

# 166.53 Acres - I-69 & SR 46 Interchange



- > Two parcels totaling 166.53 acres available for sale for \$2.7 million
  - > North Parcel: 69.53 acres available for sale at \$950,000 (\$13,663 per acre)
  - > South Parcel: 97 acres available for sale at \$1,750,000 (\$18,041 per acre)
- > Located in North Park Planned Unit Development
- > Unique mix of developable ground and scenic quarries

COLLIERS INTERNATIONAL  
116 ½ North College Avenue,  
Bloomington, IN 47404  
colliers.com

# Table of Contents

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1. Site Location.....	3
2. Offering Overview.....	4
3. North Parcel.....	5
4. South Parcel.....	10

Appendix A – PUD Required Open Space

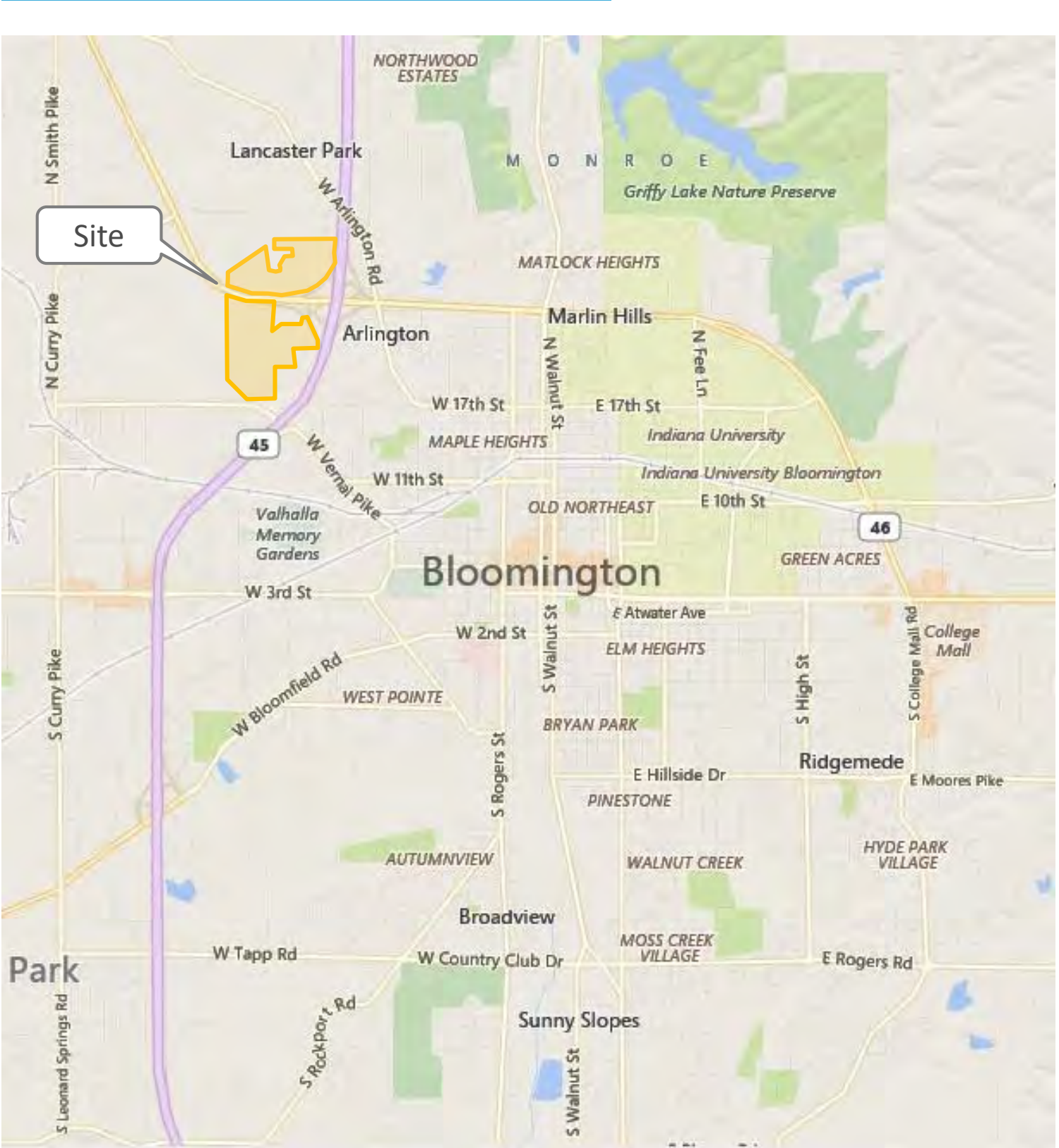
Appendix B – PUD Thoroughfare Plan

Appendix C – PUD Zoning Use District

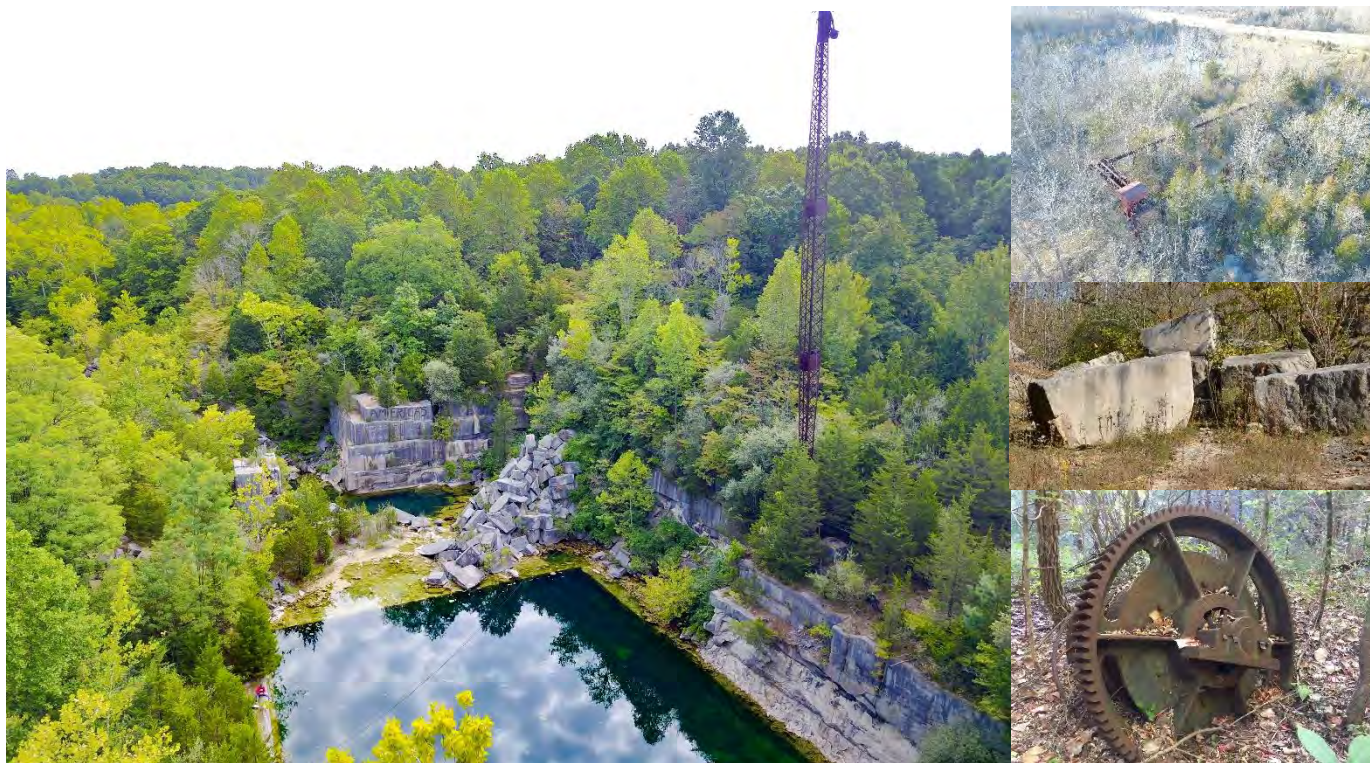
Appendix D – PUD Zoning Use Area

Also available: ALTA Survey for North Parcel, Recorded Plat for North Parcel, Title Commitment, North Park PUD Ordinance, Recorded Environmental Restrictive Covenant





## Offering Overview



### OFFERING SUMMARY

#### **North Parcel:**

69.82 Acres

Sale for \$950,000

Zoned for a mix of residential and commercial uses.

#### **South Parcel:**

97 Acres

Sale for \$1.75 million

Zoned for light and heavy industrial uses.

### PROPERTY OVERVIEW

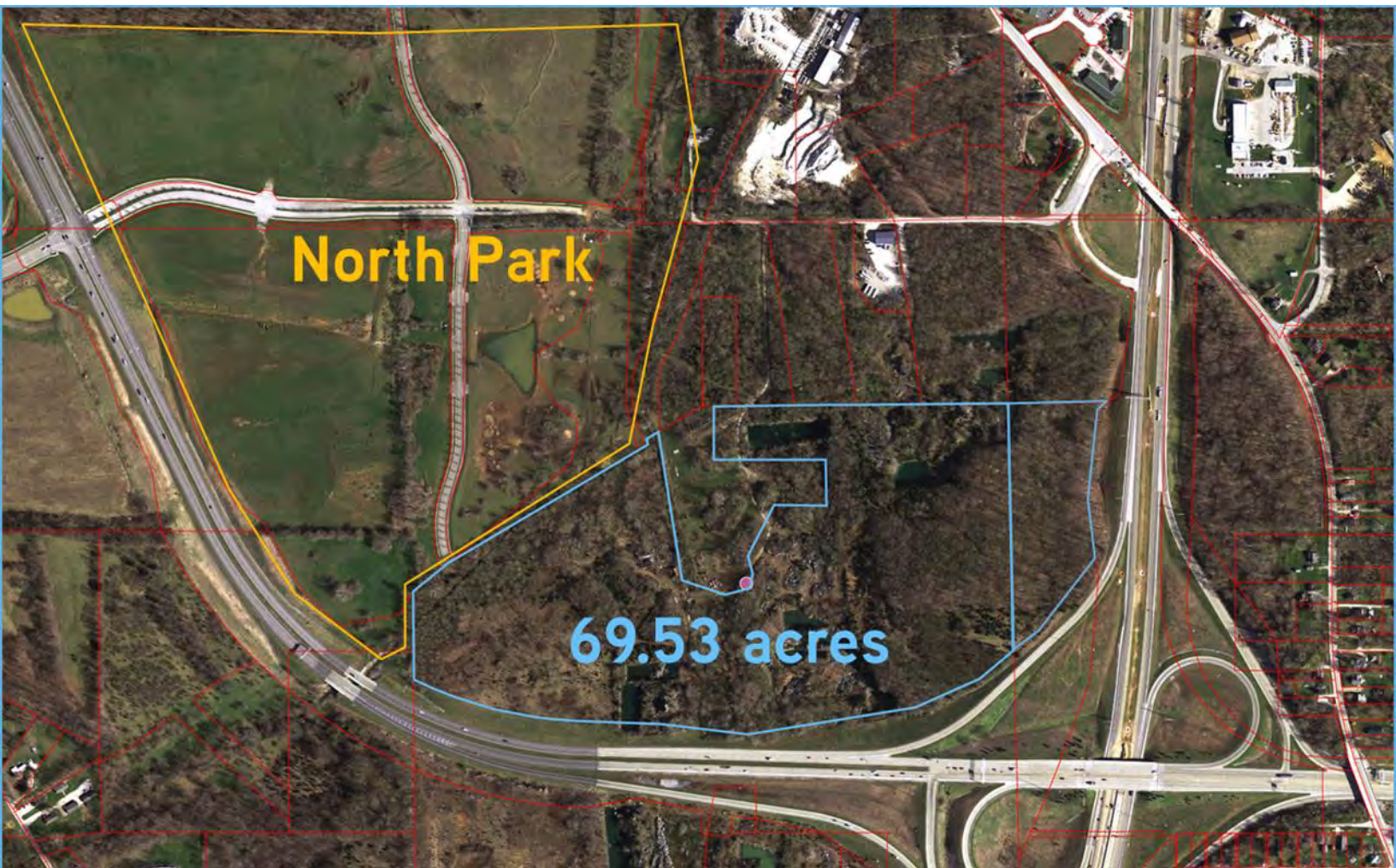
Ledge Wall Quarry represents a once-in-a-lifetime opportunity to creatively repurpose two large parcels at the SW and NW quadrants of Bloomington's I-69 and SR 46 interchange. The properties are a mix of developable land and stunning quarry landscape. The sites are located less than two miles from Indiana University's Memorial Stadium and benefit from new and planned transportation infrastructure, including the new 17<sup>th</sup> Street/Vernal Pike bridge over I-69. In short, the properties are challenging, but also an opportunity for a truly special and unique statement project.

### INVESTMENT HIGHLIGHTS

- › **High visibility interchange location**
- › **Zoned for a mix of commercial uses in North Park Planned Unit Development**
- › **Unique property with gorgeous quarry features**
- › **In the path of progress**

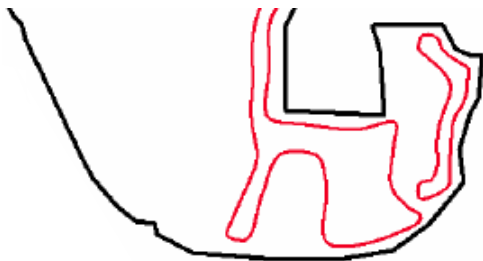


## North Parcel



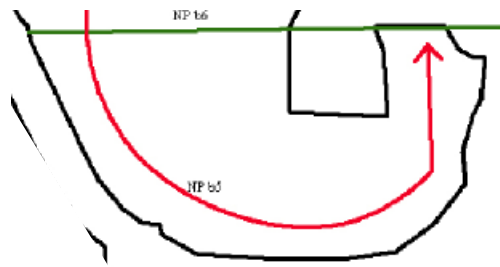
### North Park Planned Unit Development

Open Space:



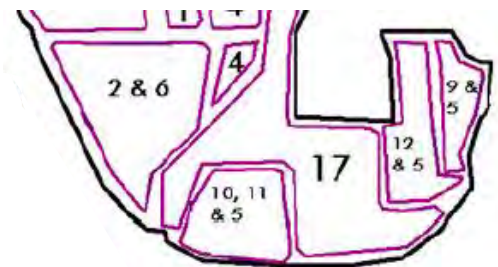
See Appendix A

Transportation:



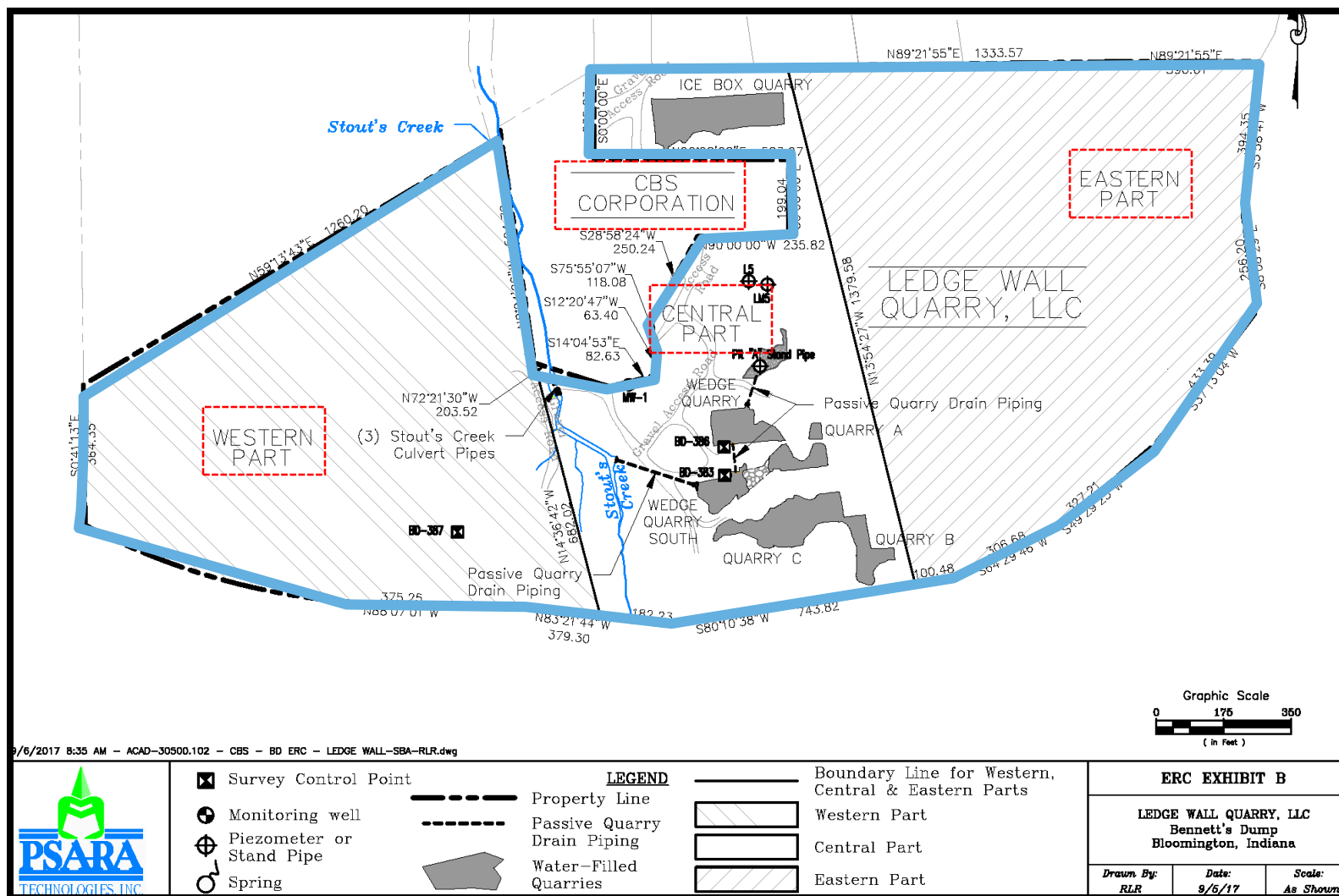
See Appendix B

Zoning:



See Appendix D

## North Parcel



The North Parcel is subject to an Environmental Restrictive Covenant due to past contamination with PCBs of an adjacent property, owned entirely by CBS Corporation. The map above depicts four areas: Western, Central, Eastern, and CBS Corporation (not included).

- **CBS Corporation (7.25 acres):** This site was contaminated with PCBs and cleaned up by CBS Corporation. In 2017, CBS purchased the parcel from Ledge Wall Quarry, LLC and installed a ground water filtration facility.
- **Western Part (21 acres):** No land use or activity restrictions whatsoever.
- **Central Part (22 acres):** Unless approved in writing by CBS and EPA: 1) No wells; 2) no development that would induce more surface or groundwater drainage to or from the CBS property; 3) no development that would alter the water levels in quarry holes located within the Central Part; and 4) no changes to drainage system and monitoring wells of quarries.
- **Eastern Part (26 acres):** No land use of activity restrictions except that development must not result in a net increase in surface water drainage onto the Central Part.



## North Parcel

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## North Parcel

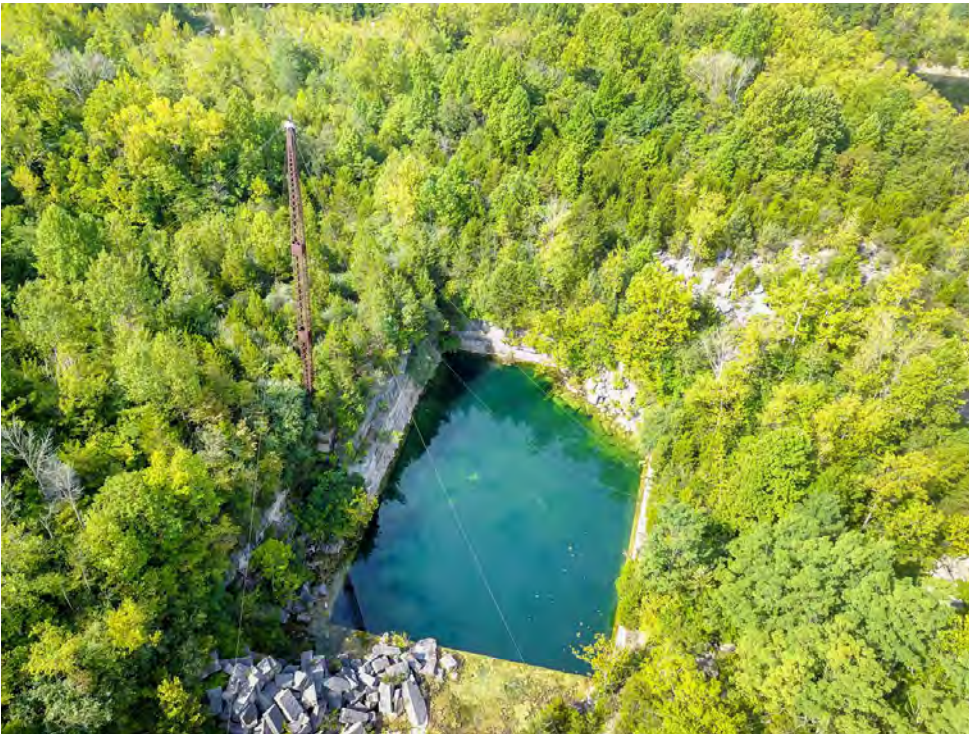
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## North Parcel

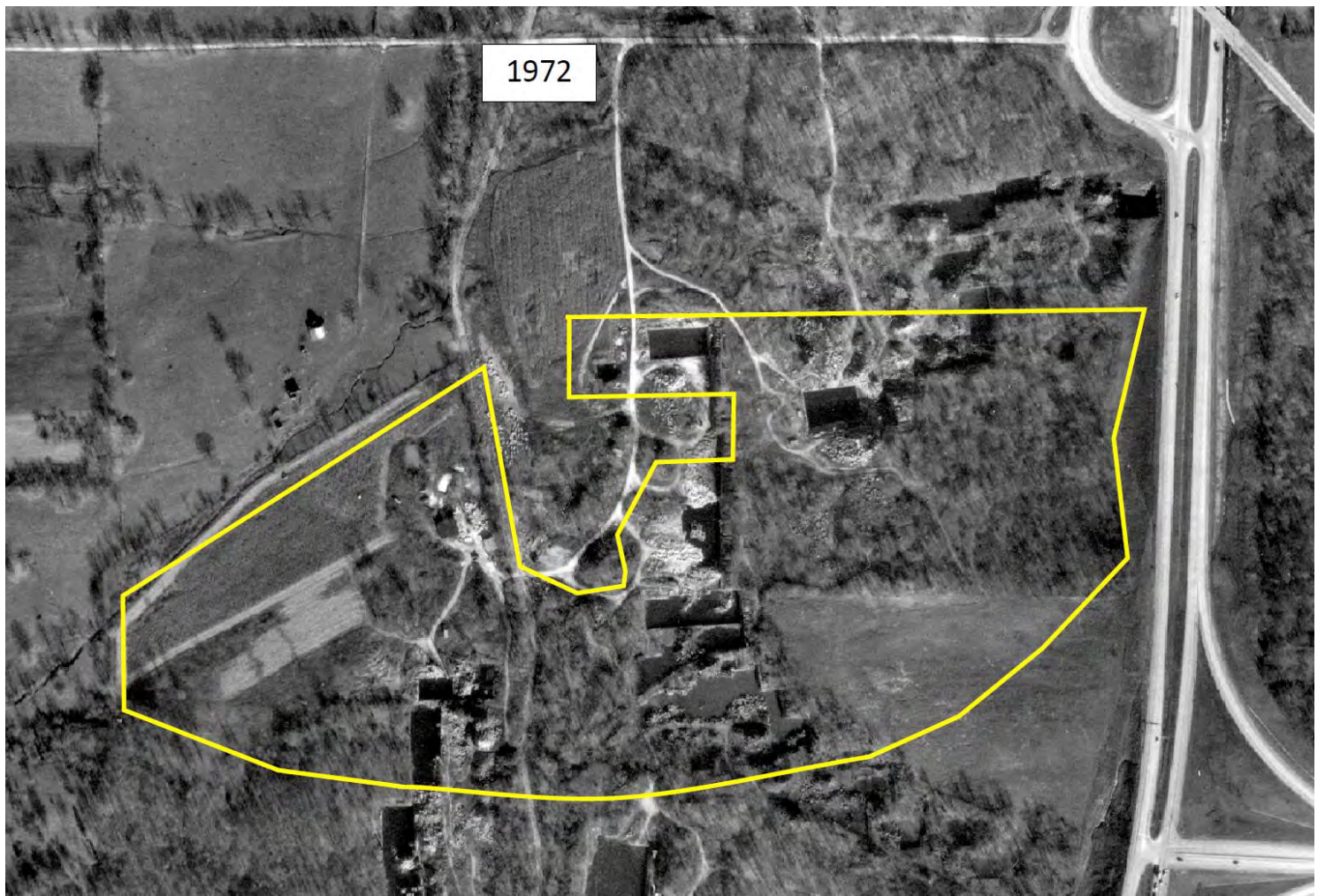
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## South Parcel

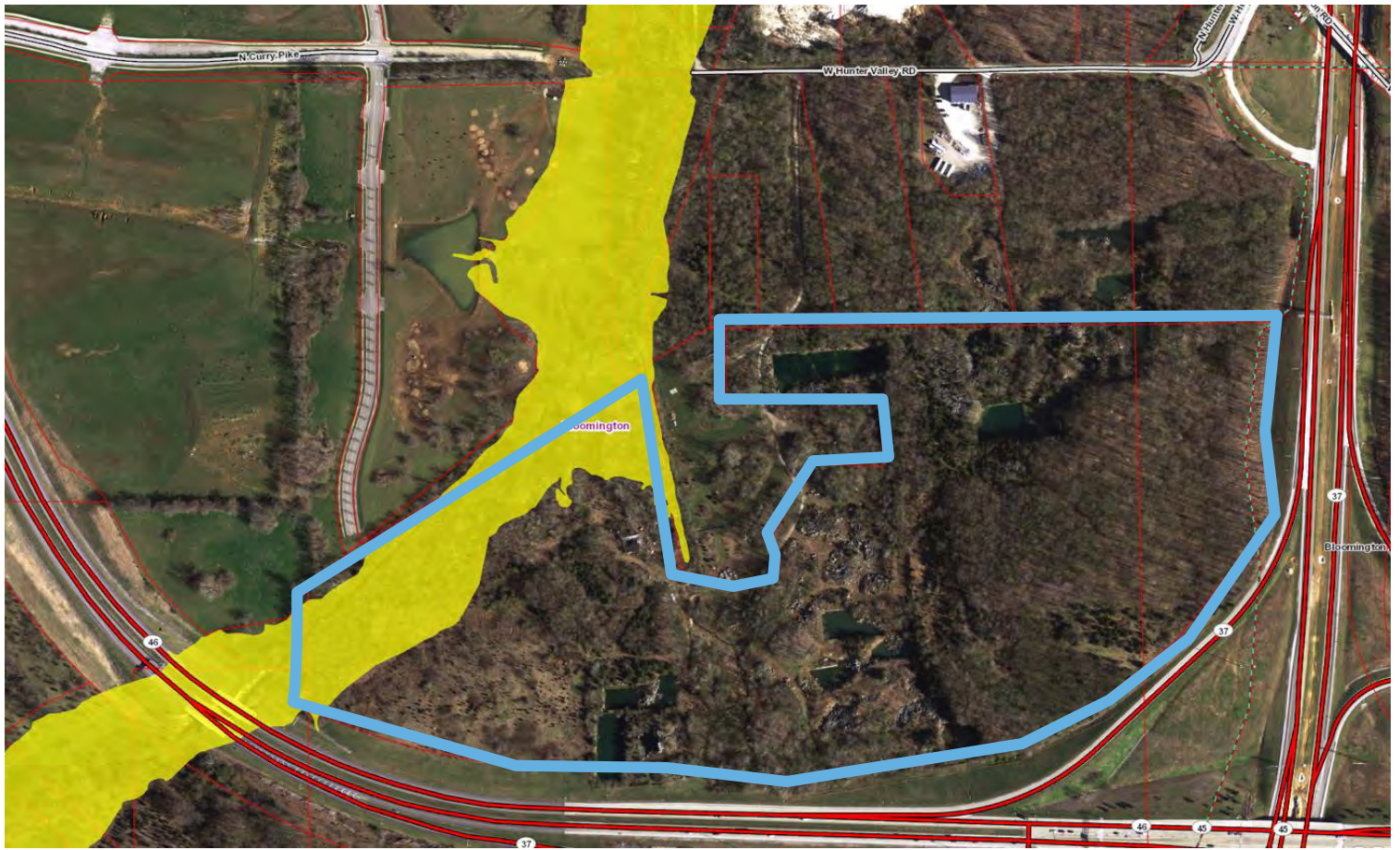
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## South Parcel

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Approximately 10 acres of the site is located in the flood plain.

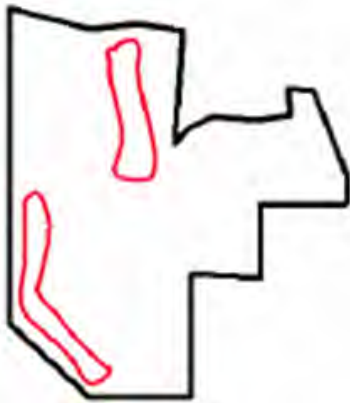


## South Parcel



## North Park Planned Unit Development

Open Space:



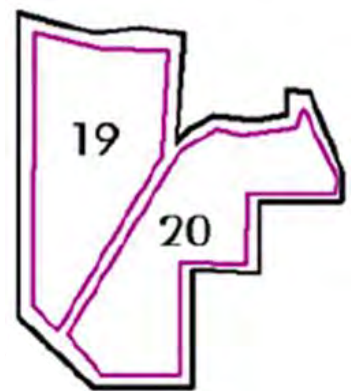
See Appendix A

Transportation:



See Appendix B

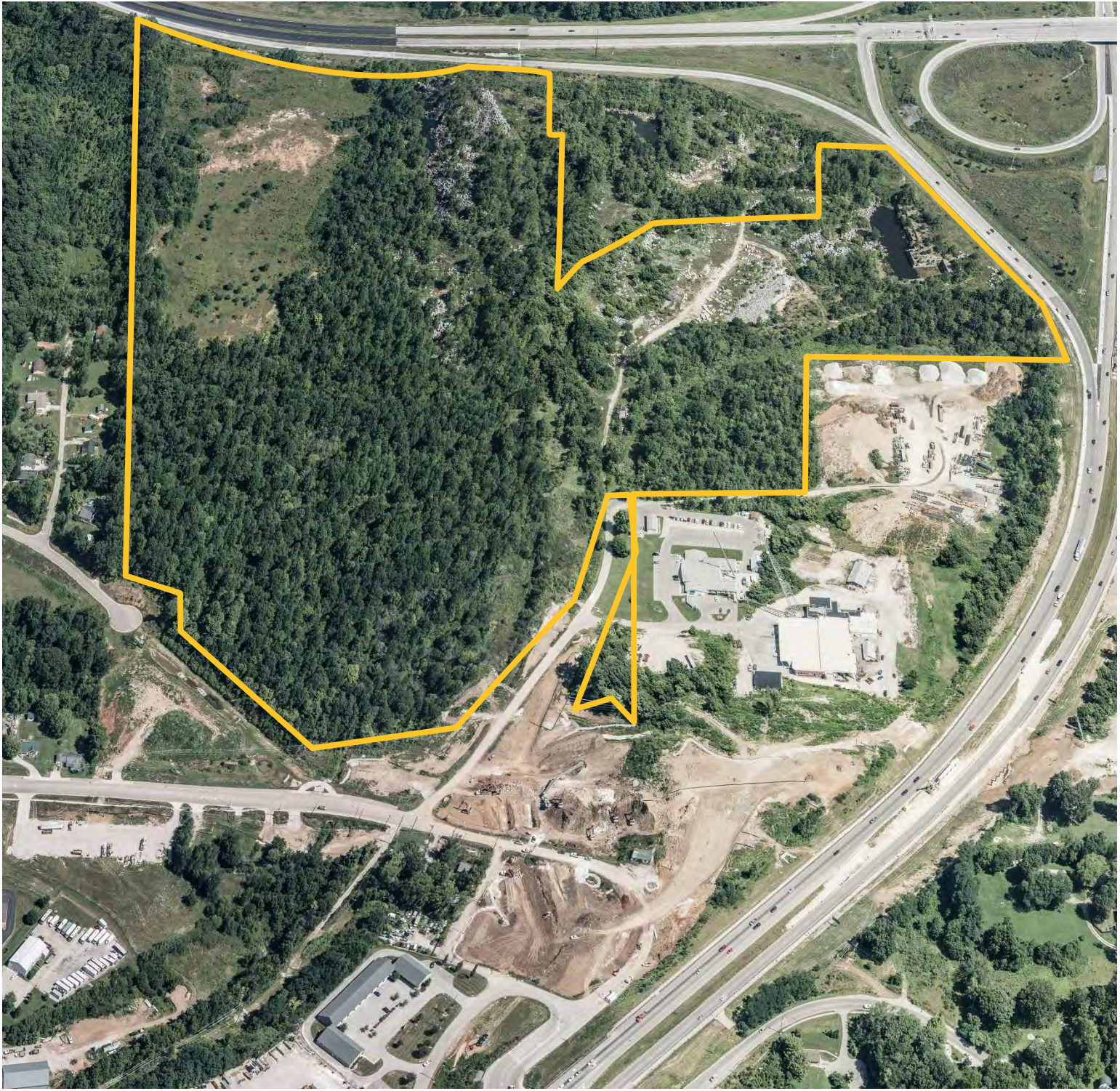
Zoning:



See Appendix D



South Parcel





South Parcel





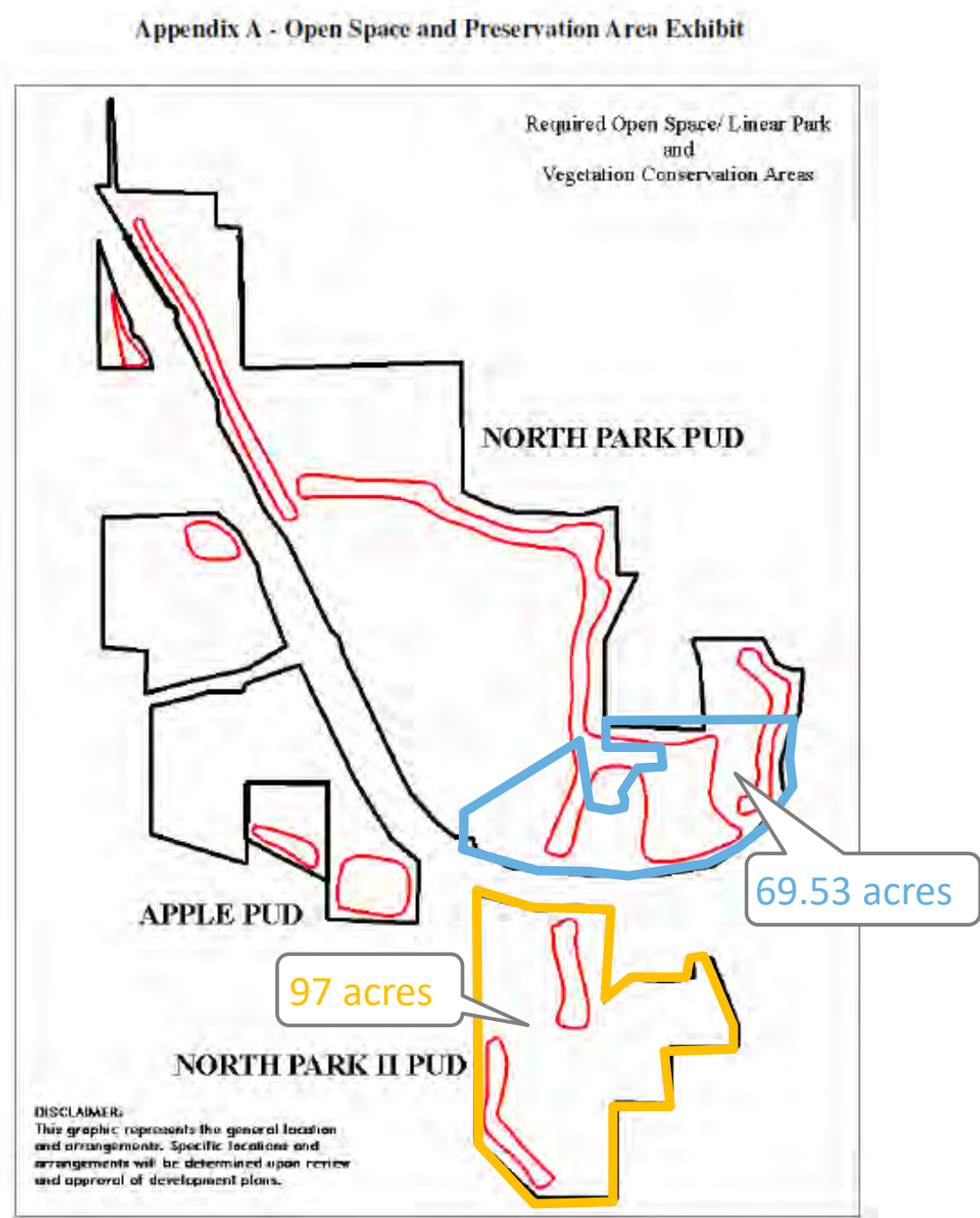
## South Parcel

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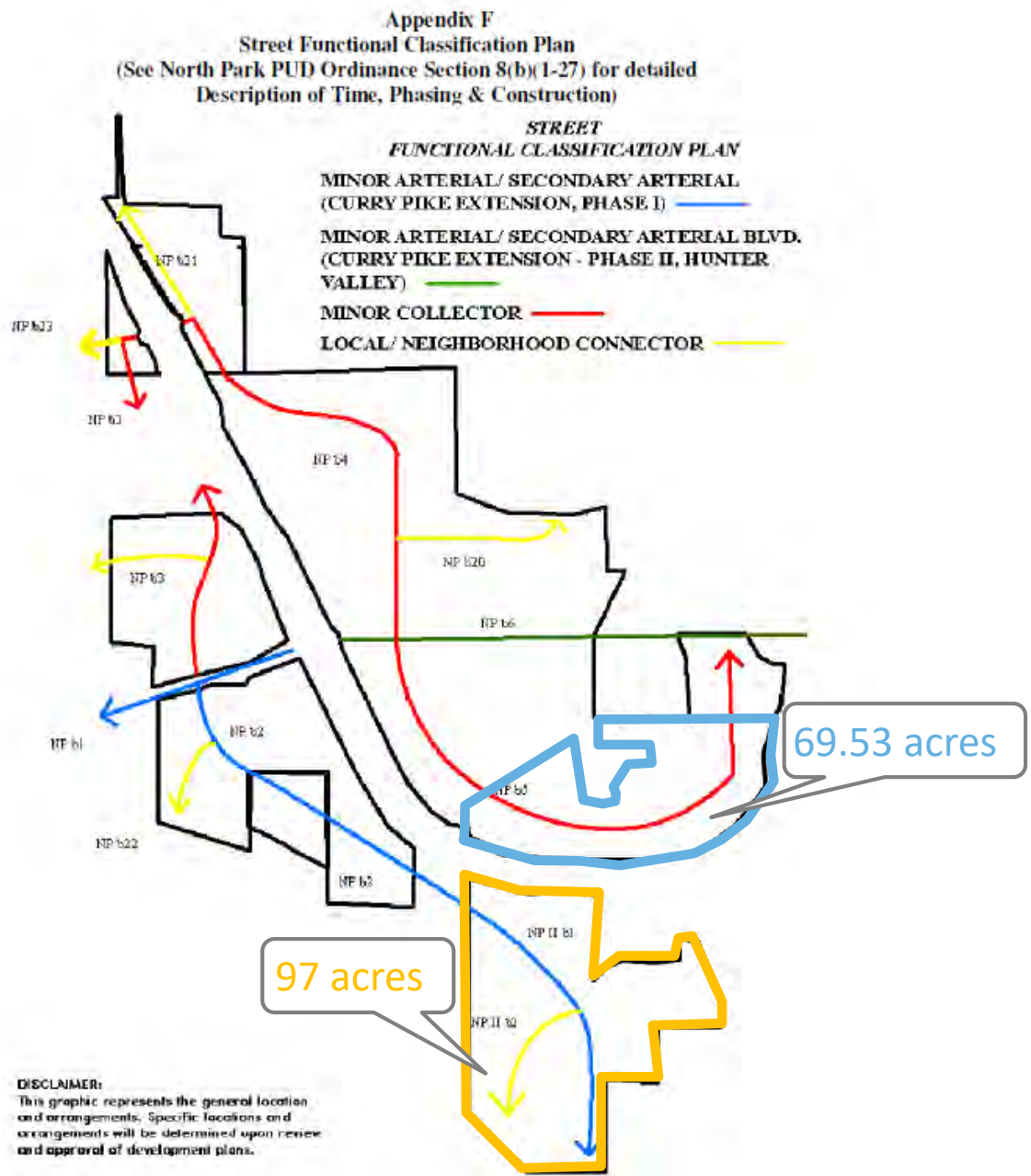


Appendix A: PUD Required Open Space



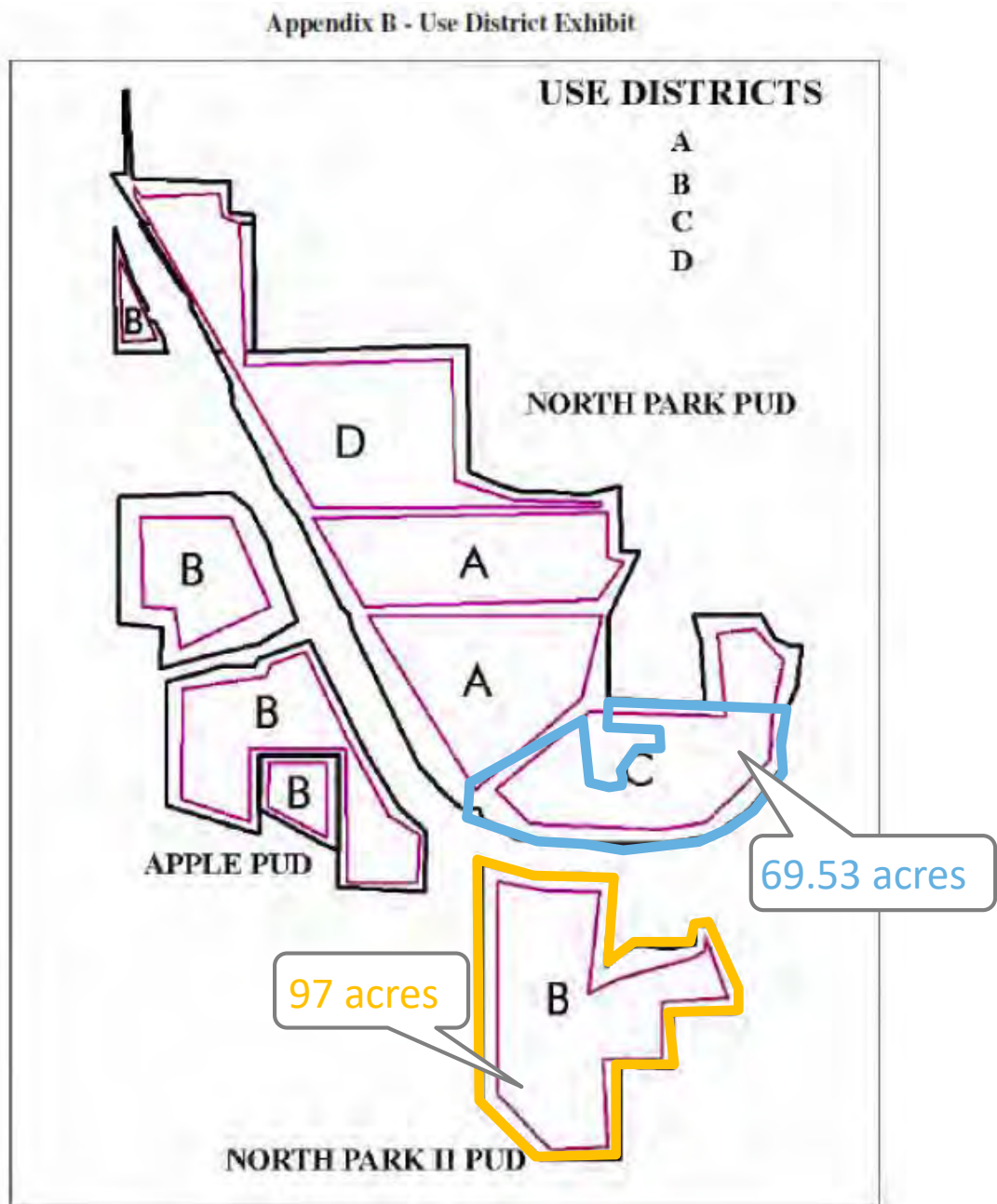


## Appendix B: PUD Thoroughfare Plan





## Appendix C: PUD Zoning Use District





## Appendix D: PUD Zoning Use Area

