

# Well Positioned in Affluent & Growing Johnson County 46 Acres ~ Bargersville, Indiana

Ideal Opportunity for Residential Development

Asking Price \$26,000/Ac  
Utilities Available to Site  
Level Terrain

Currently County Zoned Rural Residential  
Requires Annexation Into Bargersville  
No Flood Areas



Projected 2023  
Population  
149,678

Traffic Count ADT  
SR 135 at  
Whiteland Rd  
14,000

Franklin  
Community  
Schools

## Highly Desirable Location

Excellent State Road 135 Frontage  
Greenwood Airport, 15 Minutes

Significant Growth Area  
Indpls Int'l Airport, 30 Minutes

Multiple retail, professional, medical, restaurants, parks, libraries and more  
5 Minutes North on State Road 135

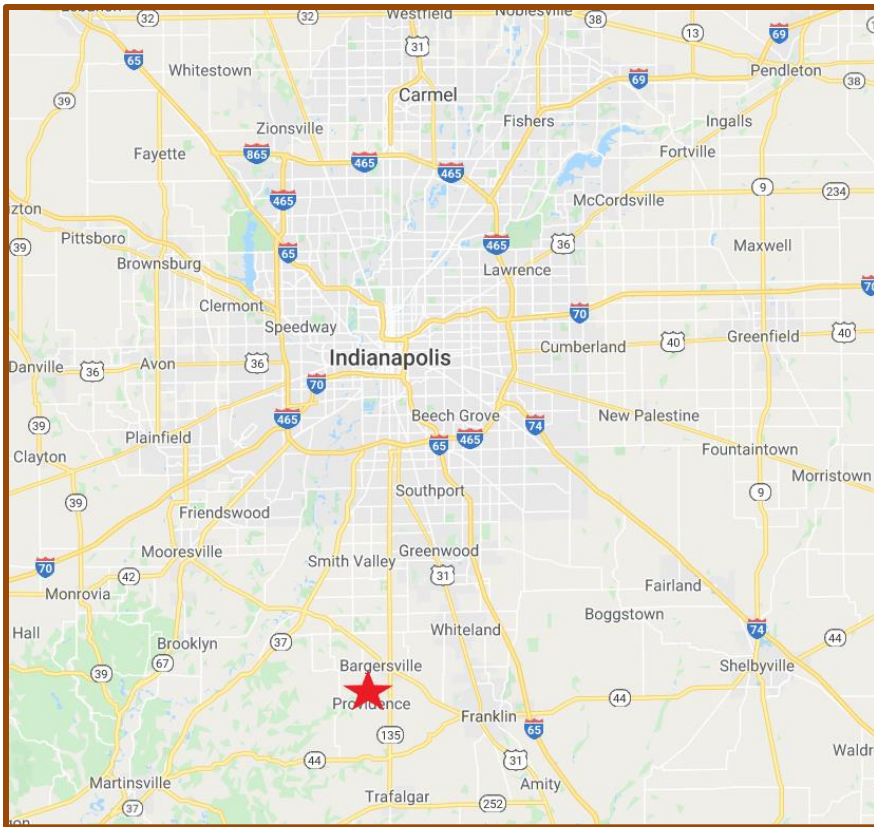
State Road 135 identified for next wave of development in Johnson County

Johnson County ranked the best place to live for middle-class families  
CNNMoney 2014

Offered By:

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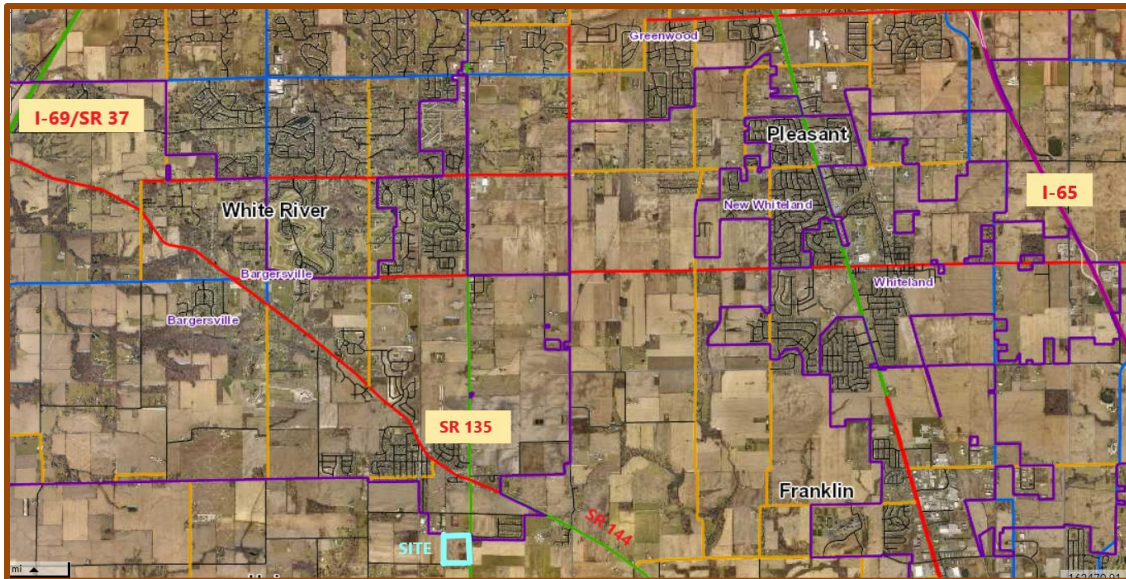
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Minutes to:  
 Greenwood Mall  
 Greenwood Airport  
 Numerous Greenwood  
 Activity & Nature Parks  
 Several Libraries  
 Freedom Springs  
 Splash Park

City of Franklin  
 Town Square  
 Franklin College  
 Appleworks Orchard  
 Historic Artcraft Theatre

Close to:  
 Downtown Indianapolis  
 Indianapolis Motor  
 Speedway  
 Indpls Int'l Airport



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