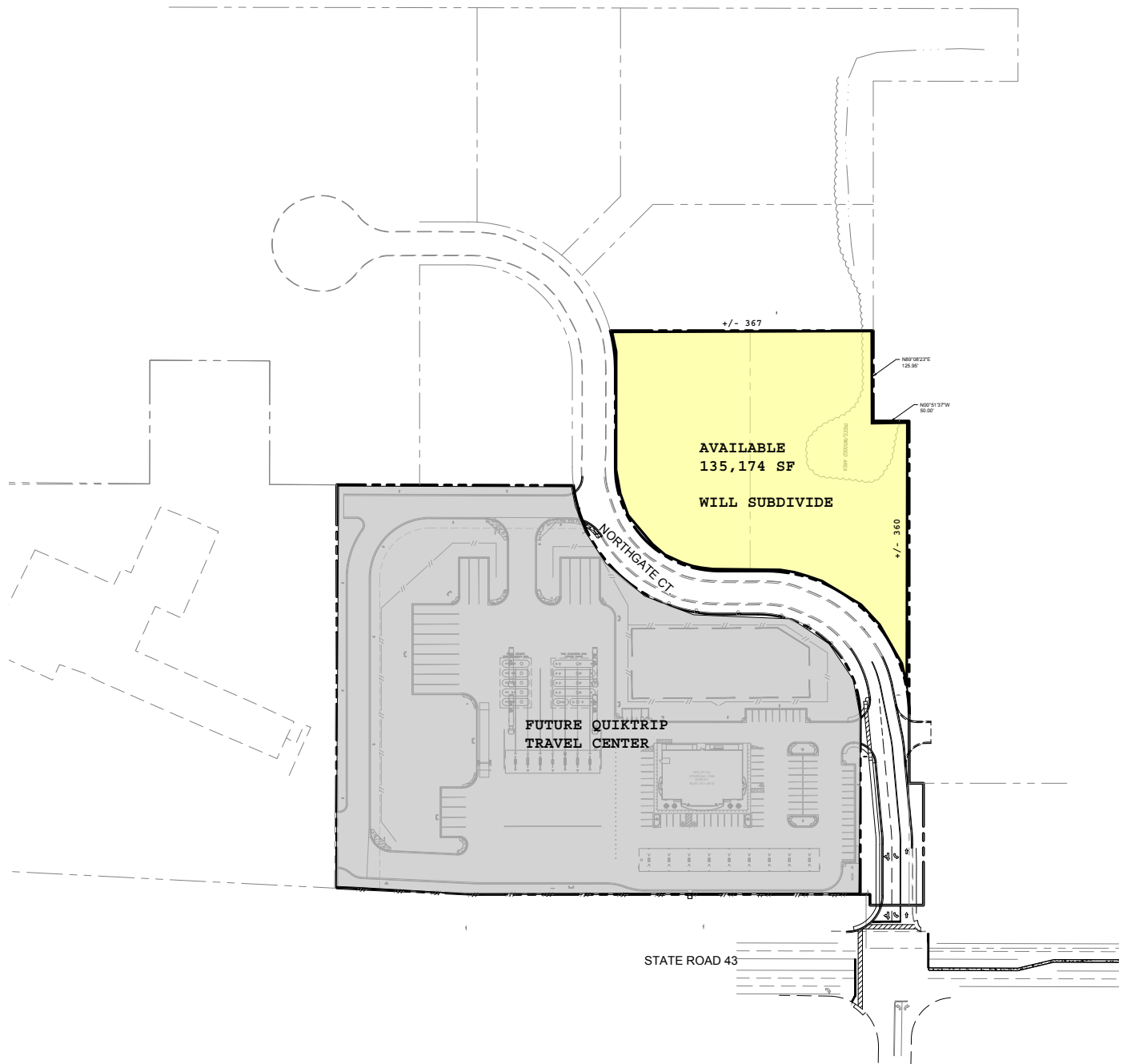
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## Site Plan



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## Surrounding Businesses



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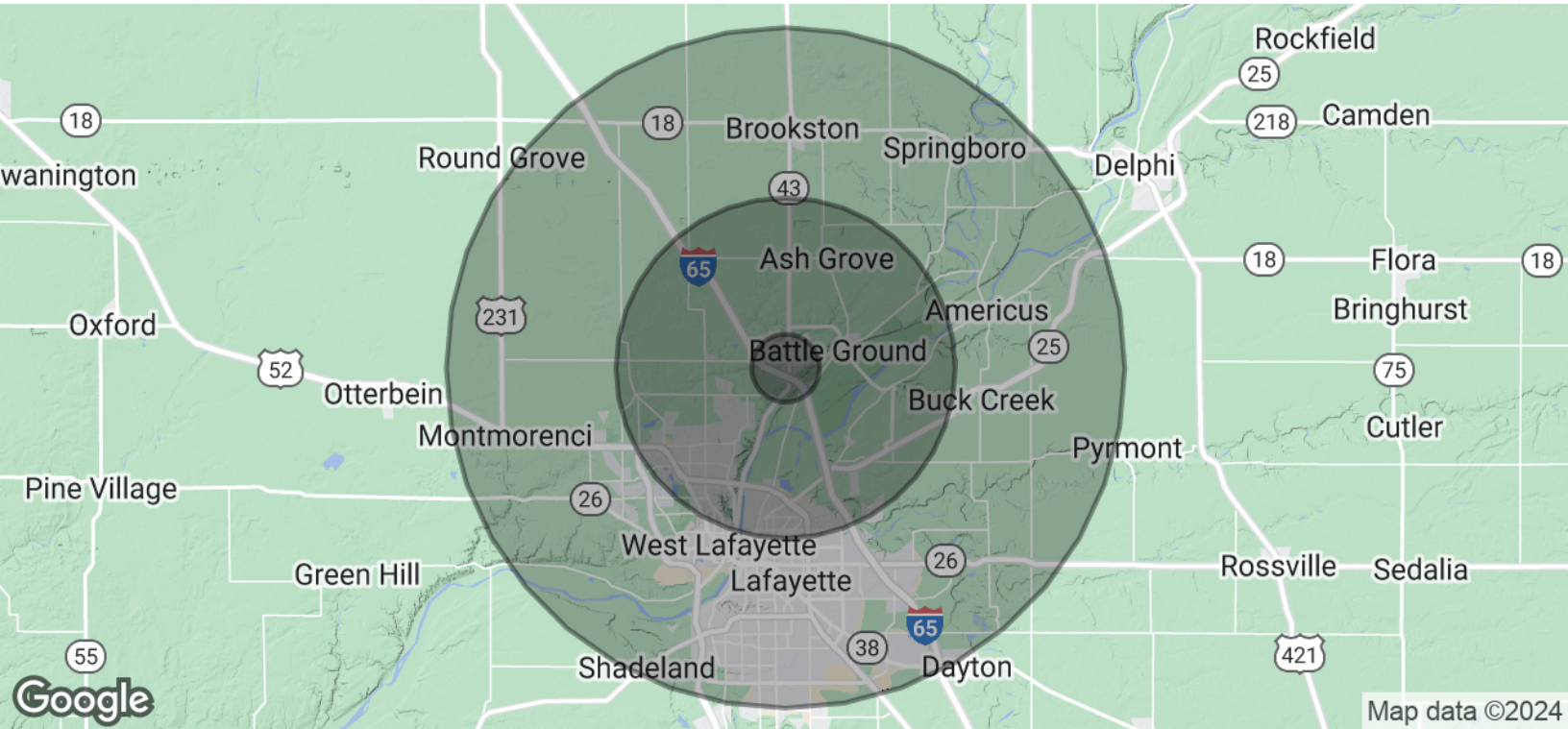


# 1948 Northgate Ct.

Battle Ground, IN 47920

## For Sale

### Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,614	46,970	167,175
Average Age	39	38	35
Average Age (Male)	39	37	34
Average Age (Female)	40	39	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	585	19,185	65,127
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$129,962	\$94,639	\$75,384
Average House Value	\$364,411	\$318,252	\$251,929

Demographics data derived from AlphaMap

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