



DEVELOPMENT SITE – Brownsburg, IN

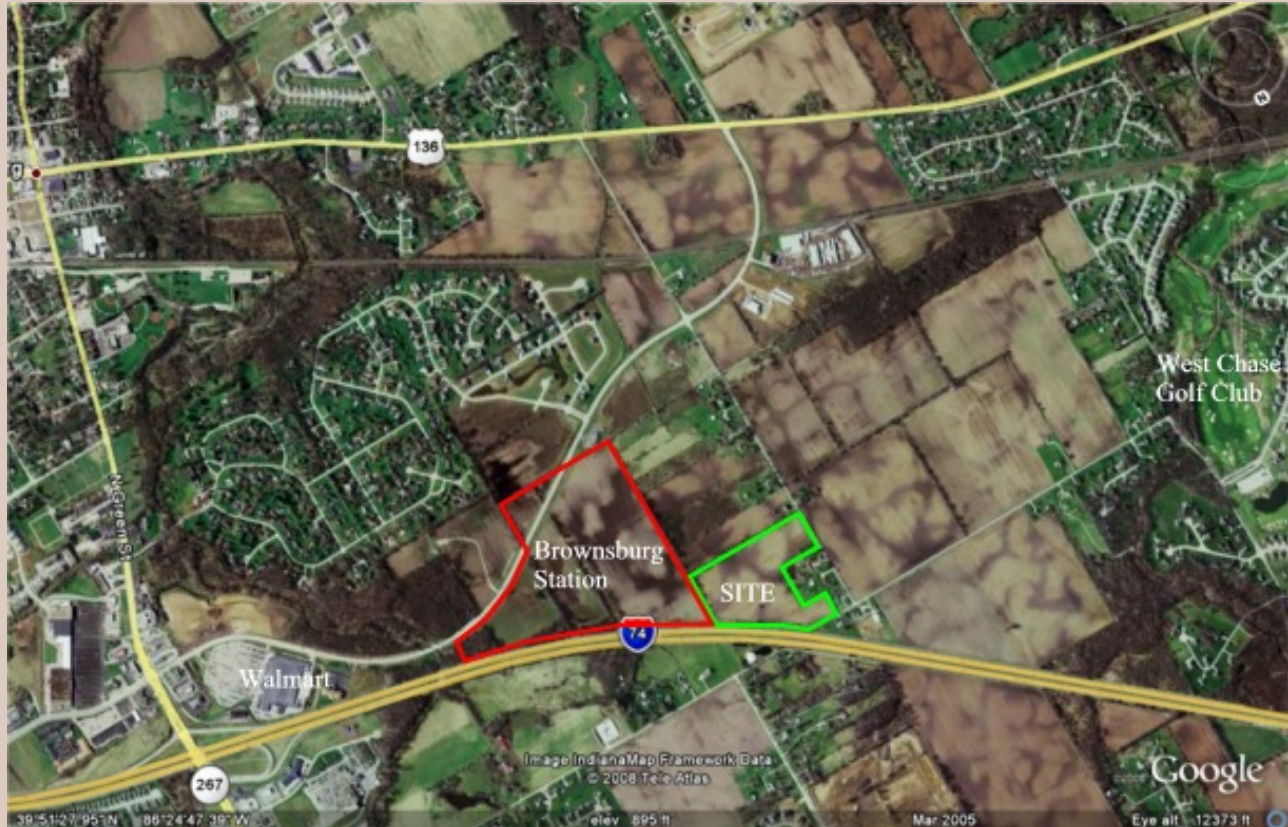
Status	For Sale
Address	6821 Witham Rd. Brownsburg, IN 46112
Size	22 acres

This prime 22 acre development site has grade level VISIBILITY on I-74 west of the SR 267 interchange. Brownsburg is a growing northwest suburb of Indianapolis with the highest incomes in Hendricks County at \$75,000 per household. Hendricks County is the second fastest growing county in Indiana. The site is part of the W. Northfield Drive corridor planning area. Northfield Drive is the business corridor for Town of Brownsburg. The corridor is anchored by Brownsburg Station, a 430,000 sf retail center having Lowe's and Kohl's as majors. Other retailers include Walmart, K-Mart and Kroger. Site is suitable for transitional use, retail, hotel, office/flex, apartment or mixed-uses.



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- **I-74 frontage - Visibility**
- **Easy access to SR 267 interchange**
- **Part of West Northfield Corridor Plan**
- **Adjacent to Brownsburg Station – a 430,000 sf retail center**
- **Emerging mixed-use development area**

2007 Demographics	1 mile	3 miles	5 miles
Population	2,525	25,558	41,152
Households	764	9,430	14,897
Avg. HH Income \$	84,947	73,768	74,791
Traffic counts I-74 (19,895 ADT)			

