

895 E Pushville Road, Greenwood, IN 46143

Prop Sub/Trans: Commercial Land/Sale
School Dist: Clark-Pleasant Community
Subdivision: NO SUBDIVISION
Legal Desc: NE NW W NE S16 T13 R4

Media: 3
Area: 4102 - Johnson - Pleasant
Virtual Tour:
Interactive VT:

Status: Active
BLC#: 21397341
DOM/CDOM: 1097/1097

List/MoRnt \$: \$1,299,999 *
\$/Acre: \$29,972
Section/Lot: /0



Tax ID: 410516011005000060
Semi Tax: \$1,067
Lot Size: 1889197
Lot Info:
Zoning: suburban fringe
Restrict Private: No
Restrict Public: No
Easement Private: No
Easement Public: No
Type: Single Lot, Undeveloped

MultiTax ID:
Tax Year Due: 2017
Solid Waste: No
Tax Exempt: None
Acres: >20 Acres
of Acres: 43.37

Commercial Land Information

Usable Acres: 43.370
Min S/ SF:
Intersection: Emerson and Pus
Present Use: Agricultur
Proposed Use: Industrial
Gross Acres: 43.37
Land Lease: No
San Sewer:
San Sewer Size:
Traffic Count:
Water Pipe:
Water Pipe Size:
Storm Drain:
Traffic Year:
Gas:
Rail: OnSite

Directions

From Smith Valley Road and US 31, go south on US 31, turn East on Pushville Road. Property is located on the south side of the road, adjacent to the railroad tracks. (east of NACHI)

Property Description

LAST PROPERTY available in GREENWOOD where a Railroad spur can be added! POSSIBLE TAX ABATEMENTS! Level 43+ acres. County comp plan calls for Industrial-I-2, most heavy duty for Johnson Co. Present zoning is Suburban Fringe. Owner will cooperate to rezone & is willing to divide into 2 large parcels. Addnl properties may be available for more frontage. I-65 interchange at Worthsville Road is just over 1 mile away. 10 min. to downtown Indy and less than 2 hours to Louisville,Cincinnati,& Dayton!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Prelim title thru Quality Title,division of First American,317-780-5700,service@qualitytitle.com. Farmer tenant has right to harvest crop. After he collects crop,seller just needs a 30 day notice to cancel the contract w/ farmer. Little white house on property has electric & municipal water. Water is turned off. Gas & sewer are at the corner of Emerson & Pushville. There is a fiber optics easement that is in railroad bed (Not within acreage of the property) Seller has had property surveyed.

Site Features

Soil Type: Loam
Soil Test:
Improvements: NotApplic
Topography: Cleared, Level
Buildings: NotApplicable
Interstate: Ramp1-3mi
Dev Status: Surveyed, Zoning Change Required, SeeRemarks
Road Access: County Road, Frontage Road
Pub Transit:
Facilities on Site: Electric, Rail, Water
Facilities near Site: Cable, Electric, Gas, Rail, Sewer, Telephone
Docs on File: Survey Mortgage
Water: Municipal Water on Site
Sewer: Municipal Sewer Near
Options: NotApplic
Road Surface: Asphalt
Road Frontage: County Road, City Street
Road Frontage in Ft:

Finance Information

Insurance Expense: Total \$/SF
Gross Potential Rent: Cap Rate:
Investment:
Possible Financing: Conventional
Tax Info N/A Prop Split: No
Assessment: Not Applicable

Lease Information

Existing Lease:
Proposed Lease:
Lease Type:
Remaining Term:
Proposed Term:

Contract/Office Information

List Type: Exclusive Right to Sell
Circumstances of Sale:
Show: Yes
FHA Cert:
BAC: 3.5 % Var: Yes
Disc: Not Applicable
Show Dt: 02/04/2016
Insp/Warr: Not Applicable
Disc Oth: Sales Disclosure Not Required, None
Poss: AtClosing, Dir Solicit: No
Other
LOfc: REDC01: Doc Real Estate, Inc
LAGt: 4277: Joe Bottorff
VM: 317-432-6706
Team:
Circumstances re: Sale: -
OP: 317-888-7333 X:
Pref: 317-432-6706
PF: 317-888-7372
Fdbk: 317-432-6706
OF: 317-888-7372
Cell: 317-432-6706
Toll:
Fdbk: joe@docrealestate.net
LD: 02/04/2016
Ent D: 02/04/2016
A/C Dt:
XD: 01/31/2020
TOM Dt:
WD:
Chg Dt: 05/02/2019

Requested By: Heather Bottorff. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, May 30, 2019 09:35 AM