

# VICTORY DRIVE LAND

I-465 & Emerson Avenue  
Indianapolis, Indiana, 46203

**FOR SALE**

## 8.77 ACRES CS LAND



VICTORY DRIVE AERIAL



### PROPERTY PROFILE

- 8.77 total acres available for immediate sale
- Direct exposure to over 107,000 vehicles per day
- Excellent visibility via I-465
- Located just east of I-465 and Emerson Avenue
- Zoned CS: Including C-1, C-3, commercial use and I-1-S, I-2-S, I-3-S.
- Convenient access to quality restaurants, residential neighborhoods, and banking facilities

For additional information, please contact:

#### **Blair Kiel**

Senior Advisor

O: 317.663.6075

M: 317.679.8879

bkiel@ResourceCRE.com

#### **Jon Shuel**

Advisor

O: 317.663.6541

M: 317.605.8926

jshuel@ResourceCRE.com





# DEMOGRAPHICS



AMENITIES MAP

## DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Daytime Population	5,646	28,411	80,000
Population	10,630	64,841	183,808
Avg. HHI(\$)	59,170	61,335	53,224
Households	4,613	26,084	74,850
Med. Age	33.5	35.5	34.7
Med. Disp. Inc. (\$)	41,735	55,536	39,453



VICTORY DRIVE LAND



(7.34 Acres)

**FOR SALE**

**8.77 Acres Total**

CS, C-1, C-3

I-1-S, I-2-S, I-3-S

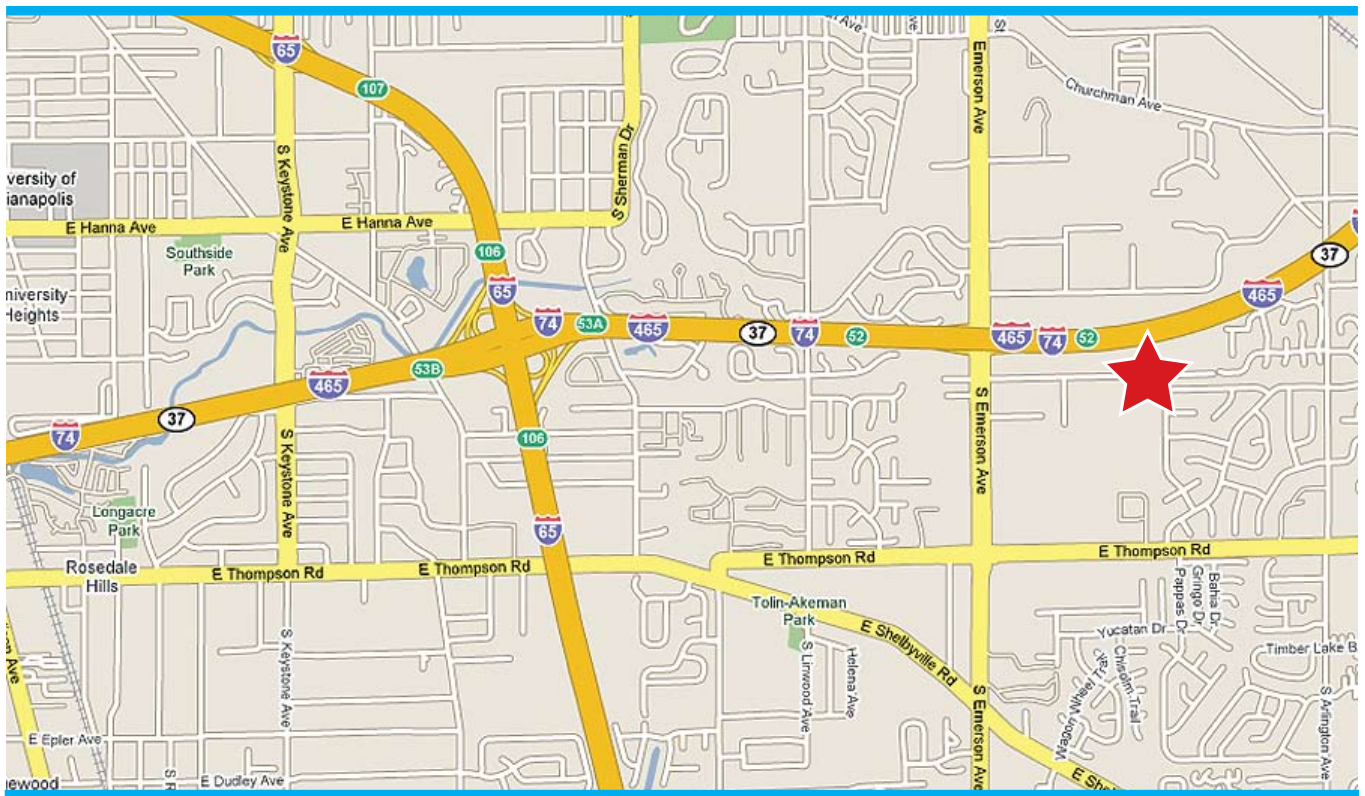
1.43 Acres

Victory Drive

# SITEPLAN



# AREA PROFILE



- More interstates intersect in Indianapolis than any other city in the country
- Indianapolis is the 12th largest city in the United States
- Over 65% of the U.S. population lives within 700 miles of Indianapolis
- Money Magazine named Indianapolis one of five “Up and Coming Cities” with a population over 1 million (*June 2004*)
- Indianapolis-Carmel metropolitan area consistently ranked the number one most affordable major city housing market by the National Home Builders Association and Wells Fargo (*2007*)

## THE CROSSROADS OF AMERICA

Indiana is known as the Crossroads of America for good reason. Indianapolis is the most centrally located city of the top 100 markets in the nation and is served by more segments of interstate highway. Cargo planes, too, pass through Indianapolis as Indianapolis International Airport serves as the 8th largest cargo airport in the nation and 20th in the world with both Federal Express and U.S. Postal Service hubs.

For additional information on this property or to learn about any of the industrial properties held by **RESOURCE COMMERCIAL** please contact us at 317.663.6555

**Details Matter.™**