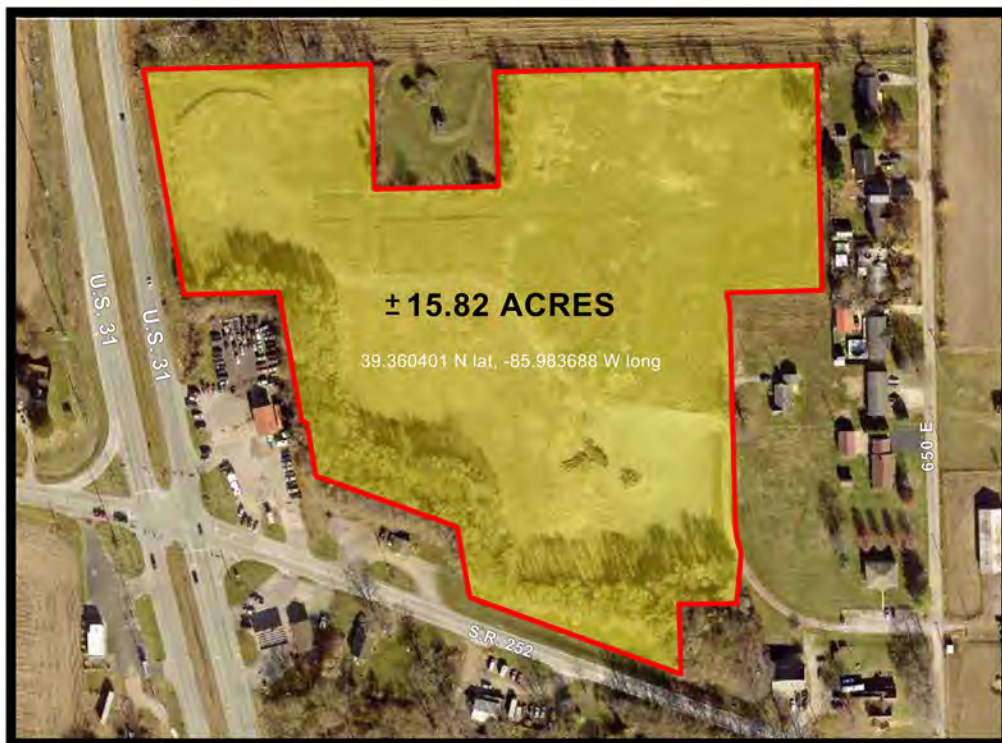


# Blue River Crossing

U.S. 31 South & SR 252, Edinburgh, IN 46124



**AN  
EXCEPTIONAL  
COMMERCIAL  
DEVELOPMENT  
OPPORTUNITY  
AWAITS**

## PROPERTY SUMMARY

**AVAILABLE ACRES:** 5.00\* to 15.82\*

**PRICE / ACRE:** \$197k - \$225k\*  
(Seller Financing Available)\*

**ZONING:** Commercial - GB & RB

**PERMITTED USES:** Retail, Wholesale, Restaurant, Service, Supermarket, Entertainment, Hotel, Office, Mini-Warehouse, Car Wash, & much more.

**FRONTAGE:** 370 FT - US 31 / 350 FT - SR 252

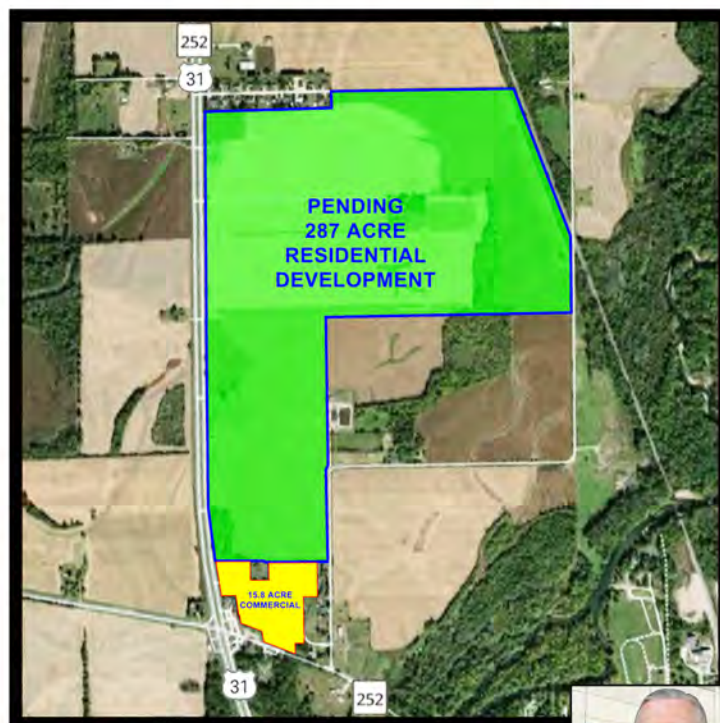
**TRAFFIC:** 13,551 VPD - US 31 / 6,201 VPD - SR 252

**UTILITIES:** Adjacent to Site

**NEW DEVELOPMENT:** 287 ACRE Residential Development Adjacent Along US 31 Corridor

**FLOOD FRINGE:** See Notes on Page 4 about Removal of Flood Fringe\*

\* Contact Agent for more Details



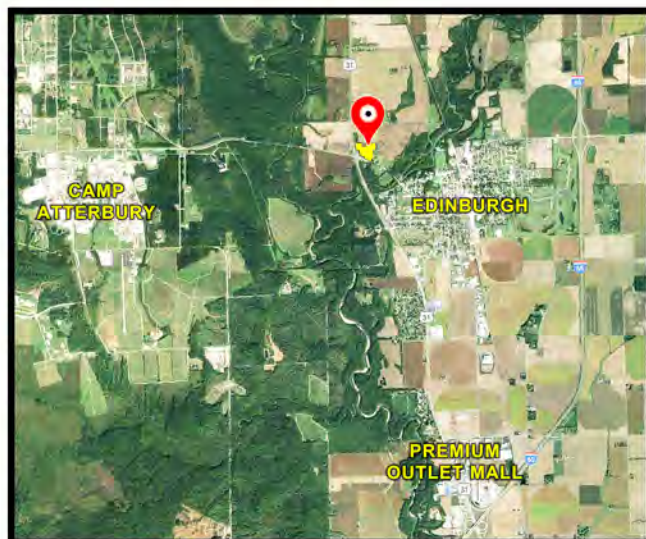
# Blue River Crossing

U.S. 31 & SR 252, Edinburgh, IN 46124

## PROPERTY OVERVIEW

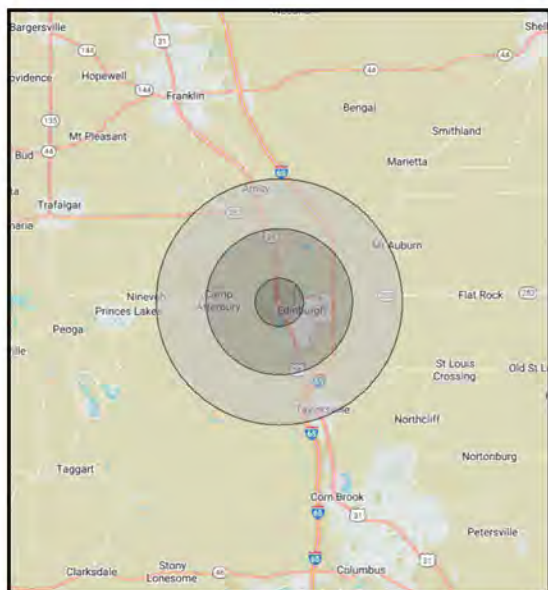
An exceptional opportunity awaits in Edinburgh, Indiana - +/- 15.8 Acres of newly rezoned Commercial Property is ready for your vision and expertise.

**Location, Location, Location:** This property is strategically positioned at the intersection of SR 252 and the US 31 corridor. It is only 3 minutes to the heart of Edinburgh, 6 minutes to either of two I-65 interchanges, 6 minutes to the Indiana Premium Outlet Mall, 3 minutes to Camp Atterbury, 9 minutes north to Franklin, IN and 11 minutes south to Columbus, IN.



**Current and Planned Development:** Through Edinburgh's strategic initiatives and alliances, the town has revitalized the downtown business district and massively expanded industrial development to the south. The newest focus and initiative, working with D R Horton, (the nation's largest homebuilder by volume), is an impressive 287 acre residential development along the US 31 corridor. This initiative would nearly double Edinburgh's population, escalate local home values, and enhance average income levels, thereby, generating a huge increase in demand for additional goods and services.

**Camp Atterbury,** a sprawling thirty-six-thousand-acre military complex, lies immediately to the west, presenting an excellent opportunity to cater to the diverse needs of military personnel, and offering a captive customer base for your commercial ventures.



## CURRENT DEMOGRAPHIC DATA

2023 POPULATION	1 MILE	3 MILE	5 MILE
Total Population	1,314	6,144	9,015
Median Age	38.8	39.6	39.9
Median Age Male	37.9	38.6	38.9
Median Age Female	39.7	40.7	41
2023 HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	509	2,349	3,412
# Persons Per HH	2.6	2.6	2.6
Average HH Income	\$55,491	\$64,593	\$70,410
Median Home Value	\$81,026	\$120,805	\$132,692

© 2023 CoStar Group

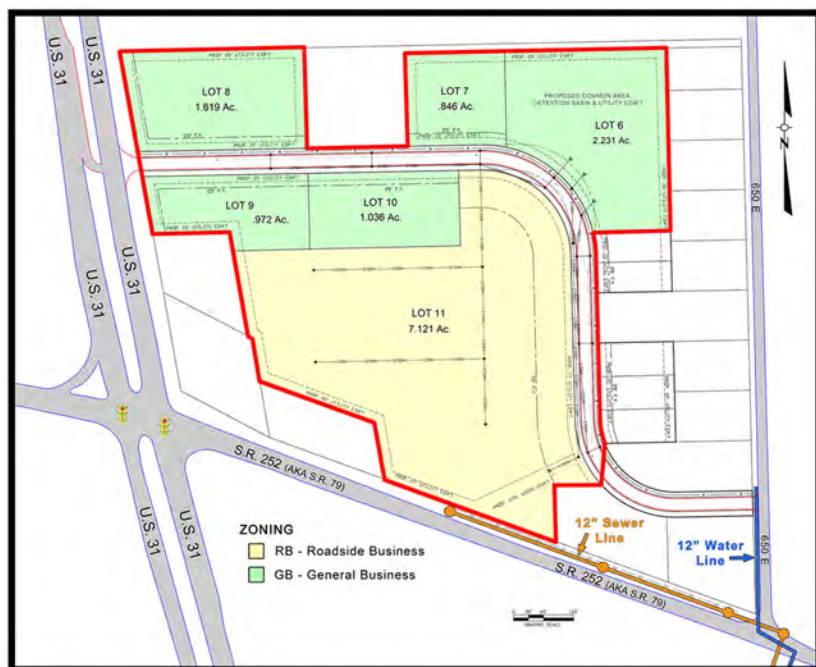


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## PLAT CONCEPT PLAN

- Access from US 31 & 650 E w/curb cuts
- New J-Turn from US 31 southbound
- Existing 12" Water & 12" Sanitary Mains
- Opportunities for modification of zoning allocations and lot size/shapes.\*

\* NOTE: while this preliminary concept has been approved by Edinburgh Zoning and Planning, they are amenable to different configurations and concepts as long as the plans conform to Edinburgh goals and objectives for the site.



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## FEMA APPLICATION TO REMOVE FLOOD FRINGE

While this property is currently allocated to having a flood fringe designation under the Flood Insurance Rate Map (FIRM), (blue shaded areas in image to the right), an application has been filed to remove that designation and correct the elevations portrayed by FEMA.

### Property Chronology:

**1993** - Owner at that time requests permission to place fill material on the site from the Indiana Dept. of Natural Resources (DNR), and is formally granted that permission (exclusive of the Regulatory Floodway) for proposed residential development.

**1997** - Fill material is placed on the site and graded level for planned construction.

**1997-2019** - Property sets fallow with no new development. No applications filed with FEMA to correct flood fringe (FIRM) designation. Property is, ultimately, inherited by owner's children.

**2020** - Property is listed for sale by heirs as residential development property.



**2021** - Town of Edinburgh, as part of residential growth and development initiatives (targeting northwest US 31 corridor), expresses interest in having the property developed.

**2021** - Current owner initiates due diligence processes for potential acquisition and development.

**2021** - LiDAR Topographical Mapping is performed, finding property to be elevated to 663 +/- 1 foot BFE, (yellow highlighted areas on image to left).

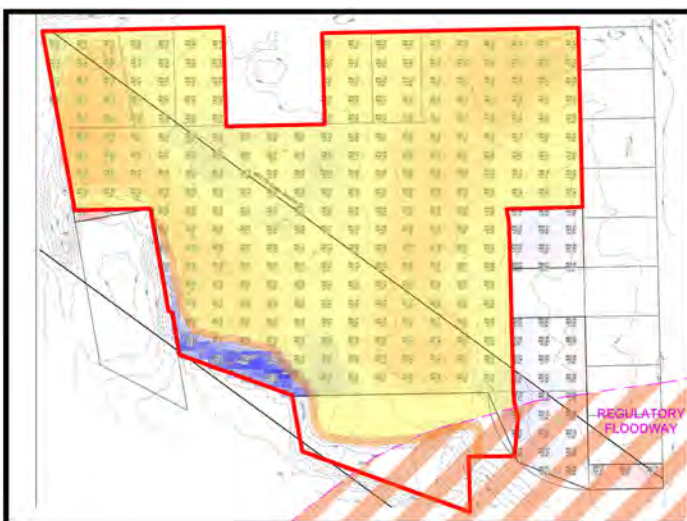
**2022-2023** - Phase 1 ESA and Geotechnical Services are contracted and satisfactorily performed.

**2022-2023** - Determination that Highest / Best use is Commercial, to support residential development planned for the immediate area.

**2022-2023** - File for and receive approval for RB and GB commercial zoning.

**2023** - Edinburgh commits to approving building permits, regardless of FEMA determinations.

**2023** - File FEMA applications for LOMA and CLOMR-F approvals, to remove the flood fringe designations (yellow highlighted areas on image to left). Currently under FEMA review.



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# Blue River Crossing

## U.S. 31 & SR 252, Edinburgh, IN 46124

DEVELOPMENT ACTIVITY	STATUS	DOCUMENTS
LIDAR Topographical Mapping	Complete	YES
Phase 1 ESA	Complete	YES
Geotechnical - Borings & Analysis	Complete	YES
FEMA MT-1 Form	Complete	YES
Replat - Engineering Drawings - Concept	Complete	YES
Rezoning Application & Approval - GB & RB	Complete	YES
US DOI Endangered Species Report	Complete	YES
FEMA LOMA Application *	Pending	YES
FEMA CLOMR-F Application *	Pending	YES
DNR Floodway Fill Permit Application *	Pending	YES
Forestry Mowing / Clearing	Pending	YES



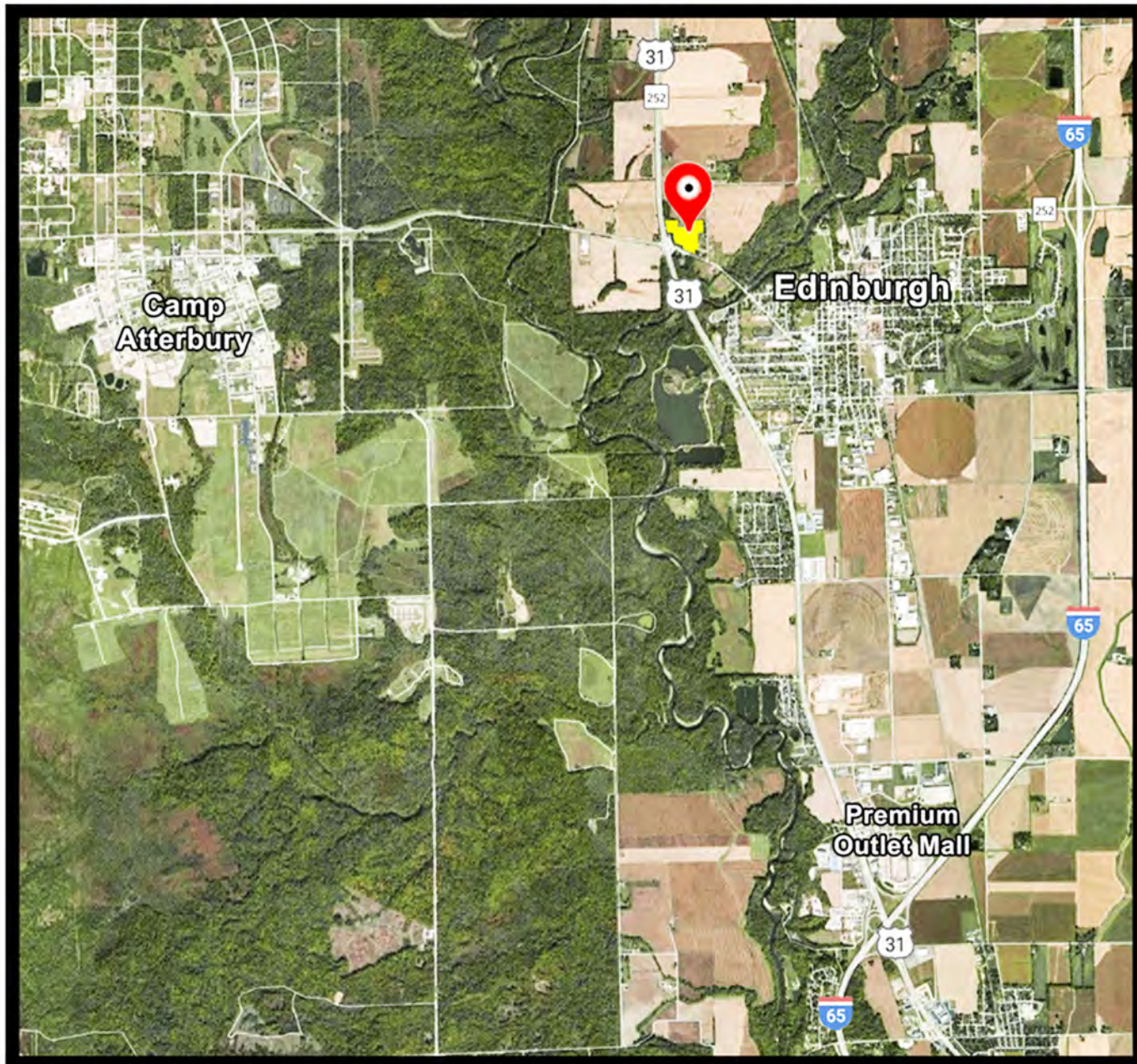
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COMMERCIAL LAND FOR SALE

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