

INVESTMENT OPPORTUNITY

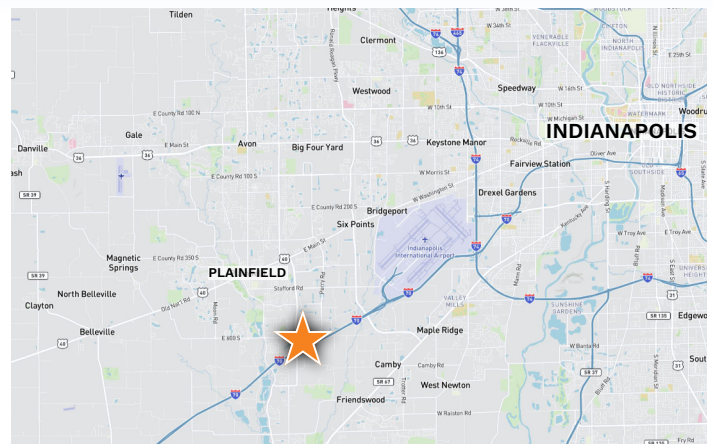
4.40+/- AC: \$1,725,000
14.50+/- AC: \$3,500,000

Prime 19+/- Acre Parcel in Plainfield, Indiana



Overview:

Seize this exceptional investment opportunity in the thriving community of Plainfield, Indiana. This prime 19+/- acre parcel of land, conveniently located off the Quaker Blvd exit, is a rare gem offering immense potential for a variety of uses. With its strategic location and excellent accessibility, this property is poised to deliver significant returns for savvy investors.



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6325 Guilford Ave Ste 203

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Property Description

Location:

Address: Off Quaker Blvd Exit, Plainfield, Indiana

Proximity: Just minutes from downtown Plainfield, major highways, and Indianapolis International Airport.

Accessibility: Easy access to I-70, providing seamless connectivity to Indianapolis and surrounding areas.

Property Highlights

Size: 19+/- acres of flat, buildable land.

Zoning: Flexible zoning options suitable for commercial, industrial, or medical & entertainment development.

Utilities: Full access to essential utilities including water, electricity, and sewer services.

Topography: Level terrain, ideal for construction and development projects.

Environment: Located in a rapidly growing area with a strong economic outlook and supportive local government.

Investment Potential

Development Opportunities: Perfect for mixed-use developments, retail centers, industrial parks, or medical, research, IT and/or entertainment.

Growth Area: Plainfield is a hub of economic activity with continuous growth in both commercial and medical, long-term care and/or entertainment development.

High Demand: Increasing demand for real estate in the area driven by robust economic indicators and population growth.

Key Benefits

Strategic Location: Proximity to major transportation routes enhances logistics and accessibility.

Thriving Community: Part of a dynamic and supportive community with a favorable business climate.

Future Growth: Positioned in a high-growth corridor with promising future prospects.

Why Invest in Plainfield?

Plainfield, Indiana, is renowned for its business-friendly environment, excellent infrastructure, and vibrant community life. The town boasts a diverse economy with strong industrial, retail, and residential sectors. Investing in this 19+/- acre parcel provides a unique opportunity to capitalize on the region's growth and development potential.

*** TIF + Tax Abatement Incentive Available!**



About Plainfield, Indiana



Plainfield, Indiana is a community of 35,000 people located about 15 miles southwest of downtown Indianapolis. The town of Plainfield is a suburb, just west of Indianapolis and only 10 minutes away from the Indianapolis International Airport. Boasting a vibrant community, such as an outdoor lifestyle mall boasting a movie theater, various restaurants and tons of shopping, this suburb community is perfect for any resident. The Town of Plainfield is a small community conveniently located on the southwest side of metropolitan Indianapolis.

Plainfield is the largest town in the State of Indiana, and is one of the fastest growing communities in the State. A business friendly community, Plainfield has built itself into a nationally recognized center for logistics, distribution, and ecommerce with over 50 million square feet of industrial space and growing. Plainfield has become an important center of employment in the Central Indiana region. The Town continues to enhance its economy and maintains one of the lowest tax rates in the greater Indianapolis area. Plainfield is also known for excellent schools, an extensive trail system and its recreation and aquatic center that includes Splash Island, a 4.3 acre Caribbean-themed outdoor water park. Plainfield is known for its diverse economy, due to its proximity to major transportation routes including Interstate 70 and the Indianapolis International Airport. The town hosts several large distribution centers and warehouses, contributing significantly to its economy. The town offers a range of job opportunities across various sectors including logistics, manufacturing, retail, healthcare, and education. Major employers in Plainfield include Amazon, Ingram Micro, Walmart Distribution Center, and the town's school system.

The business climate in Plainfield is generally supportive, with a proactive approach to economic development and incentives for businesses looking to establish or expand operations in the area. The town's population has been steadily growing, driven in part by its economic opportunities and quality of life amenities. This growth supports local businesses and contributes to the overall economic vibrancy of Plainfield. Plainfield benefits from robust infrastructure including well-maintained roads, utilities, and access to high-speed internet, which are essential for businesses to thrive in today's digital economy. Beyond its economic strengths, Plainfield offers a high quality of life with excellent schools, recreational facilities, parks, and a strong sense of community, making it an attractive place for families and businesses alike.

City Website - <https://www.townofplainfield.com/>



Aerial



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