



## **Parcel Overview**

**Parcel ID** 30-10-01-100-009.000-009

**Lot Size** ±5.18 Acres

**Zoning** <u>Unified Development Ordinance</u>

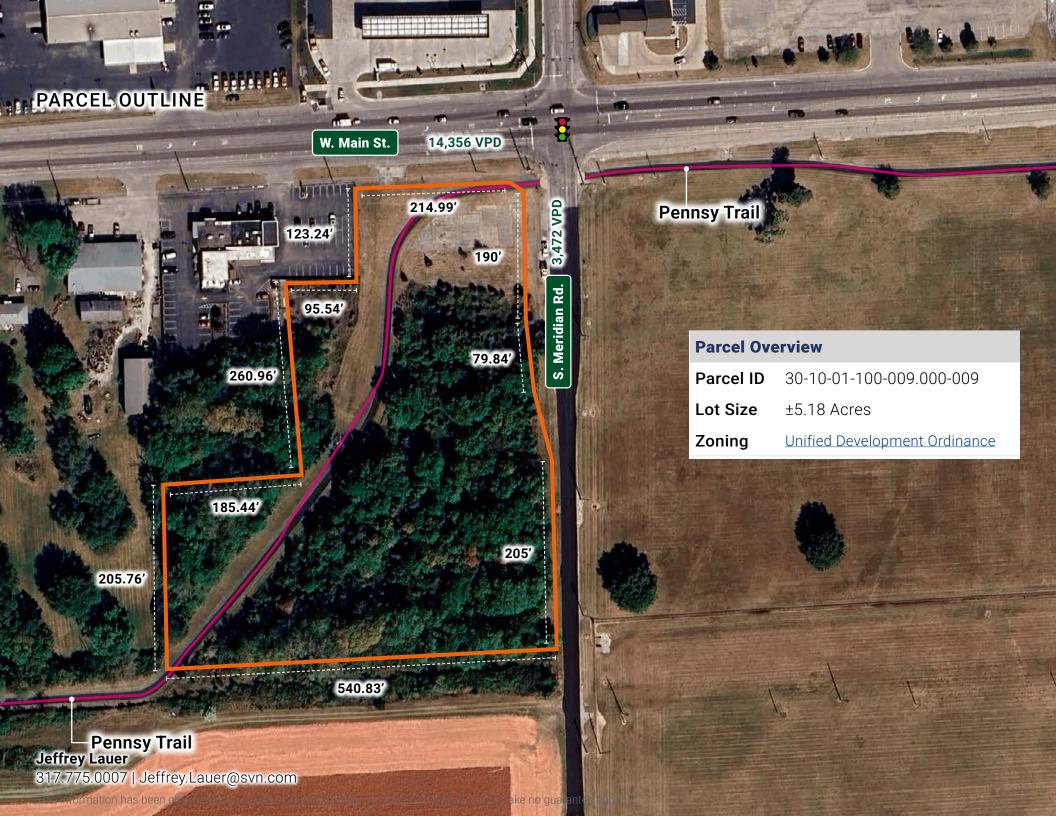
### **Jeffrey Lauer**

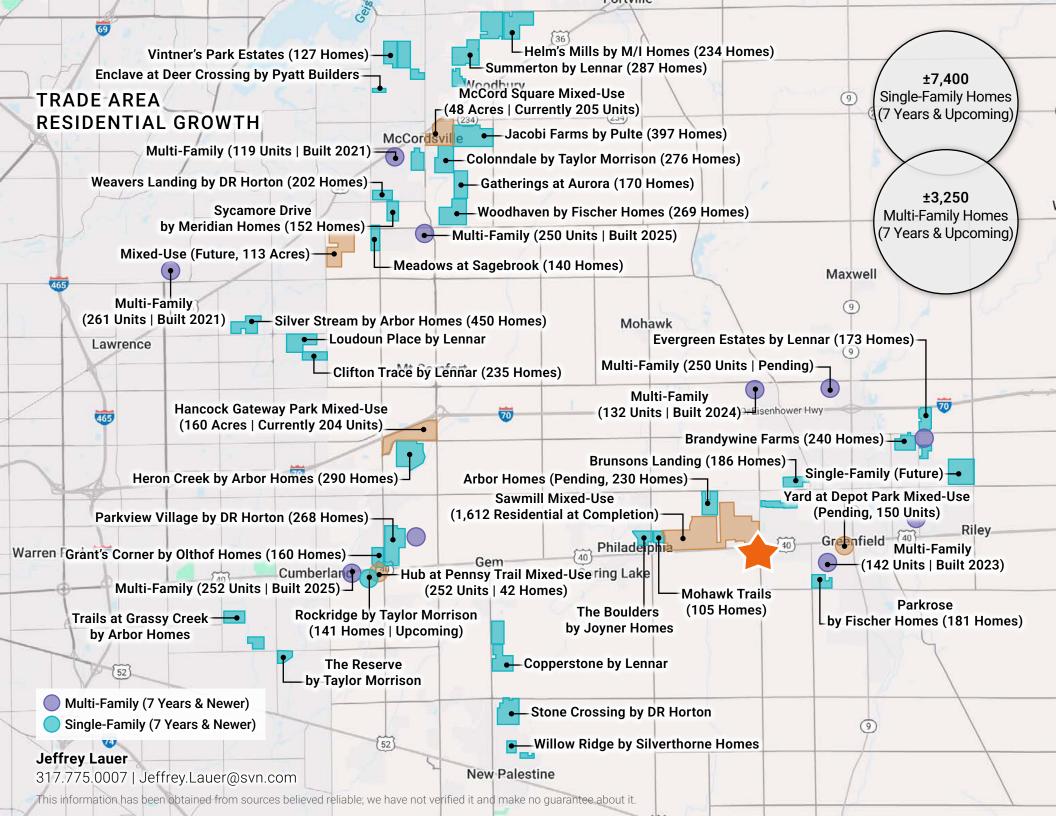
317.775.0007 | Jeffrey.Lauer@svn.com

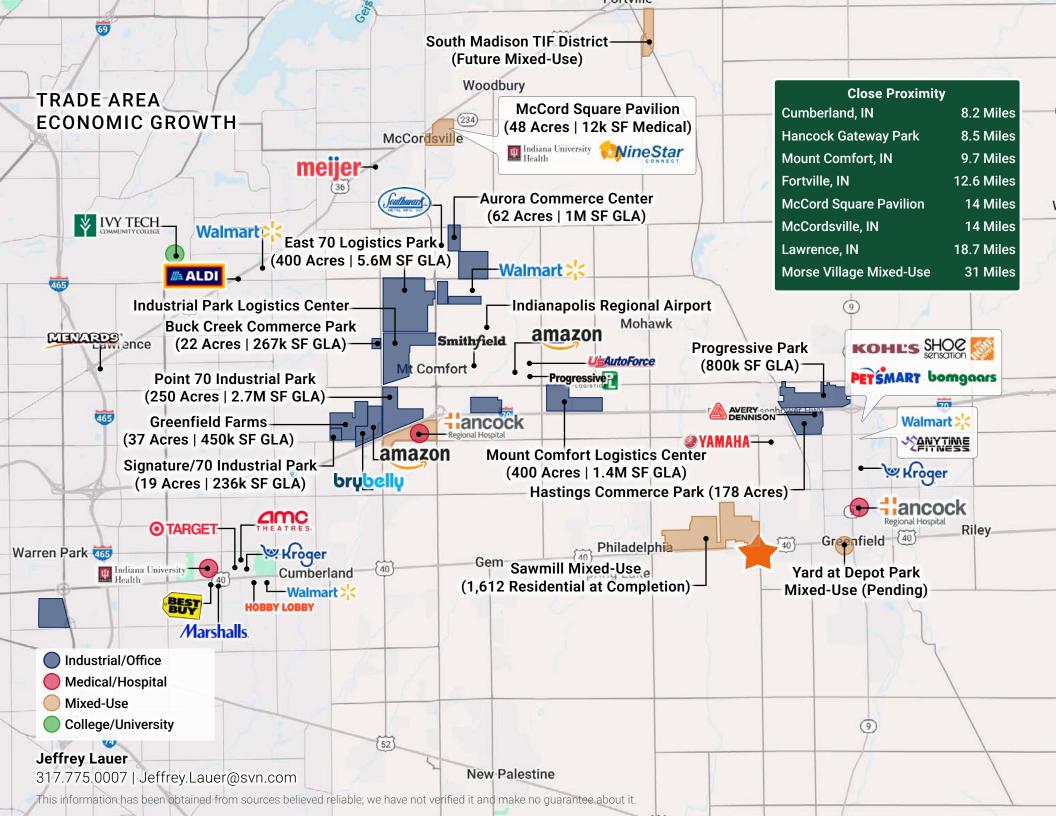
## **Property Features**

SVN Northern Commercial is pleased to present this commercially-zoned development land opportunity near downtown Greenfield. This 5.18-acre property is located at the southwest corner of Main Street and US 40 in Greenfield, Indiana.

The property is zoned NR: Neighborhood Commercial and permits a wide range of commercial uses. The Property is also well-positioned just west of downtown Greenfield with frontage on both US 40 and Main Street. The property is only four minutes from the amenities, restaurants, and ambiance of downtown Greenfield, sixteen minutes from the Indianapolis Regional Airport in Mt. Comfort, and 36 minutes from downtown Indianapolis.







#### TRADE AREA ECONOMY

**McCordsville** Residential **Permits (2024)**  518 Single-Family Permits 75 Multi-Family Permits

Greenfield Residential **Permits (2024)** 

201 Single-Family Permits

Fortville Residential **Permits (2024)** 

84 Single-Family Permits

Cumberland Residential **Permits (2024)**  19 Single-Family Permits 64 Multi-Family Permits

**Fortville** Residential **Permits (2024)**  **16** Single-Family Permits





**Companies Moving and/or Expanding** into Hancock County















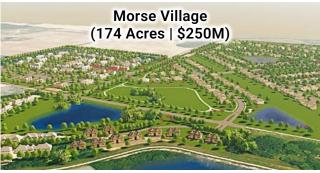


#### 6,000 New Jobs

Through New Industrial Developments in the Mount Comfort Corridor

## New Mixed-Use Developments in Hancock County-

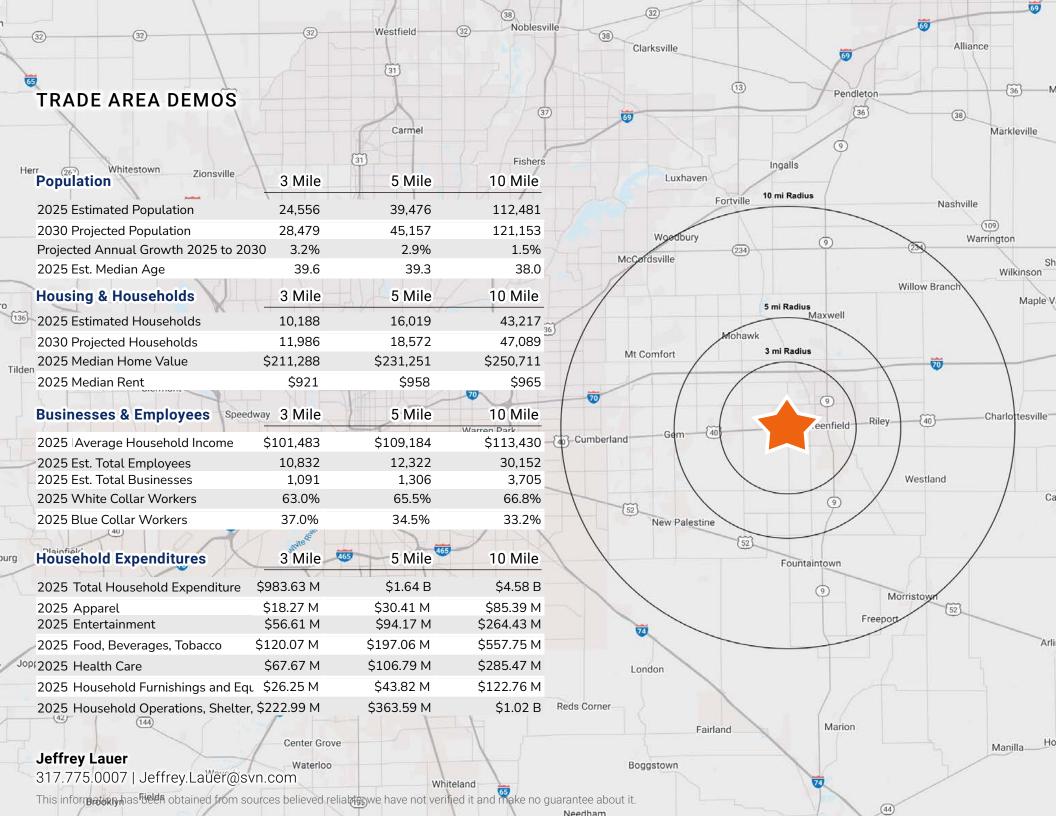


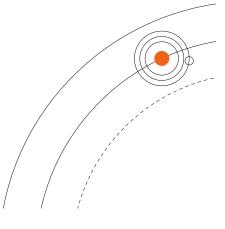


Hancock County was the second fastest growing county in Indiana in 2024, according to analysis from the Indiana Business Research Center at the Indiana University Kelley School of Business. The County posted a 3.1% gain-2,634 residents-for an estimated total population of 88,810 as of July 1, 2024.

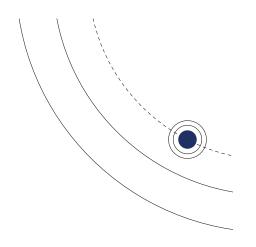
#### **Jeffrey Lauer**

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**SVN** Core Services & Specialty Practices



THE SVN® ORGANIZATION is comprised of over 2000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network® and just one of the many ways that SVN® Advisors build lasting connections, create superior wealth for our clients, and prosper together.

Sales Leasing

**Capital Markets Property Management** 

**Corporate Services Tenant Representation** 

**Accelerated Sales** 

Our SVN\* Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

# **Specialty Practices**



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