

FOR SALE

461 ACRES INDIANAPOLIS METRO



- Prime development land at I-74 and Ronald Reagan Parkway in Brownsburg, Indiana
- All acreage located in the Brownsburg Tax Increment Financing (TIF) District
- Current Zoning:
 - C-2** High Intensity General Commercial
 - M-3** High Density Multi-Family Residential
 - PD** Planned Development
- Convenient access to the entire Indianapolis metropolitan region



COMMERCIAL
REAL ESTATE
SERVICES

20 minutes to downtown Indianapolis

15 minutes to Indianapolis International Airport

10 minutes to Indianapolis Motor Speedway

461 ACRES PRIME DEVELOPMENT LAND FOR SALE



I-74 and Ronald Reagan Parkway Brownsburg, Indiana

This 461-acre site provides excellent access to the entire Indianapolis metropolitan region. Ronald Reagan Parkway was completed in 2017, connecting I-74 and I-70 and linking Hendricks County's largest communities. The interstate interchange, frontage on five roadways, available utilities, and superb visibility provide a premiere site for commercial development—whether you need five acres or fifty.

› The Ronald Reagan Parkway—completed in 2017—directly connects I-74 to I-70 and the Indianapolis International Airport.

PROPERTY SPECIFICATIONS

Total acreage: 461 acres
Jurisdiction: Town of Brownsburg
County: Hendricks
Township: Lincoln
Utilities: Hendricks County Regional Sewer District (sanitary sewer)
 18" main, N. CR 1000 E.
 Citizens Energy Group (water)
 24" main, N. CR 1000 E.
Storm Drainage: Ditches adjacent to parkway

AREA	ACREAGE	ZONING/USES	PRICE/ACRE
1	218.86	PD + C-2	\$120,000
2	65.54	C-2	\$85,000
3	58.77	PD	\$75,000
4	16.52	C-2	\$160,000
5	21.27	C-2	\$140,000
6	11.71	C-2	\$100,000
7	50.27	M-3	\$30,000
8	18.29	C-2	\$55,000

DEMOGRAPHIC PROFILE (2018 ESTIMATES)

	Drive Time (5 min.)	Drive Time (10 min.)
Population	10,267	96,416
Population Aged 18+	6,278	64,882
Median Household Income	\$82,284	\$63,069
Median Home Value	\$175,000	\$156,034
Total # of Employees	2,728	25,339

For More Information
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