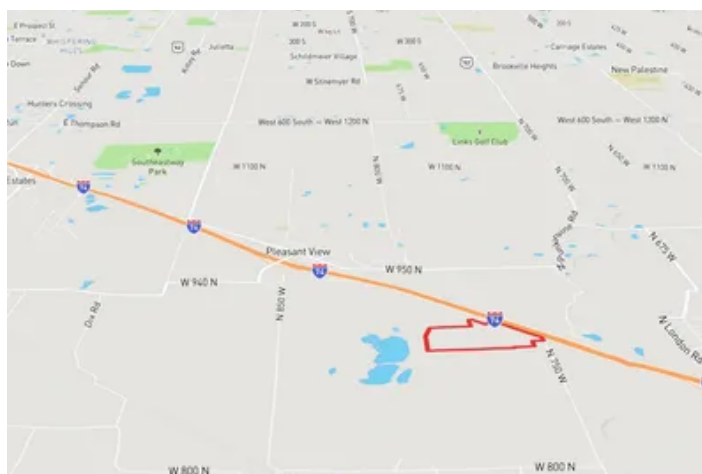


\$1,396,500
49.980± Acres
Shelby County

\$1,396,500
49.980± Acres
Shelby County



**Prime 50+/- Acre Investment Property in Shelby County, IN
Fairland, IN / Shelby County**

SUMMARY

Address

N FRONTAGE RD

City, State Zip

Fairland, IN 46126

County

Shelby County

Type

Farms, Business Opportunity, Commercial, Undeveloped Land

Latitude / Longitude

39.651496 / -85.928079

Acreage

49.980

Price

\$1,396,500

Property Website

<https://indianalandandlifestyle.com/property/prime-50-acre-investment-property-in-shelby-county-in-shelby-indiana/85822/>



Prime 50+/- Acre Investment Property in Shelby County, IN Fairland, IN / Shelby County

PROPERTY DESCRIPTION

Prime 50+/- Acre Investment Property in Shelby County, IN

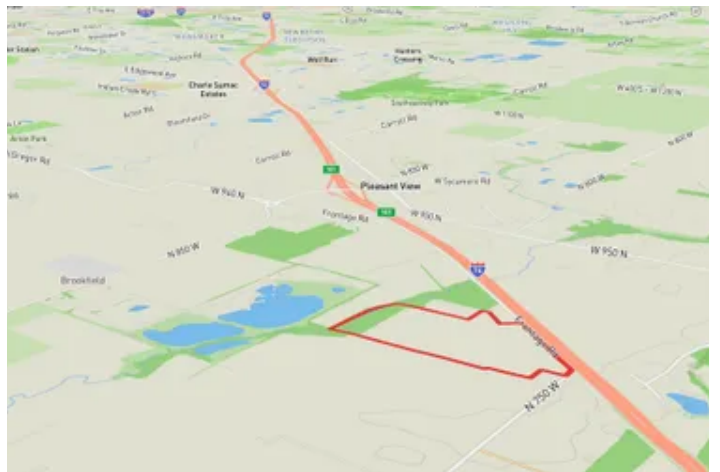
Location: Shelby County, IN – Close to I-74 & 5 Below Warehouse

- **Acreage:** 50+/- Acres
- **Road Frontage:** Over 1,500 feet of prime road frontage
- **Visibility:** Full visibility from I-74
- **Access:** Just 1.5 miles from the I-74 exit, same exit as the 5 Below Warehouse
- **Utilities:** City water runs along the property; city sewer less than 3,500 feet away
- **Zoning:** Ideal for development, commercial, or agricultural use
- **Investment Opportunity:** Located in a rapidly growing area with tremendous potential for future development

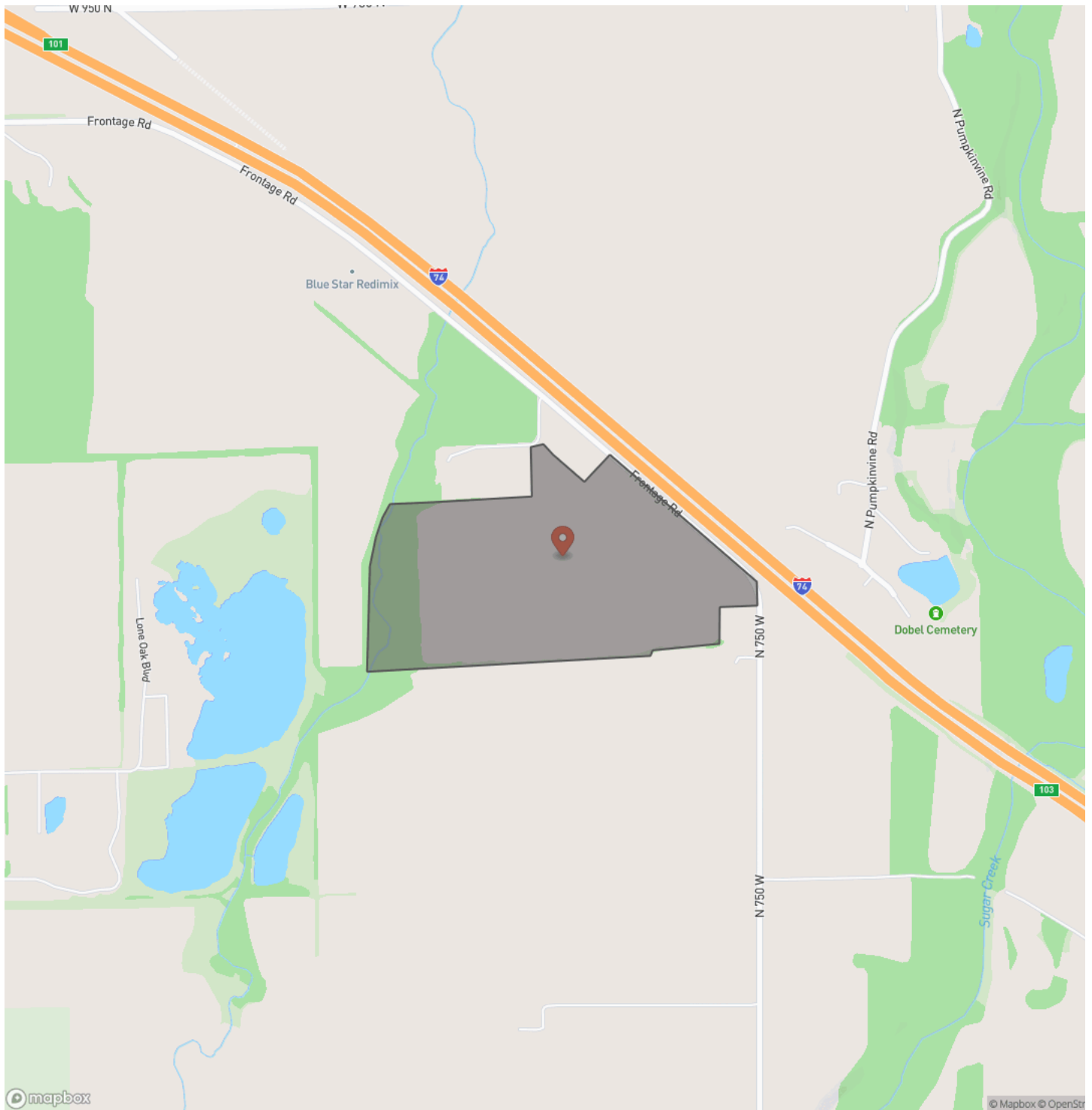
This property offers unparalleled access and visibility along I-74, positioning it as a prime opportunity for investors or developers. With its proximity to major roads and growing commercial activity, including the nearby 5 Below Warehouse, this land is poised for significant appreciation. Ideal for a wide range of uses – commercial, industrial, or residential development.

Contact Chad Renbarger for more information or to schedule a private showing. Call or text: [317-418-7712](tel:317-418-7712).

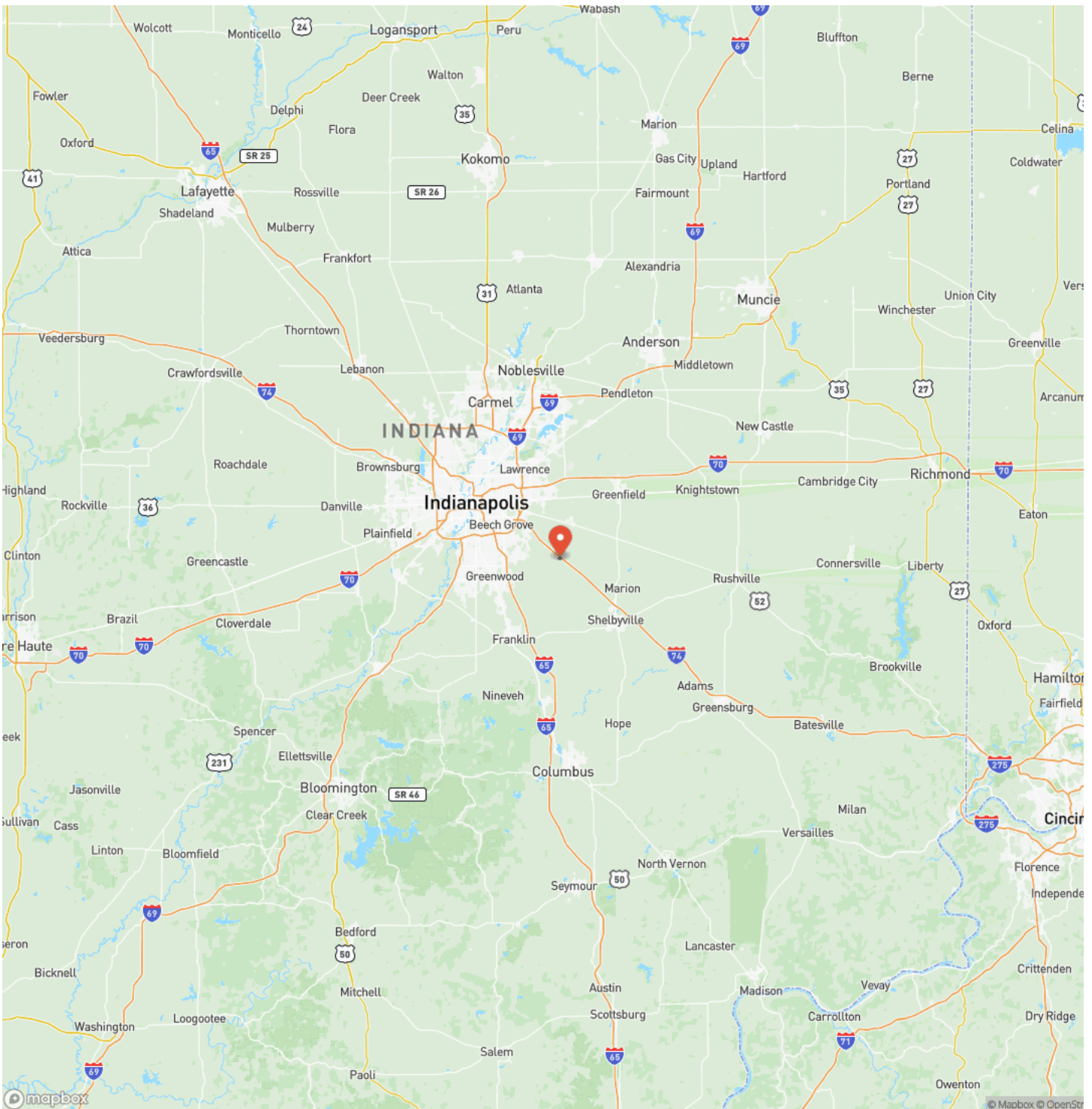
Prime 50+/- Acre Investment Property in Shelby County, IN
Fairland, IN / Shelby County



Locator Map



Locator Map



Satellite Map



Prime 50+/- Acre Investment Property in Shelby County, IN Fairland, IN / Shelby County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

(317) 418-7712

Office

(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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