



# Land For Sale

10th St. &  
German Church Rd.  
Indianapolis, IN

**Property Type:**

Commercial Land

**Location:**

10th Street. & German Church Road

**List Price:** \$315,000 per acre

**Total Site Area:** 4.25 Acres

-Zoned C3

-Divisible

-424 ft. frontage on 10th Street

-129 ft. frontage on German Church Road

**Utilities:**

All Utilities on Site

**Comments:**

Detention pond existing

Possible to use existing curb cut

10th Street - 15,206 VPD

German Church Road - 17,195 VPD

**Mike Napariu**

(317) 691-3628

mnapariu@reirealestate.com

Dec-30-92 02:40pm From-STARK DOMINGER 317666618 822 P.17/20 F-752

COUNTY: MARION

SECTION: 3  
TOWNSHIP: 15 NORTH  
RANGE: 5 EAST

HATCHED AREA IS THE APPROXIMATE TAKING

SCALE: 1" = 50'

NW CORNER  
NW 1/4 SECTION 3  
T 15 N, R 5 E

NORTH LINE  
NW 1/4 SECTION 3  
T 15 N, R 5 E



N 89°47'01" E 659.00'

235.00'

APPARENT EX. 22.5' HALF R/W

PROPOSED GAS AMERICA SITE  
1.295 Ac.±

S 00°23'43" E 240.00'

S 00°23'43" E 366.90'

PLACE OF BEGINNING  
PROPOSED INGRESS/  
EGRESS EASEMENT

N 00°23'43" W 368.95'

S 00°23'43" E 240.00'

N 89°47'01" E 90.00'

S 89°47'01" W

235.00'

S 89°47'01" W 90.00'

S 00°23'43" E 15.00'

N 00°23'43" W 15.00'

WEST LINE  
NW 1/4 SECTION 3  
T 15 N, R 5 E

128.95'

APPARENT EX.  
30' HALF R/W

S 89°36'17" W 659.00'

# EXHIBIT INGRESS/EGRESS EASEMENT



