

FOR SALE

LAND FOR SALE / BTS / CONTRACT / LEASE
Ronald Reagan Pkwy, Brownsburg, Indiana



PROPERTY DESCRIPTION

Don't miss this exceptional opportunity to secure a prime piece of land or start your build-to-suit project adjacent to the world-renowned Lucas Oil Raceway Park and 2,600 lf of Ronald Reagan Parkway frontage, the county's main North-South corridor connecting all major transportation thoroughfares. Whether you are an industrial, light industrial, or retail business, this location offers the perfect blend of visibility, accessibility, and potential for growth. Contact us today to explore the possibilities and make this remarkable property the foundation for your business success.

KW COMMERCIAL - G2 Real Estate Group

ROBERT BUTCHER, Director, Commercial Broker #RB18000445

8555 N River Road, Ste. 200
Indianapolis, IN 46240

O: (317) 564-7100 C: (317) 281-2514
rbutcher@g2reg.com

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LOCATION + CONCEPTUAL LAYOUT



Income	1 Mile	3 Miles	5 Miles
Median	\$61,515	\$62,799	\$57,039
< \$15,000	249	1,200	5,325
\$15,000-\$24,999	263	2,098	6,573
\$25,000-\$34,999	292	1,698	7,085
\$35,000-\$49,999	811	3,188	9,321
\$50,000-\$74,999	859	4,352	12,630
\$75,000-\$99,999	721	3,786	8,770
\$100,000-\$149,999	468	3,185	8,381
\$150,000-\$199,999	89	449	2,137
> \$200,000	24	239	1,157

Housing	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Total Units	3,834	21,475	65,722	Ages 0-14	2,220	12,982	36,368
Occupied	3,576	19,814	60,156	Ages 15-24	1,554	8,708	22,971
Owner Occupied	2,551	15,060	39,161	Ages 25-54	4,192	21,342	62,090
Renter Occupied	1,025	4,754	20,995	Ages 55-64	1,087	6,044	17,991
Vacant	258	1,661	5,566	Ages 65+	1,052	7,012	20,100

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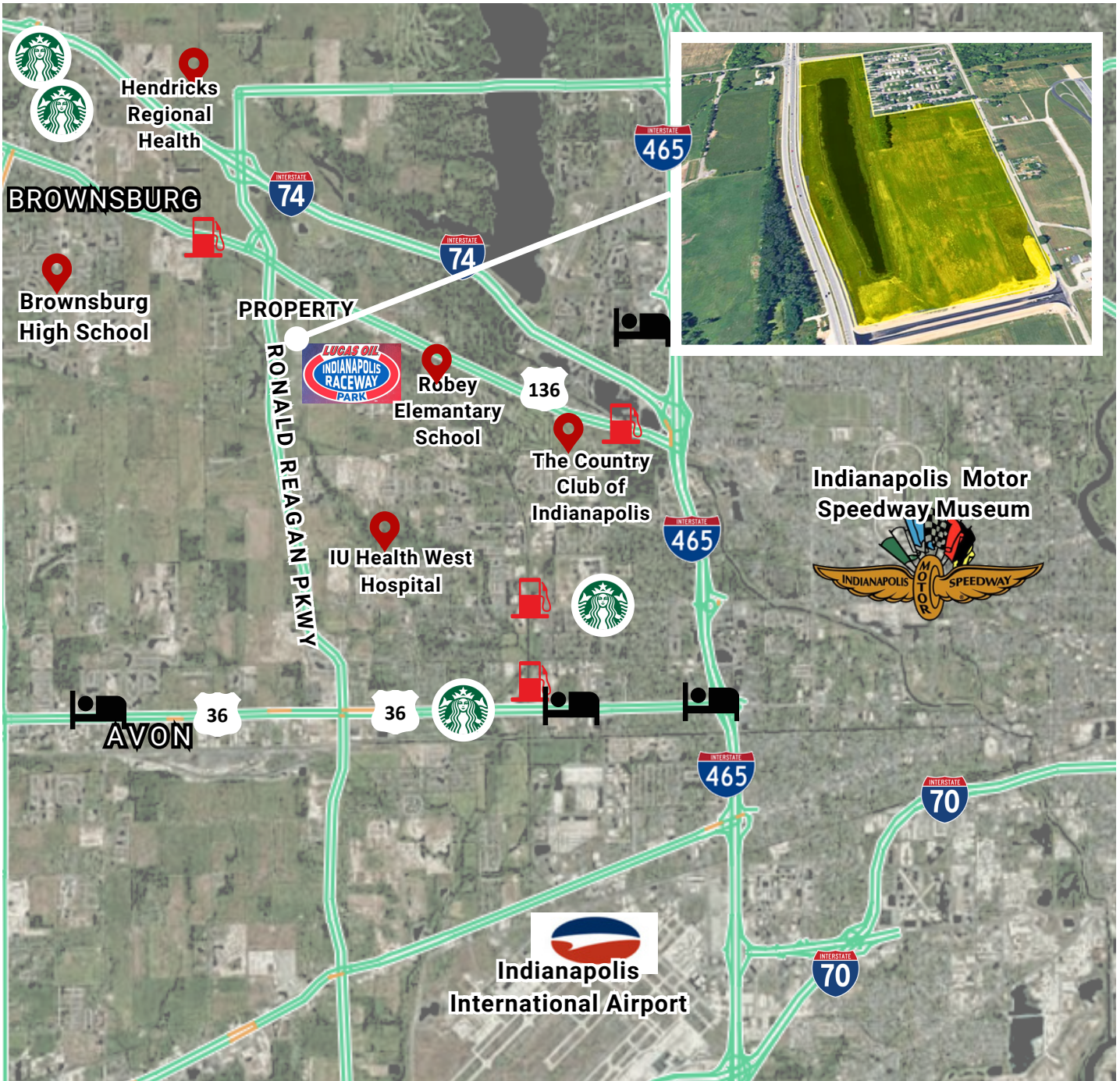
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POINT OF INTEREST



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ZONING USE + RACEWAY LAND USE PLAN

Expansion of trail networks connecting into the B&O Trail can create demand for new trailheads for visitor parking and picnic areas.

Multi-family development should occur proximate to corridor commercial areas, and with access to public facilities, trails, parks, and open spaces.

Create desirable appearance from the interstate and leverage the exposure it provides to enhance the overall image of the Town.

Single-family attached development can take advantage of road access and trail network and provide workforce housing options for workers in Brownsburg.



Motor Sports (MS) District

2.41 Motor Sports (MS) District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses
<p>The MS (Motor Sports) District is intended to be used as follows:</p> <p>Use, Type, and Intensity</p> <ul style="list-style-type: none"> Low to moderate intensity operations related to motor sports Stand alone buildings or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> Existing and new development Lot-specific zoning Small area zoning <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> PR, AG, IS, HC, EC, I1, and MS 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> wind turbine system, small <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> automobile oriented business (type 3) design services recreation center (indoor) repair shop, equipment retail (type 1) very low intensity retail (type 2) low intensity trade or business school <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> assembly coatings and finishes distribution facility fleet vehicle storage flex space manufacturing, light motor sports team outdoor storage research center, general tool and die shop warehouse welding service <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> museum <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> dwelling, accessory

Land Use

- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Corridor Commercial
- Flex/Light Industrial
- Industrial/Manufacturing
- Parks & Open Space
- Public/Semi-Public

Concepts & Recommendations

- Key Intersection
- Improve Rail Crossing
- Improve and/or Maintain Buffering

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