

FOR SALE > LAND



# 29.58 Acre Build-to-Suit Opportunity

1200 ENTERPRISE DR, SHELBYVILLE, IN



## Property Highlights

- > Immediate access to I-74
- > Zoned IG (Heavy Industrial)
- > Largest available industrial tract in Shelbyville
- > Strong labor force
- > All utilities to site along Boomer Way
  - 12" water main
  - 36" sanitary sewer
  - 8" gas line
  - Storm sewer
  - Telephone
  - Electric

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2013	24,490	36,042	70,738
Population Grown 2010 – 2013	.29%	.26%	.23%
Median Age	38.2	40.1	40.1
Households	9,777	14,160	26,929
Average Household Income	\$54,094	\$60,426	\$67,225
Owner-Occupied Households	6,001	9,636	19,514
Renter-Occupied Households	3,776	4,524	7,415



JOHN DEMAREE, SIOR  
317 713 2109  
john.demaree@colliers.com

BRIAN DELL  
317 713 2179  
brian.dell@colliers.com

COLLIERS INTERNATIONAL  
241 N Pennsylvania St, Suite 300  
Indianapolis, IN 46204  
colliers.com

# Site Plan



## 1200 Enterprise Drive

has been granted the State of Indiana's, **Shovel Ready-certified Status.**

The Shovel Ready Program is administered by the Indiana Economic Development Corporation. Certified sites have undergone extensive title work, proof of ownership, legal and environmental review and qualify for expedited permitting with state regulatory agencies. The Shovel Ready Program lowers costs and improves efficiencies toward a site's expedited development process.

Benefits of a Shovel Ready-certified site:

- **LOWERS** site development costs
- **IMPROVES** state permitting efficiencies
- **ENHANCES** site marketability
- **REDUCES** Potential risks of investing in and improving new land

### Minimum Standards for Certification

- Executive level community support (Mayor, County Commissioner, Town Council President) demonstrating a local commitment to expedite, when necessary, local permitting
- Ownership of property clearly identified; property should be owned or optioned by local economic development organization, local unit of government, developer, end user or utility
- Sufficient infrastructure in place
- Identification of water bodies and receiving streams at the site, including having a Waters of the State determination
- Topography maps associated with the site
- Environmental assessment of property complete through Phase I, and if indicated, Phase II

## Contact

JOHN DEMAREE

317 713 2109

[john.demaree@colliers.com](mailto:john.demaree@colliers.com)

BRIAN DELL

317 713 2179

[brian.dell@colliers.com](mailto:brian.dell@colliers.com)

