

## Excellent Redevelopment Opportunity in Highly Desired Carmel, Indiana

Land:	6.54 Acres
Zoning:	Residential
Utilities:	At the Site
List Price:	\$1,250,000

#### **VIEW PROPERTY ONLINE**



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#### Details:

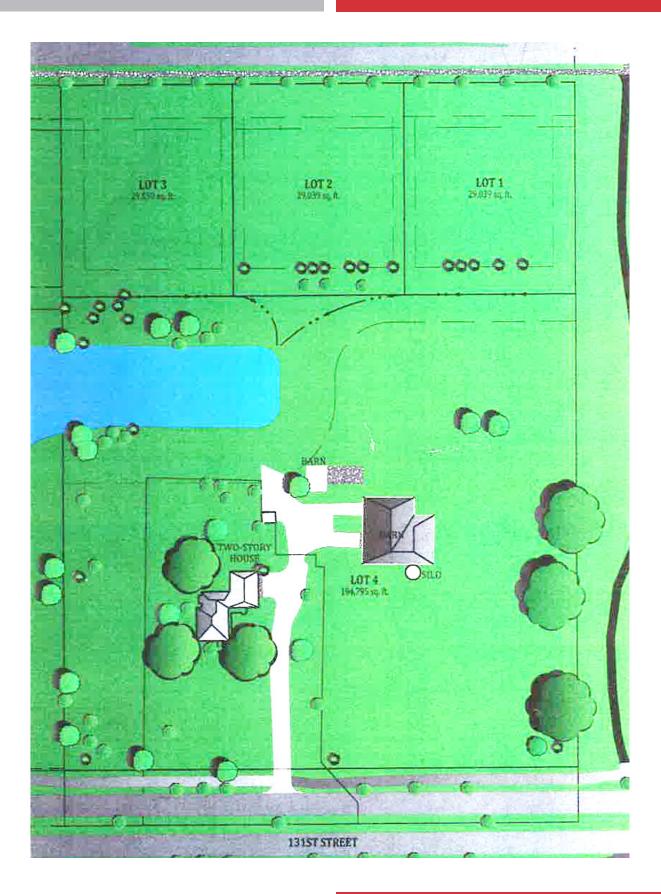
6.54 acres is available for redevelopment in Carmel, Indiana. The property currently has a 2,930 SF single family home with a barn on it, so utilities are at the site and ready for redevelopment. The property has 459' of frontage on W. 131st Street to the south, and 459' of frontage on Lincolnshire Blvd. to the north. These multiple access points, residential zoning, and excellent location makes this property an ideal area to develop a multi-family complex.





## **RESIDENTIAL LAND FOR SALE**

3000 W. 131st Street | Carmel, IN 46032

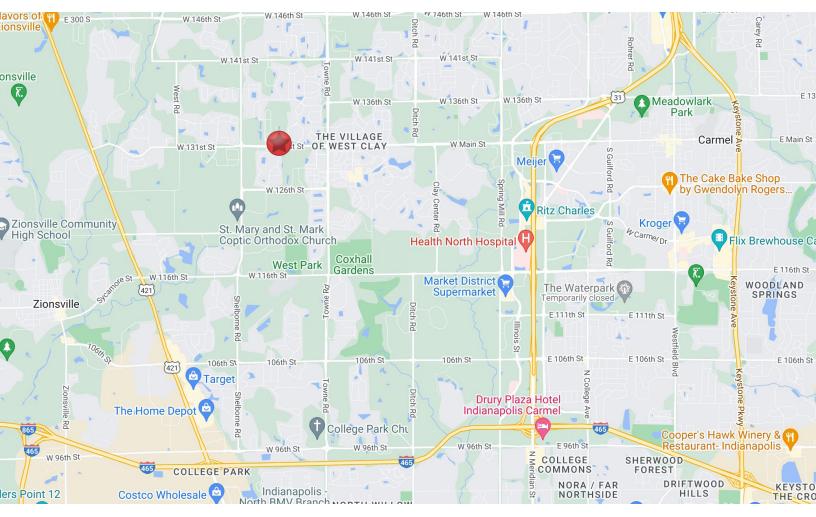




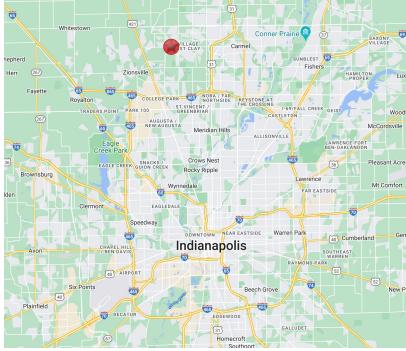
## **LOCATION OVERVIEW**

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- Property is within minutes of highly desired amenities such as restaurants, banks, and schools and is surrounded by residential neighborhoods.
- Only 3 miles to US 421 and US 31 and only 6 miles to downtown Carmel, Keystone Avenue and I-465 which encircles all of Indianapolis.
- Visitors and residents alike flock to Carmel, Indiana for the upscale shopping, dining and cultural experiences at the Palladium, the Tarkington and the Studio Theater at The Center for the Performing Arts. The area is flooded with hiking trails and golf courses for outdoor enthusiasts. Carmel is an ideal location to live, work and play.

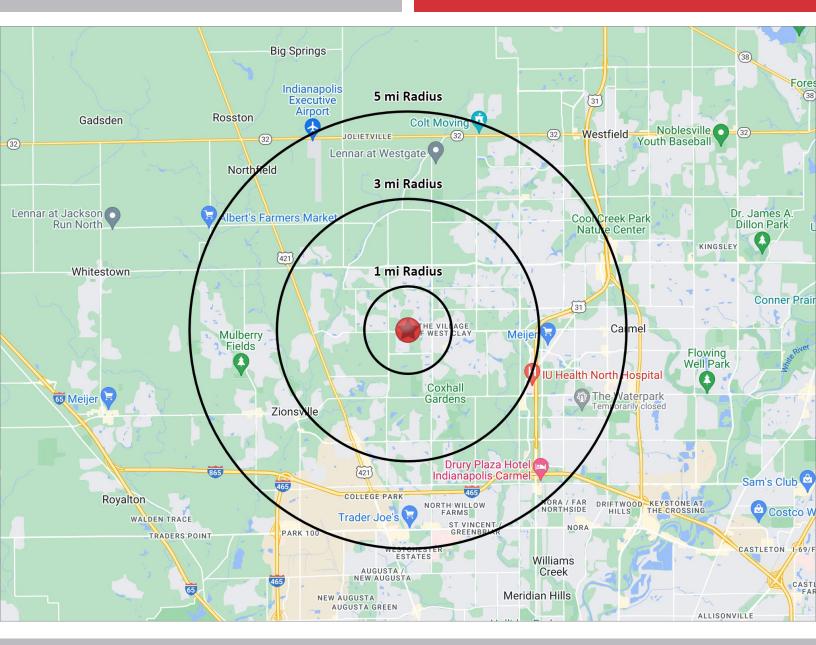


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# **2023 DEMOGRAPHICS**

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POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE
1 MILE 8,422	1 MILE 2,729	1 MILE \$276,656	1 MILE \$488,661
3 MILE 44,950	3 MILE 15,046	3 MILE \$257,936	3 MILE \$485,092
5 MILE 123,926	5 MILE 48,887	5 MILE \$178,706	5 MILE \$403,695

