

**5740 S Emerson Ave. Indianapolis, IN 46237**

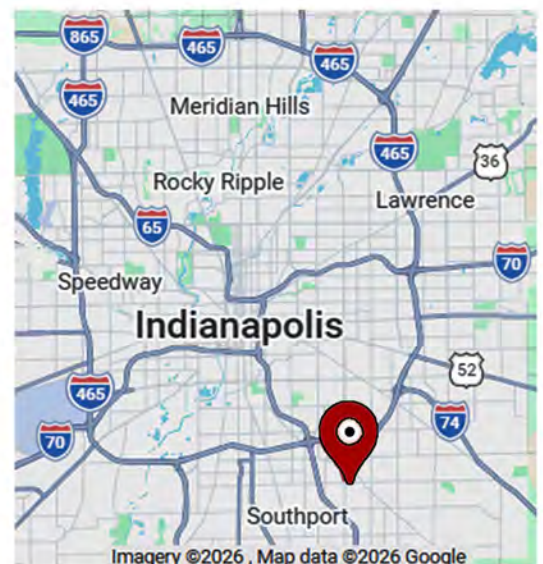
**! MOTIVATED SELLER !**



## Developer-Ready Land in Path of Major Growth with Existing Stormwater System & Detention Pond

### PROPERTY HIGHLIGHTS

- 1.80± Acres | Zoned C-1 (Office)
- 199' frontage on S Emerson Ave
- Full curb cut | Full-in / Full-out access
- 38,000+ VPD traffic exposure
- Stormwater detention + drainage system w/Aqua-Swirl already in place (sized for full buildout)
- All utilities at/near easement
- 2-minute access to I-465 & I-65
- Surrounded by significant new retail and proposed multifamily immediately south



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### PROPERTY OVERVIEW

Position your next office project on one of South Indianapolis' most active commercial corridors - One of the few shovel-ready office development sites remaining on South Emerson Avenue..

5740 S Emerson Ave offers 1.80± acres zoned C-1 (Office) with 199 feet of frontage and full curb cut providing full-in/full-out access—a rare combination of visibility and easy site circulation for virtually any office concept (medical, professional, service office, or owner-user).

This site delivers an enormous head start on development: an existing stormwater drainage system with Aqua-Swirl unit and detention pond is already in place, sized for full buildout—a major time and cost advantage that can streamline civil design and accelerate your schedule.

**RECENT AREA DEVELOPMENT** - Surrounding investment continues to elevate the appeal of this corridor with new retail development at Emerson & Thompson including new Wawa, Chick-fil-A, and Crew Carwash, as well as a recently added Kroger, VASA Fitness and Dutch Bros Coffee.

Additionally, a proposed apartment development immediately south adds future demand from a growing residential base—ideal for professional services and office users.

With 38,000+ vehicles per day and nearly immediate access to I-465 and I-65, this location checks all the boxes developers and end-users want: clean site, strong traffic, strong growth, and reduced upfront infrastructure cost.

Contact broker for survey, drainage plans, and due-diligence materials.

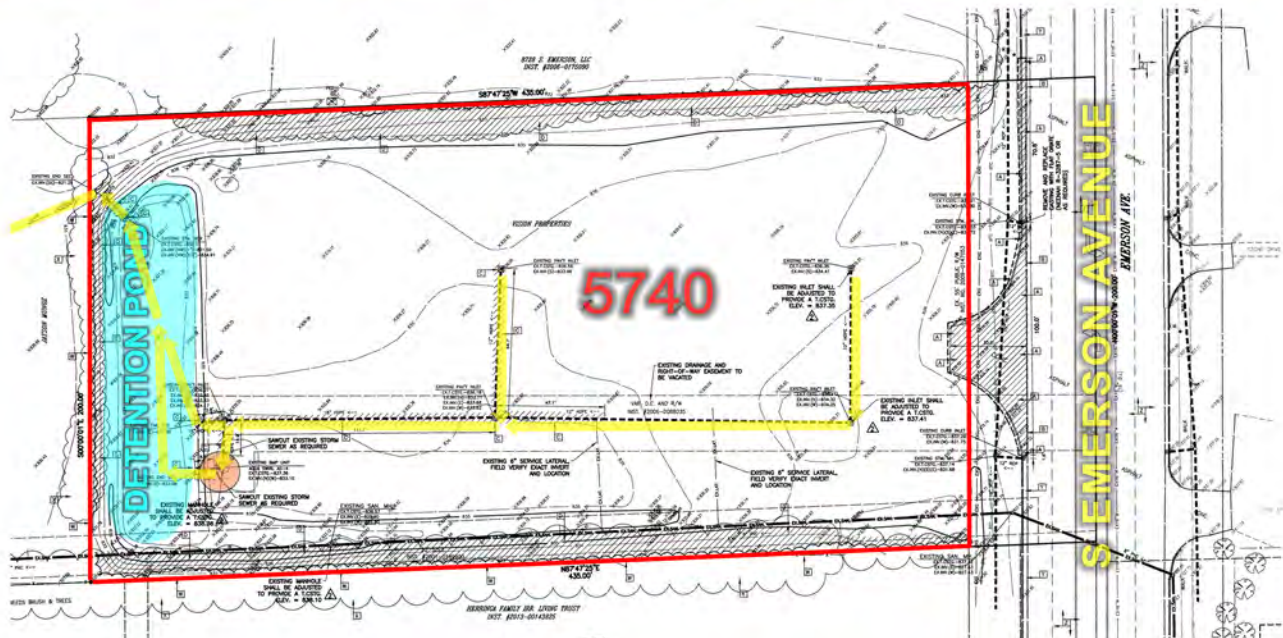
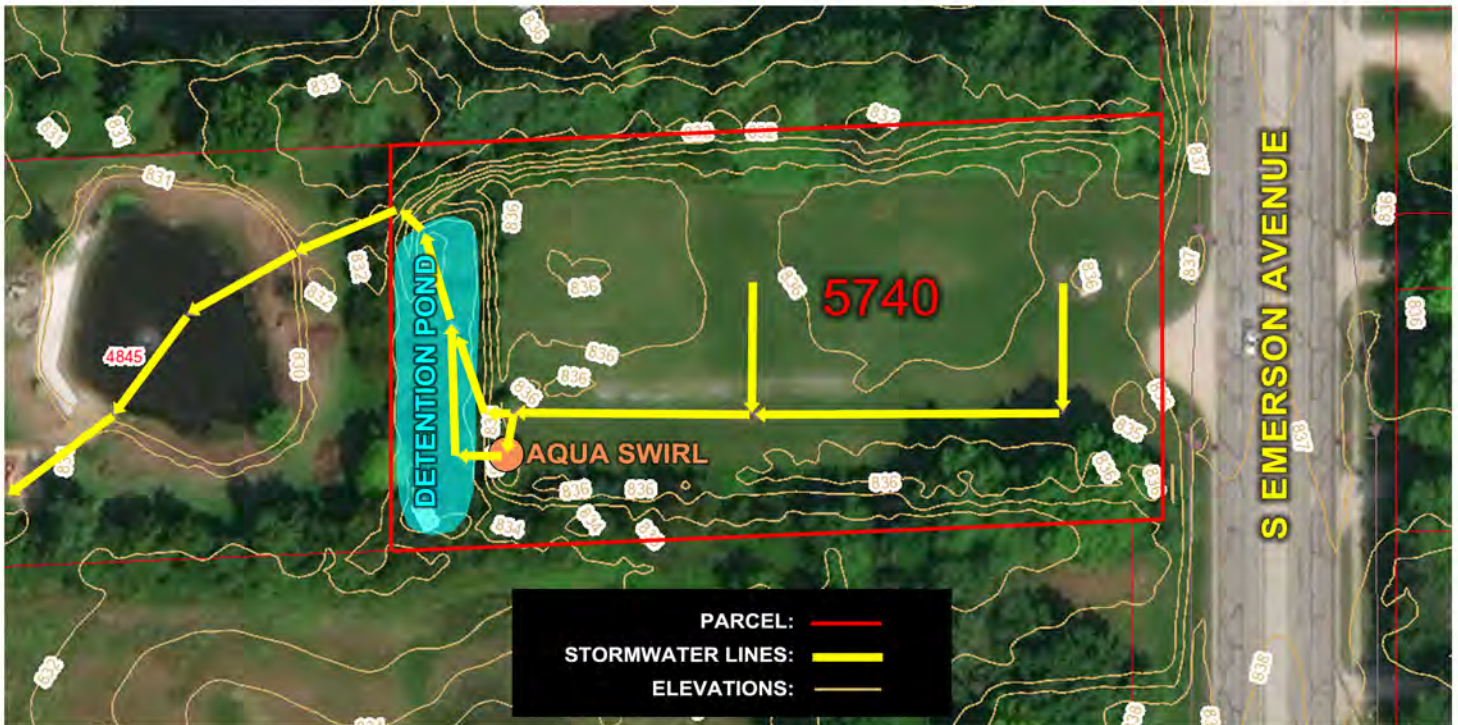


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### Existing Stormwater Drainage System

A Complete Stormwater Drainage System, including Aqua Swirl Unit and Detention Pond is already in place on the site.



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**Sample Renderings - Potential Development Concepts**

NOTE: These Renderings are Visual Examples Only



Conceptual Renderings — Illustrative purposes only. Not approved site plans or representations of actual conditions. Development feasibility subject to governmental approvals; buyer to verify.



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South Emerson - Business Corridor

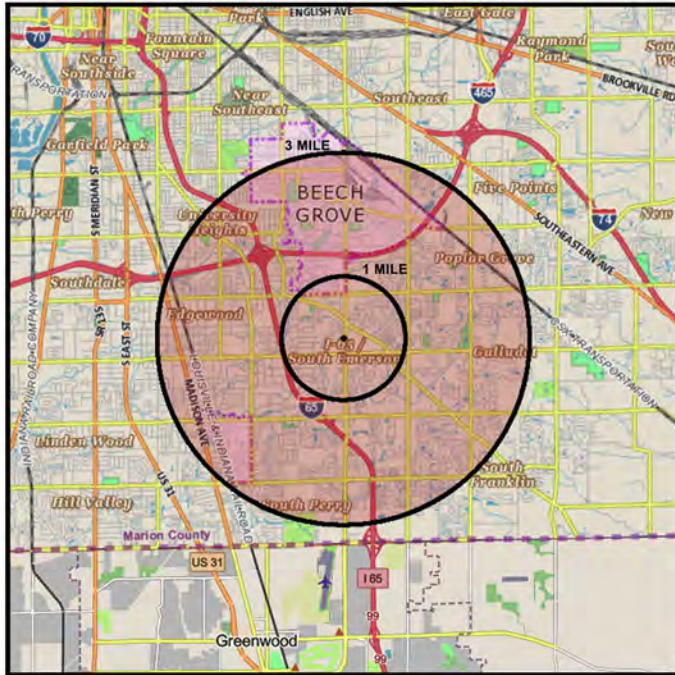
NOTE: This Graphic Represents only a Small Percentage of the Actual Business Presence



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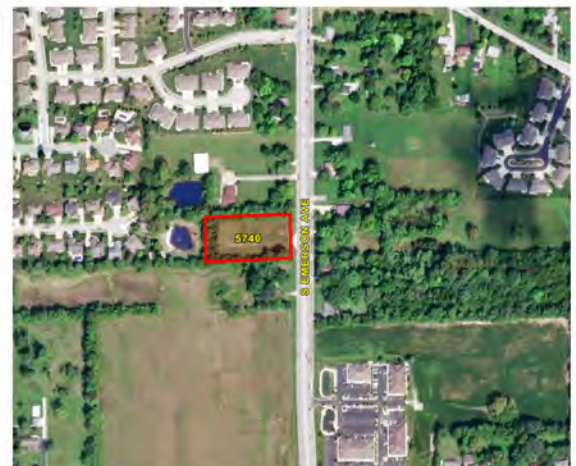
### Demographics

	1 mile	3 miles
Population	9,228	79,575
Households	3,777	30,869
Median Age	40.6	36.4
Median HH Income	\$69,606	\$66,979
Daytime Employees	2,125	37,989



### Land

Type	Commercial Land		
Location	Suburban - Marion County - Indianapolis, IN		
Zoning	C-1		
Parcel ID	49-15-04-132-003.000-500		
Floodplain	Not located in FEMA flood hazard area (buyer to verify).		
Land AC - Gross	1.80 AC	Land SF - Gross	78,408 SF
Land AC - Net	1.80 AC	Land SF - Net	78,408 SF
Topography	Level		
On Site	Rough Graded, Stormwater System w/Aqua Swirl, Detention Pond, Sanitary Sewer, Curb Cut		
Adjacent to Site	Electric, Gas, Water, Cable, Telephone		



### Traffic

Collection Street	Cross Street	Traffic Volume / Day	Last Measured	Distance
South Emerson Ave	Coventry Pk Blvd	38,687	2025	0.05 mi
South Emerson Ave	E Edgewood Ave	28,432	2025	0.38 mi

Made with TrafficMetrix® Products

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**Local Comparison Properties**



**5640 S EMERSON AVE**



**3425 S EMERSON AVE**

ADDRESS	PROPERTY TYPE	DISTANCE FROM SUBJECT	STATUS	ZONING	ACRES	ASKING PRICE	PRICE/ACRE
Subject Property: 5740 S Emerson Ave	DEVELOPMENT LAND	0 Miles	FOR SALE	C-1	1.8	\$479,000	\$266,111
Comparison Property 1: 5640 S Emerson Ave	DEVELOPMENT LAND	0.15 Miles	FOR SALE	C-3	1.74	\$475,000	\$272,989
Comparison Property 2: 3425 S Emerson Ave	DEVELOPMENT LAND	2.3 Miles	FOR SALE	I-4	0.52	\$425,000	\$817,308

Comparable property data derived from public sources, broker research, warranty, or representation as to its accuracy or completeness. Information deemed reliable but not guaranteed and presented for general market reference only. Not an appraisal or solicitation of other listings.



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