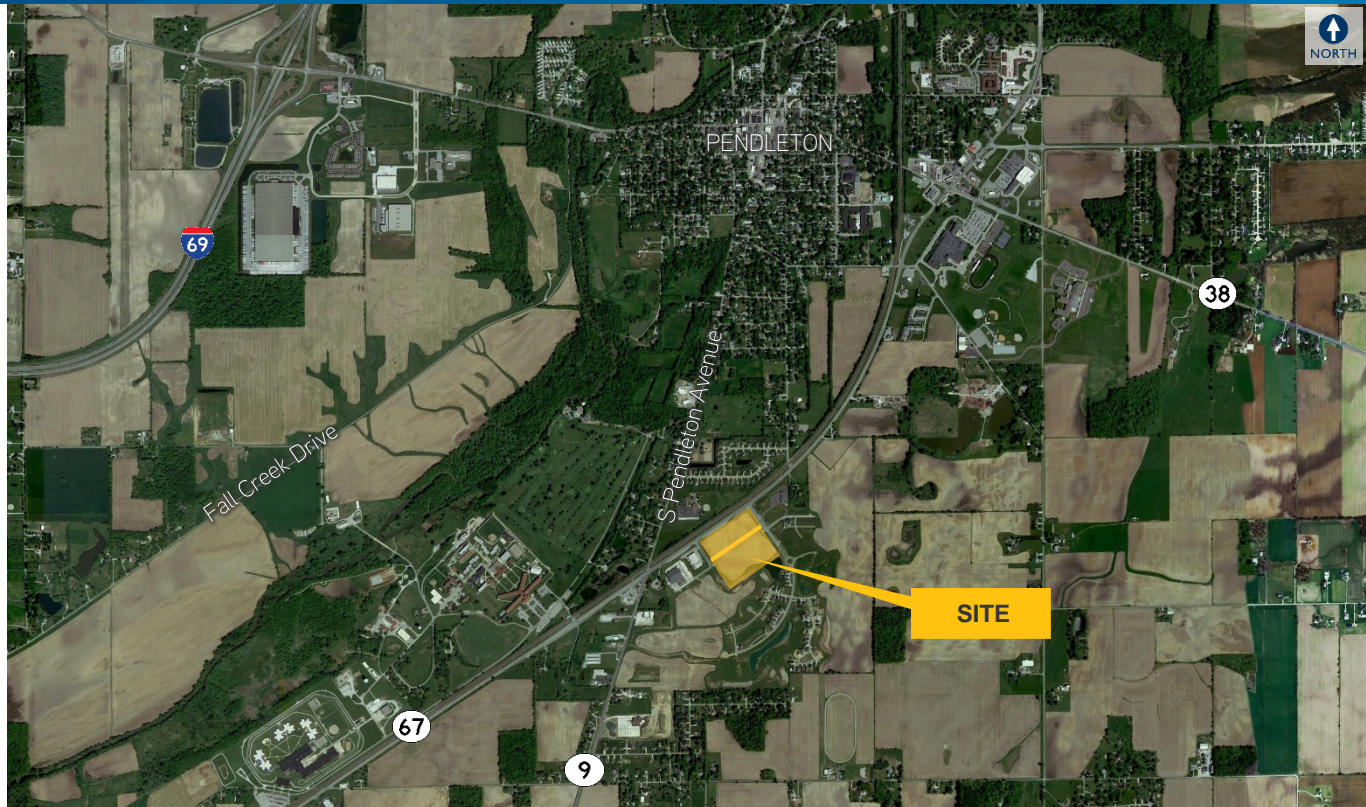


FOR SALE > LAND



Mixed-use Development Opportunity

SR 67 / US 36, PENDLETON, IN



Property Highlights

- > 2 parcels available in the Huntzinger Farms Master Planned Development
- > ± 1 to ± 8.9 acres zoned PB
- > ± 10 acres zoned for up to 12 units per acre
- > Located northeast of Indianapolis MSA
- > Accessible to the most desirable employers in the Indianapolis area including Anderson, Carmel, Fishers and Noblesville
- > Join Speedway, Sahn's, True Value, and Community Health at Huntzinger Farms
- > Daily Traffic count along SR 67 – 11,780

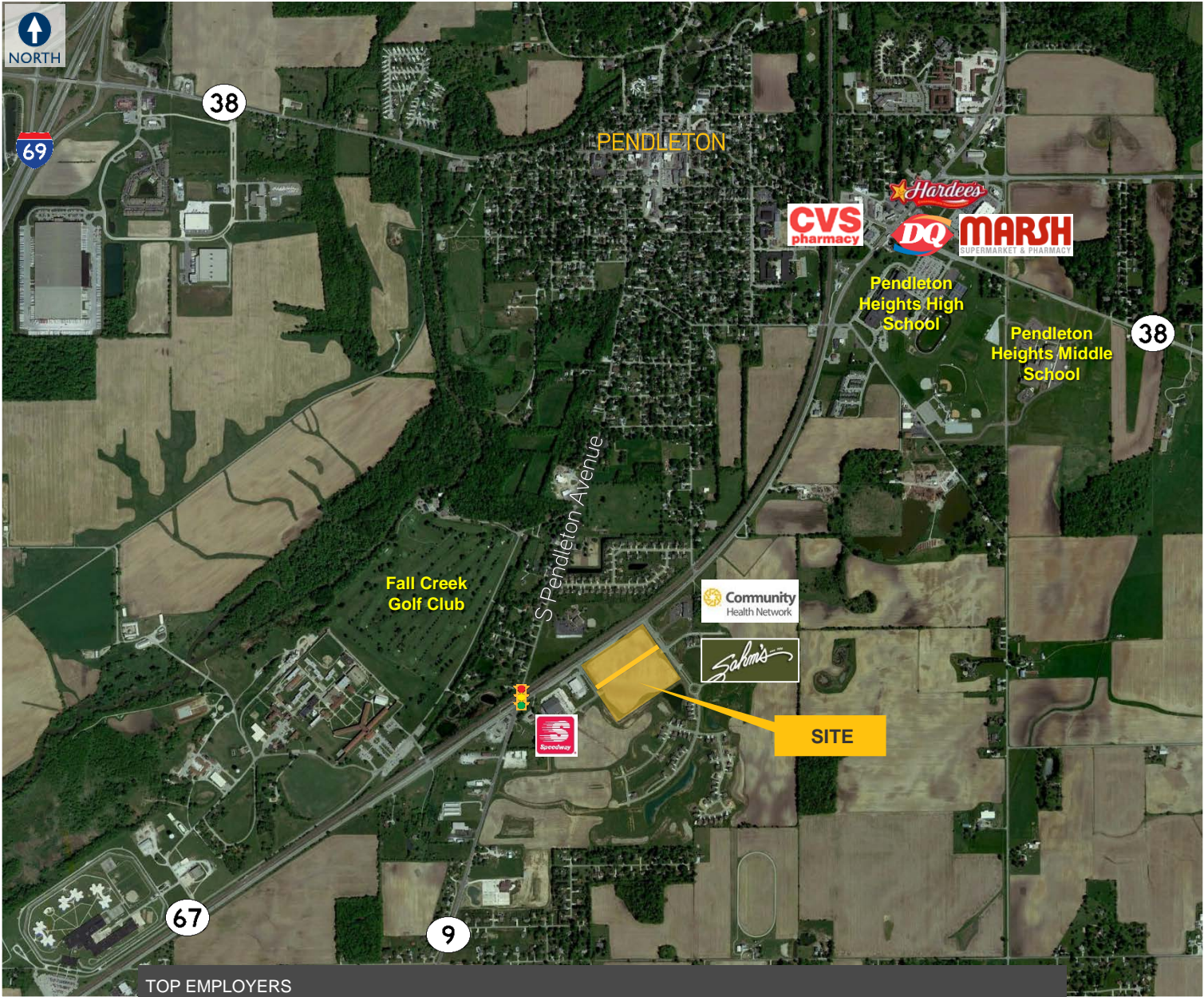


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Aerial

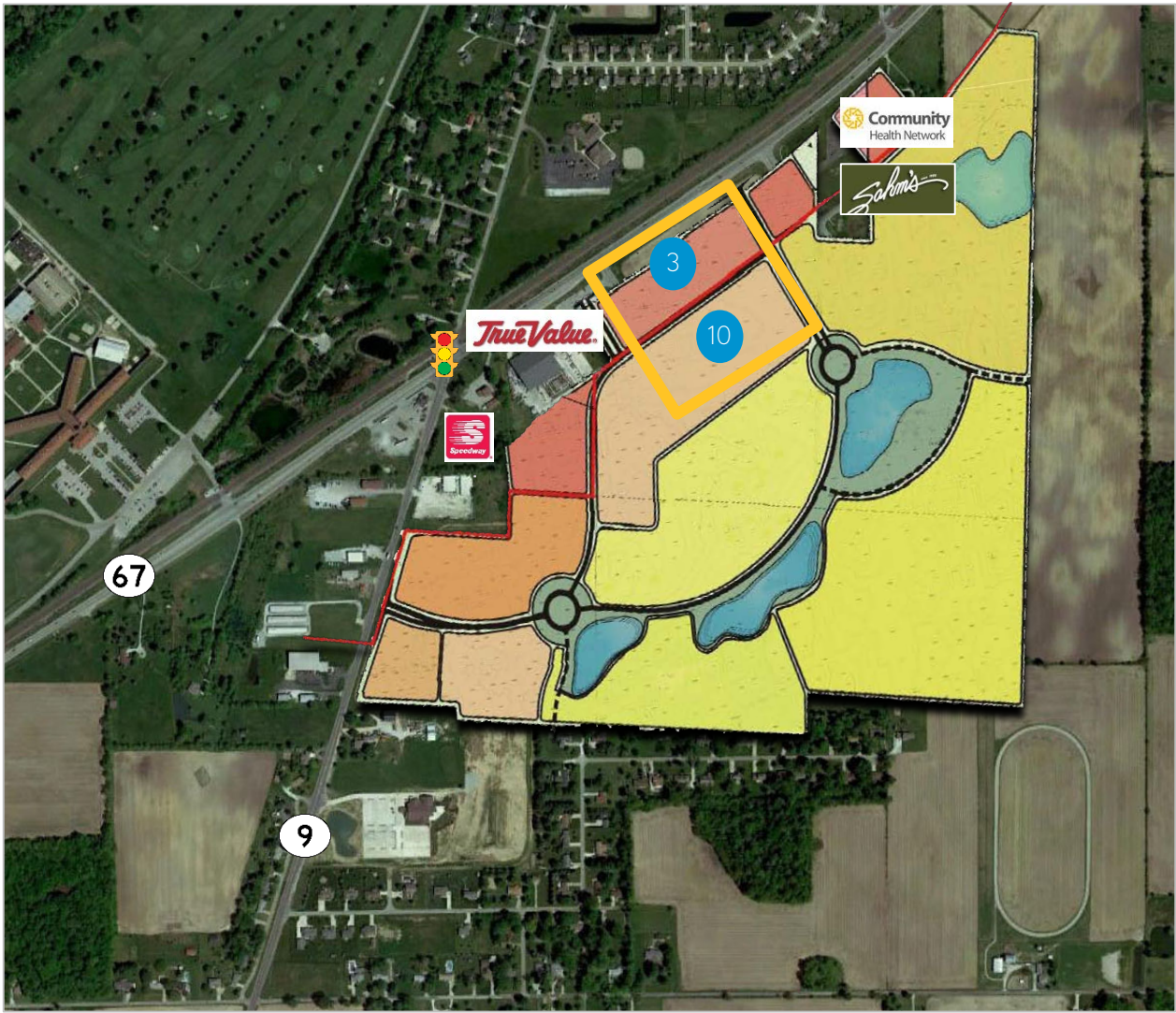


TOP EMPLOYERS

COMPANY	REGIONAL EMPLOYEES	INDUSTRY DESCRIPTION
Indiana University Health	21,883	Health Service
Eli Lilly & Company	12,068	Pharmaceutical Manufacturing
St. Vincent Hospitals & Health Services	11,075	Health Services
Community Health Network	8,079	Health Services
Indiana University	7,344	Colleges & University
IUPUI	7,066	College & University
Federal Express	6,311	Logistics
Stifel Nicolaus	4,647	Finances & Insurances Services
Rolls-Royce	4,600	Gas Turbine Engine Manufacturing
Roche Diagnostics	4,300	Surgical & Medical Instrument Manufacturing

Source: Indy Partnership

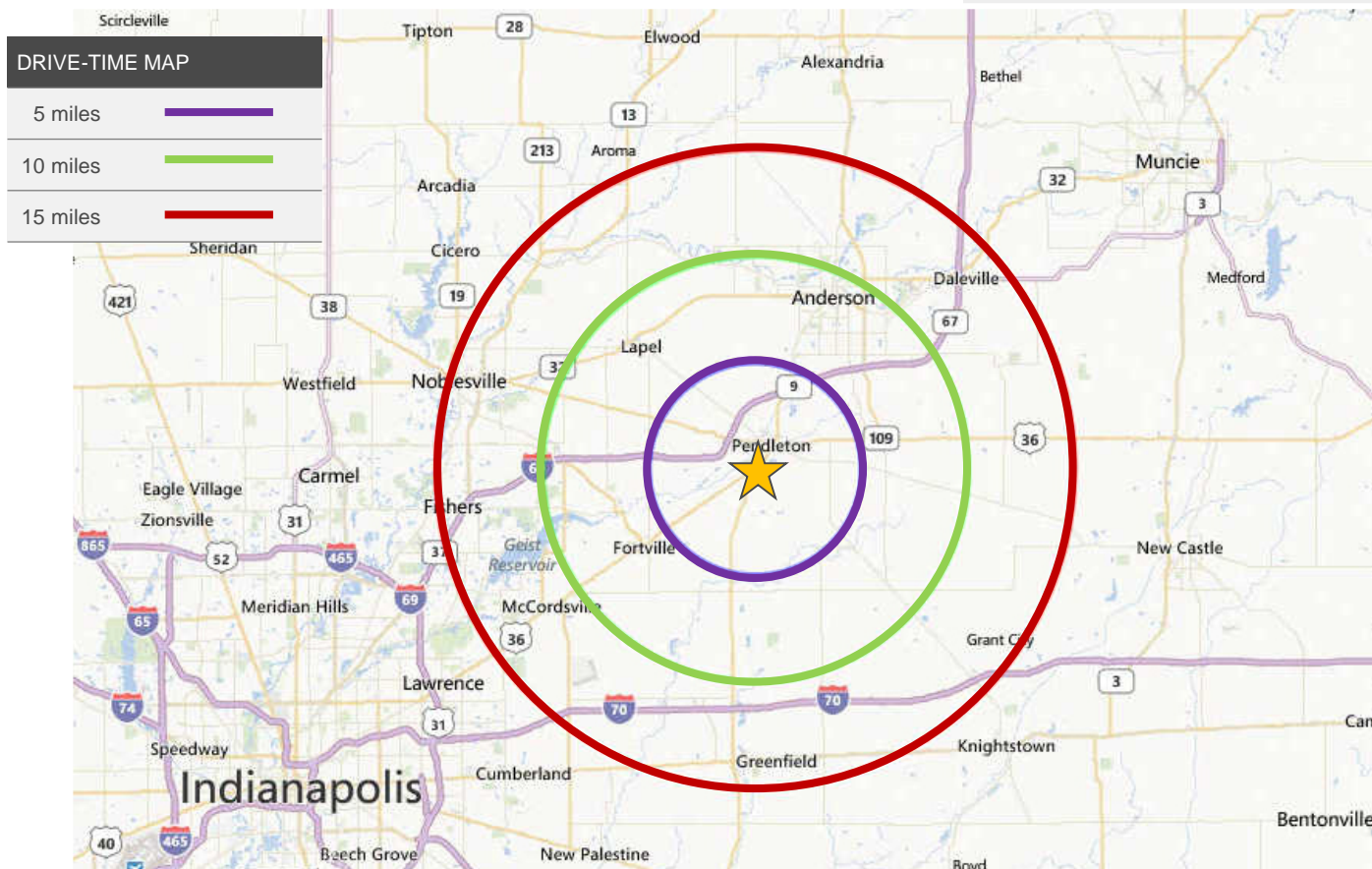
Site Plan



PARCEL INFORMATION			
AREA	SIZE	ASKING PRICE	PRICE / ACRE
Parcel 3	8.9 acres	\$1,557,500	\$175,000
Parcel 10	10 acres	\$1,250,000	\$125,000

HUNTZINGER FARMS LAND USE TABLE

AREA	LAND AREA	LAND USE DESIGNATION	LAND USE	MAXIMUM SIZE
Parcel 3	8.9 acres	Planned Business (PB)	Land use to be in accordance with Section 158.025.05 © of the Pendleton Unified Development Code	118,000 SF
		Single Family / Cluster / Multi-Family	Single Family / cluster / Multi-family with density up to 12 units per acre	
Parcel 10	10 acres	Planned Business, Churches	Land use to be in accordance with Section 158.02.04, 158.02.05, 158.02.06 © of the Pendleton Unified Development Code	235,000 SF



KEY DESTINATIONS	MILEAGE
Anderson	8
Fishers	15
Noblesville	15
Carmel	20
Indianapolis	26
Fort Wayne	83
Chicago	164

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2015 Population	11,256	19,572	110,449
Estimated 2020 Population	11,241	19,613	115,208
2015 Households	3,040	6,126	41,608
Estimated 2020 Households	3,039	6,146	43,139
Average 2015 Household Income	\$72,479	\$71,822	\$70,210
Estimated Average 2020 Household Income	\$82,481	\$81,444	\$82,295

Contact Us

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