

FOR SALE

461 ACRES PRIME DEVELOPMENT LAND INDIANAPOLIS METRO AREA



- Crossroads of America location with strategic access to highway, rail, and transportation networks
- Over 80 million consumers within 500 miles
- Entire site within the Brownsburg TIF District
- All utilities, including fiber, adjacent to the property
- National FedEx hub undergoing \$1.5B expansion and UPS "Super Hub" minutes away at Indianapolis International Airport providing businesses with enhanced supply chains



20 minutes
to downtown
Indianapolis

15 minutes to
Indianapolis
International
Airport

10 minutes to
Indianapolis
Motor Speedway

COMMERCIAL
REAL ESTATE
SERVICES

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
Township/County: Lincoln/Hendricks
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 |
|------|---------|-------------|------------|
| A | 219.86 | PD + C-2 | \$120,000 |
| B | 124.31 | PD + C-2 | \$80,000 |
| C | 16.52 | C-2 | \$160,000 |
| D | 21.27 | C-2 | \$140,000 |
| E | 11.71 | C-2 | \$75,000 |
| F | 50.27 | M-3 | \$60,000 |
| G | 18.29 | C-2 | \$100,000 |

DEMOGRAPHIC PROFILE (2019 ESTIMATES)

| | Drive Time (10 min.) | Drive Time (20 min.) |
|-------------------------|----------------------|----------------------|
| Population | 104,520 | 402,649 |
| Median Household Income | \$62,006 | \$53,742 |
| Median Home Value | \$160,646 | \$148,718 |
| Total # of Employees | 28,070 | 213,675 |

For More Information
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