



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.

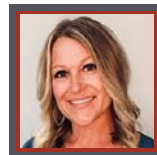
PROPERTY HIGHLIGHTS

- 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 |



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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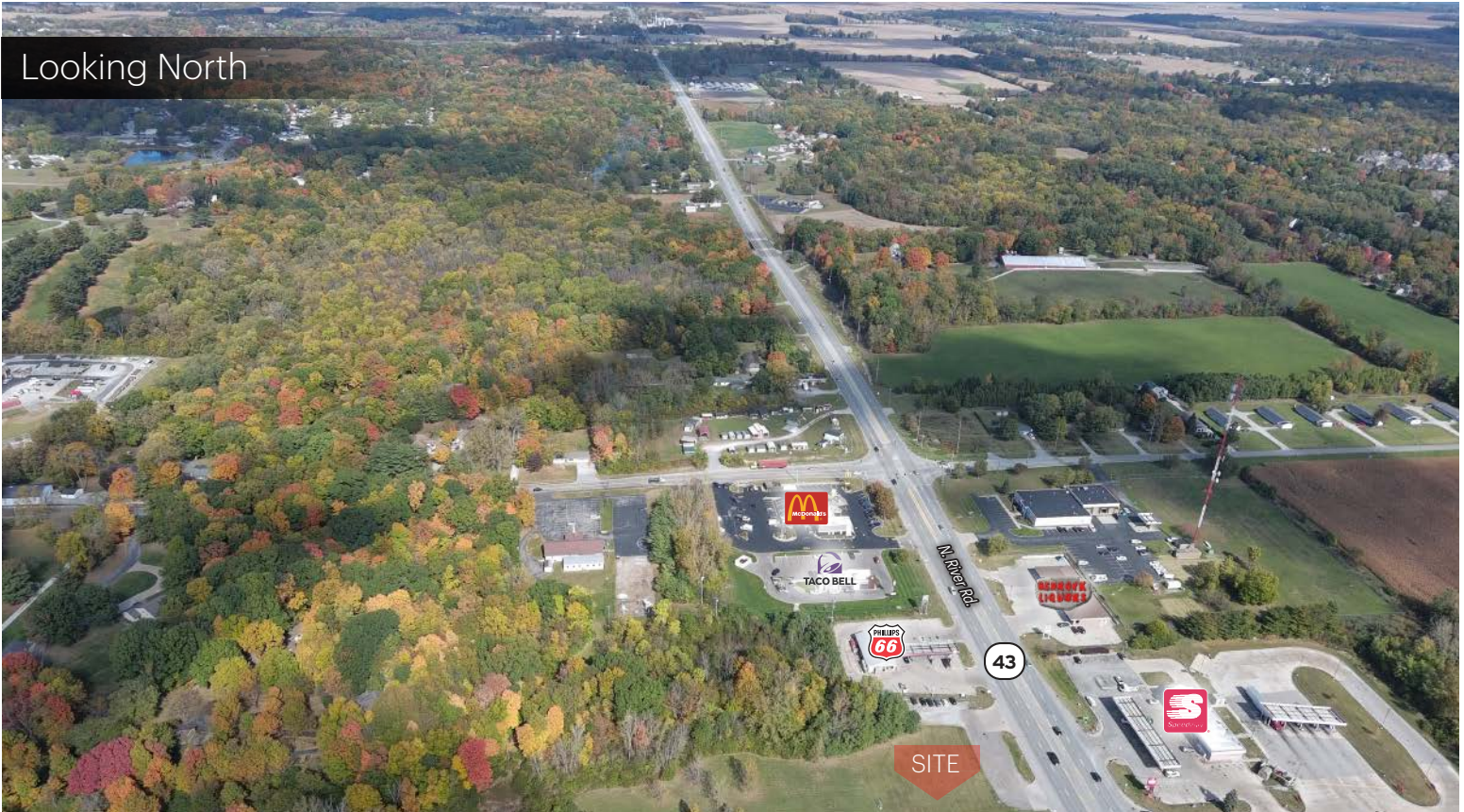
Looking Southeast



Looking East



Looking North



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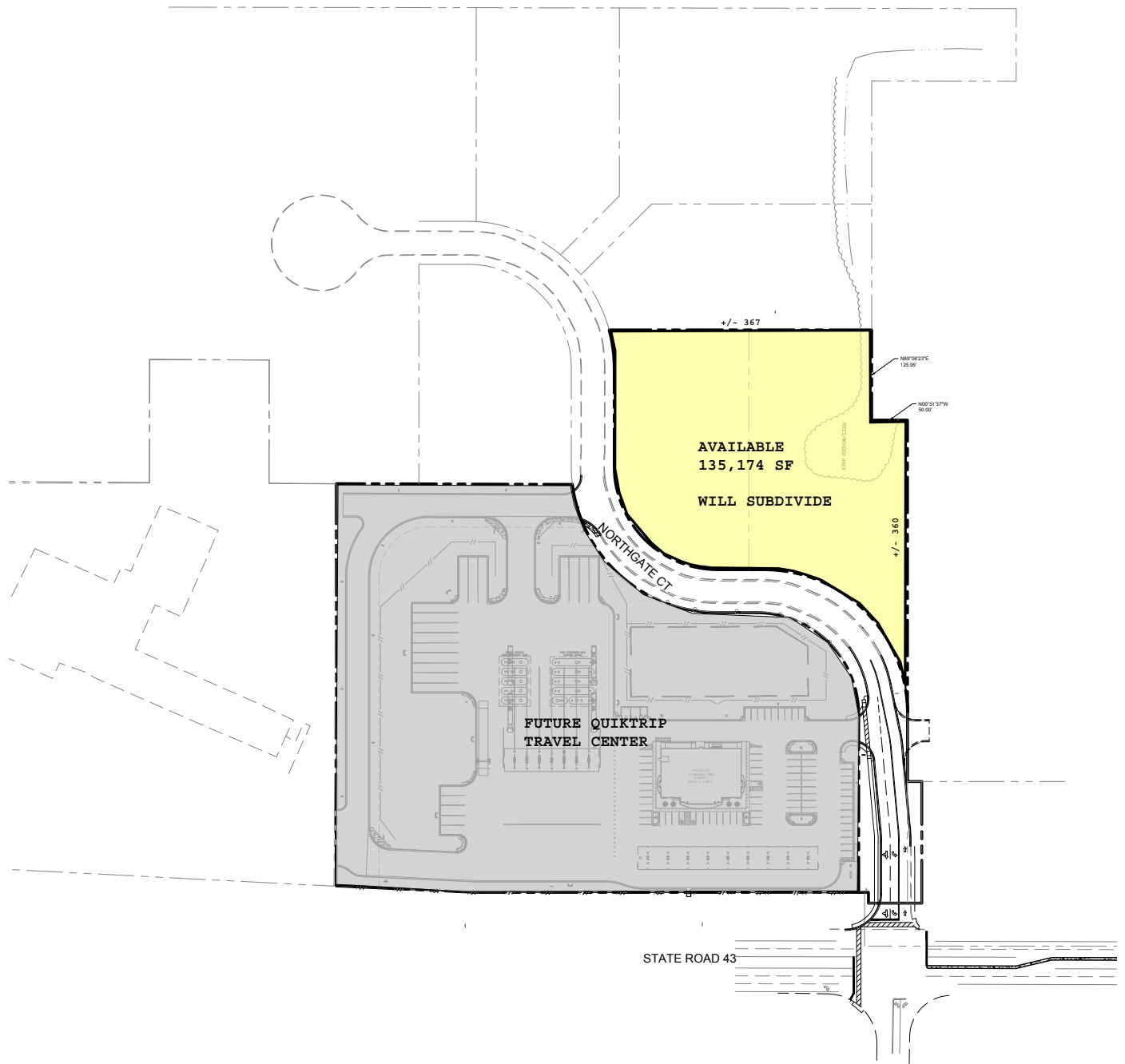
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Site Plan

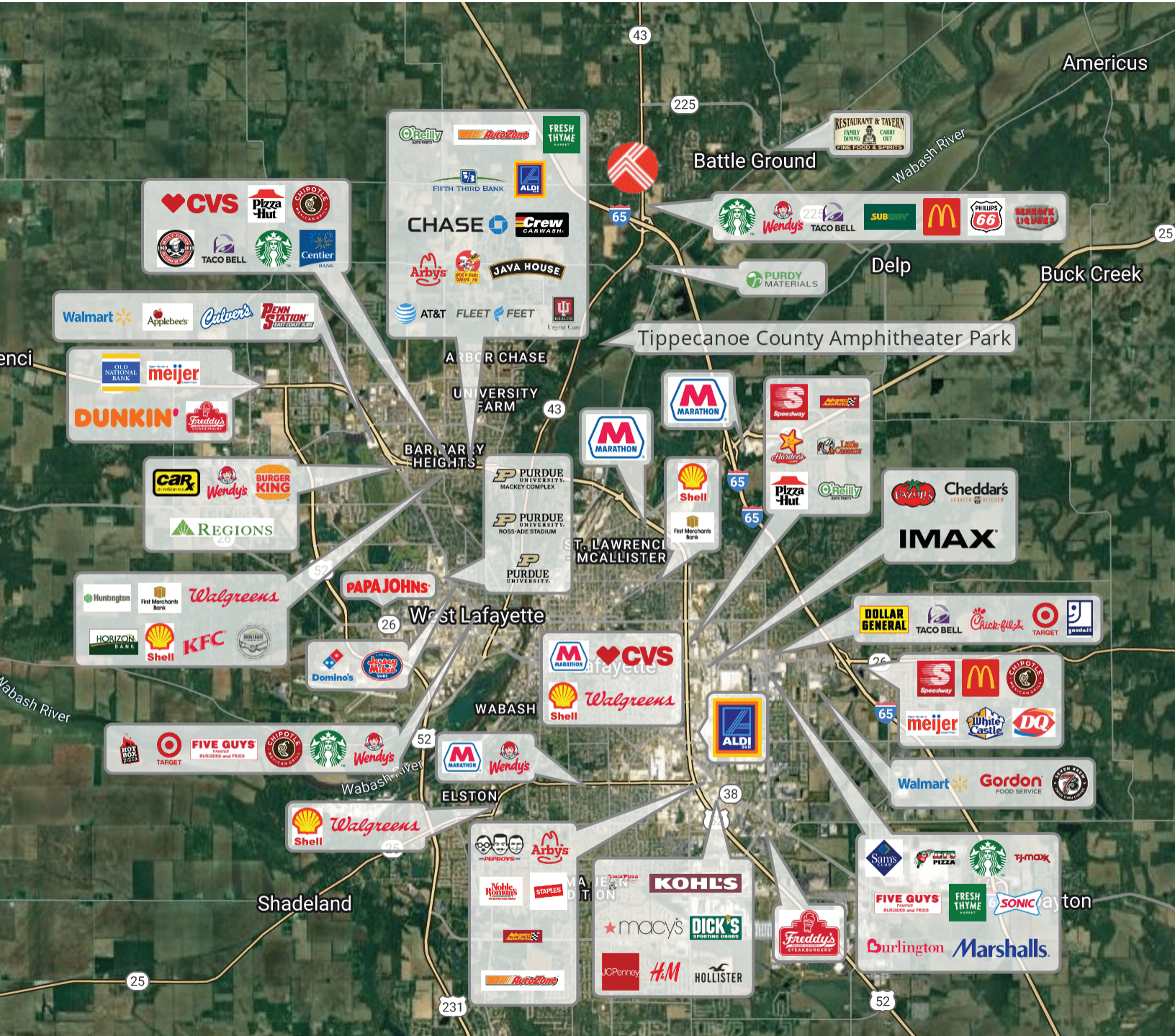


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Surrounding Businesses



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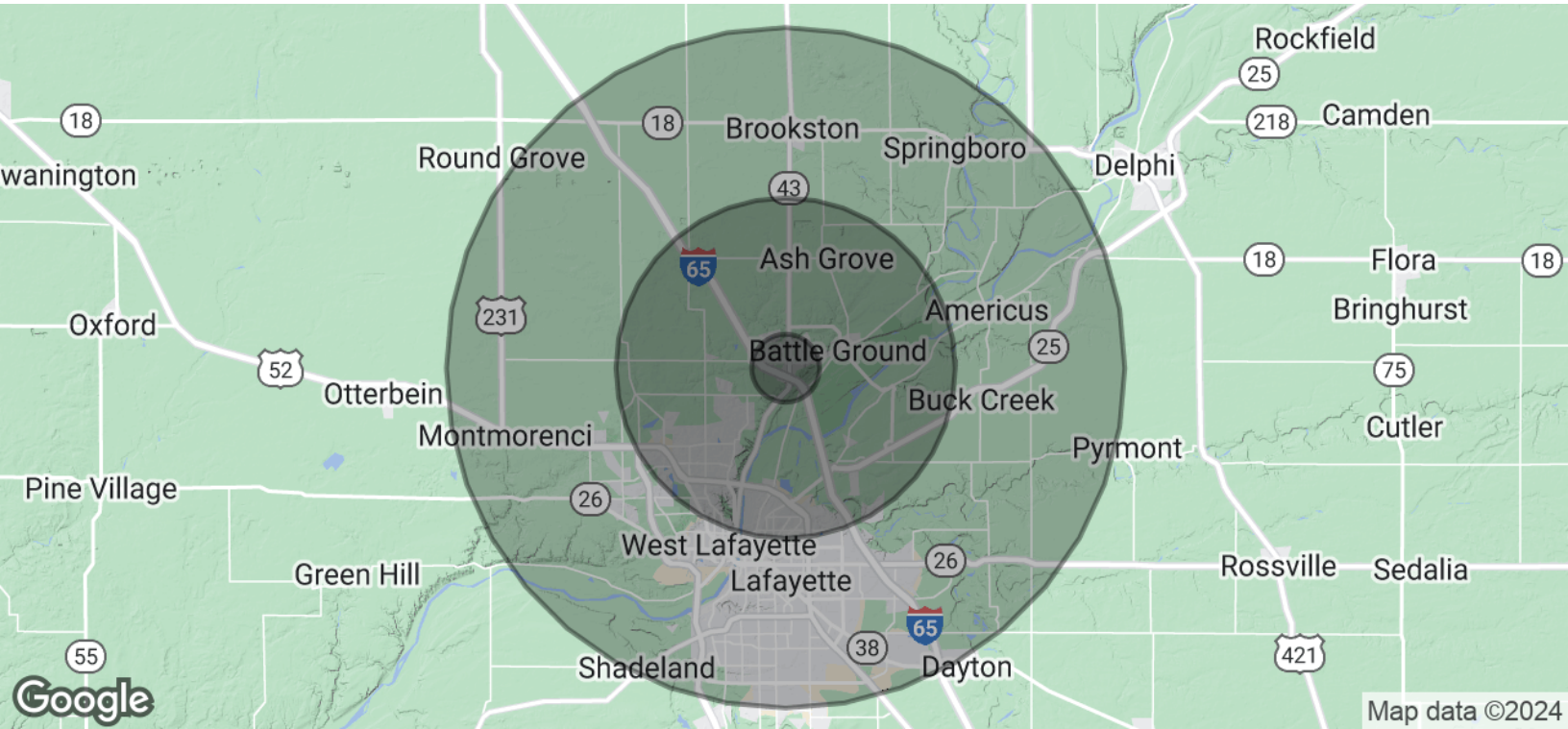


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Demographics



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| 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 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| 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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