



# PROPERTY SUMMARY

JONATHAN MOORE PIKE | COLUMBUS, IN 47201



## Property Summary

Price:	\$495,000
Lot Size:	1.50 Acres
Price / Acre:	\$330,000.00
Access:	Stoplight Access, Dual Frontage
Cross Streets:	Jonathan Moore Pike, Carlos Folger Rd.
Permitted Uses:	Commercial, government, community and public uses.
Frontage:	Two road frontages, 200' & 300'.

## Property Overview

1.5± acre development site in Columbus, IN, offered as a built-to-suit opportunity with seller financing available (subject to terms). The property features utilities on site and flexible zoning that supports a variety of institutional, civic, and community-oriented uses. Ideal for an owner-user or developer seeking a streamlined path from acquisition to construction. Seller is open to discussing build specifications, financing structure, and long-term plans to align with the end user's needs.

## Location Overview

The property is strategically located in a high-traffic area of Columbus, IN, immediately adjacent to West Hill Shopping Center, a major driver of daily traffic and activity. The site offers excellent accessibility via a nearby signalized intersection and features road frontage on both the north and south sides, providing strong visibility and flexible access options. Surrounded by established commercial uses, this location benefits from consistent traffic counts, nearby amenities, and a proven retail corridor—making it ideal for a built-to-suit development.

# CR: COMMERCIAL REGIONAL

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## Permitted Uses:

- Nursing Home/Assisted Living
- Retirement Facility
- Communications Service Exchange
- Cemetery
- Clinic
- Community Center
- Community Garden
- Day Care (Adult or Child)
- Government Office
- Hospital
- Institution for the developmentally disabled/mentally ill
- Library
- Private Club
- Museum
- Parking Lot/Garage
- Police, Fire, or Resuce Station
- Post Office
- School
- Trade or Business School
- University or College
- Worship Facility
- Park/Playground
- Conference Center
- Health Spa
- Instructional Center
- Retreat Center

## Conditional Uses:

- Sewage Treatment Plant
- Utility Substation
- Water Tower
- Water Treatment Facility
- Animal Shelter
- Correctional Facility
- Government Facility (non-office)
- Amphitheater
- Athletic Complex

# PROPERTY PHOTOS

3980 JONATHAN MOORE PIKE | COLUMBUS, IN 47201



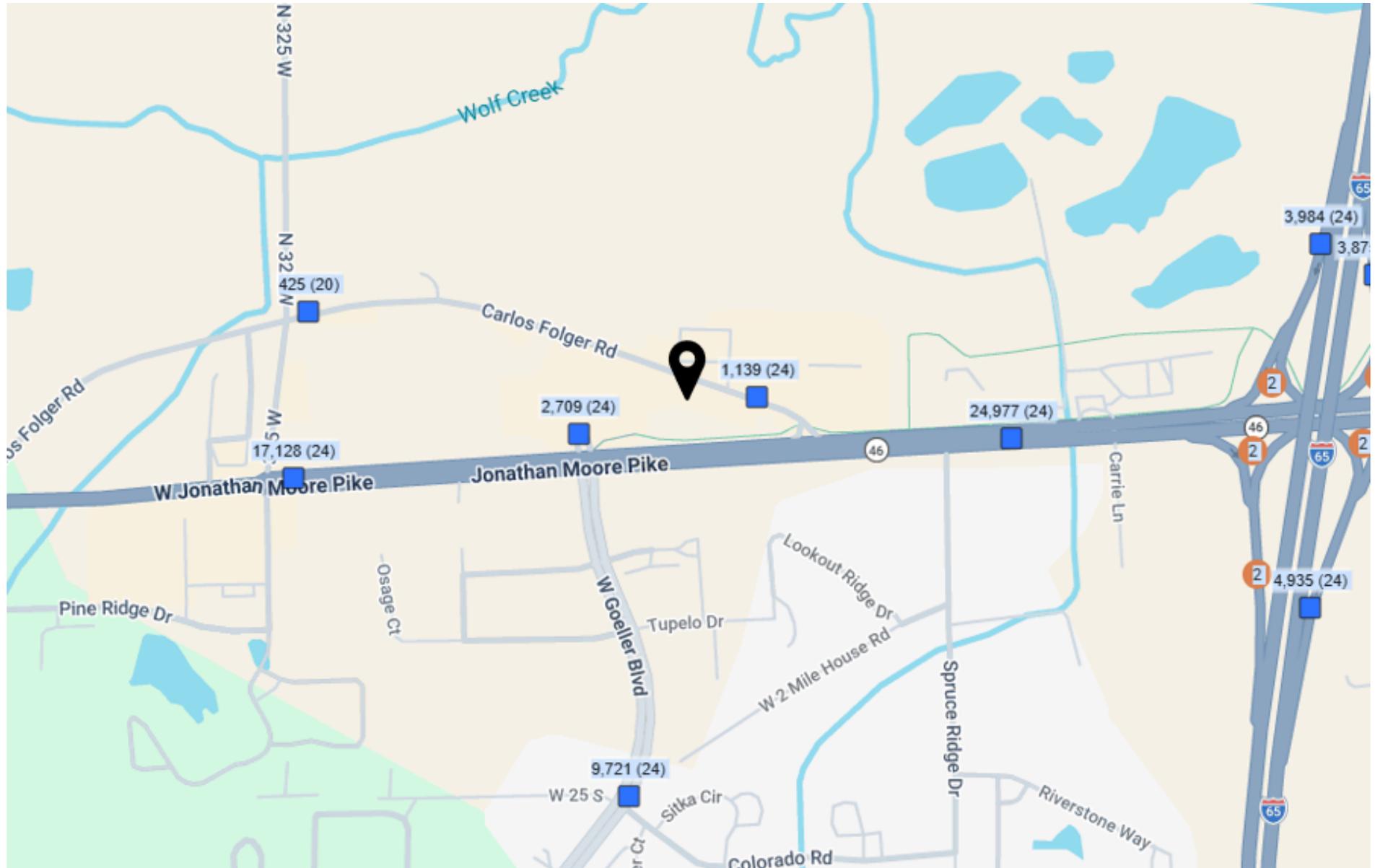
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700 Washington Street  
Columbus, IN 47201

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JARED RICHEY  
Broker  
C: (812) 498-3335  
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# TRAFFIC COUNT

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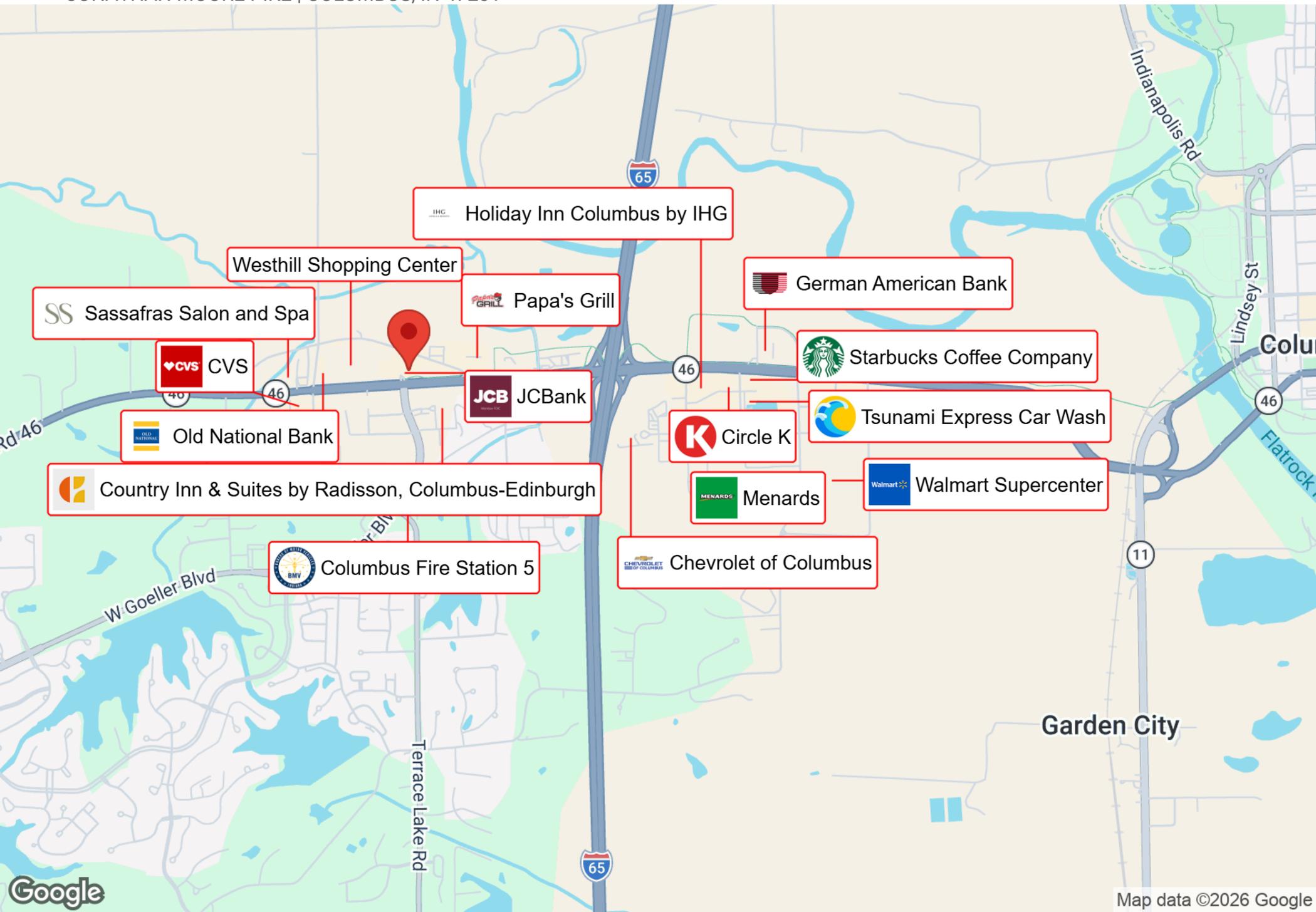
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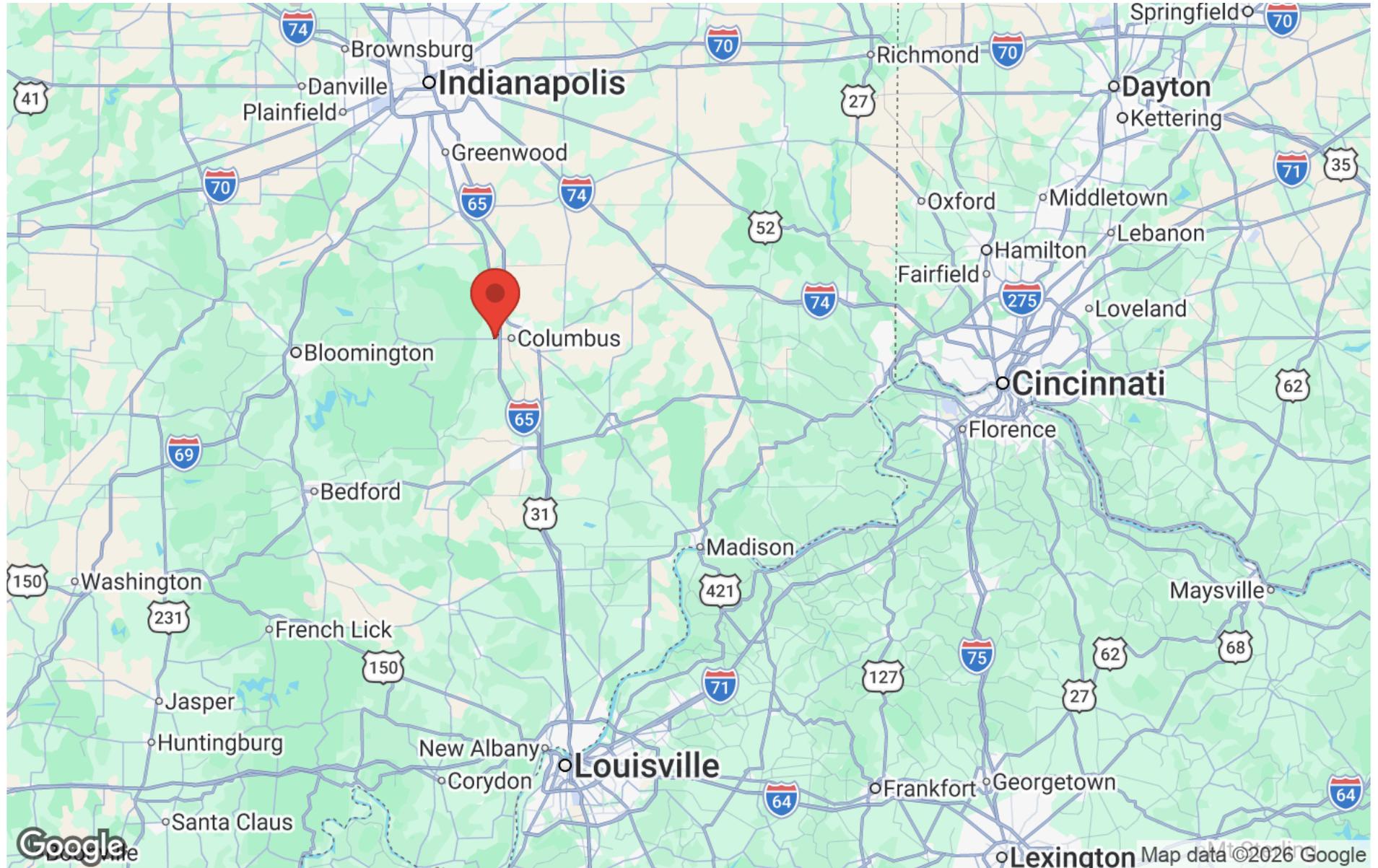
# BUSINESS MAP

JONATHAN MOORE PIKE | COLUMBUS, IN 47201



# REGIONAL MAP

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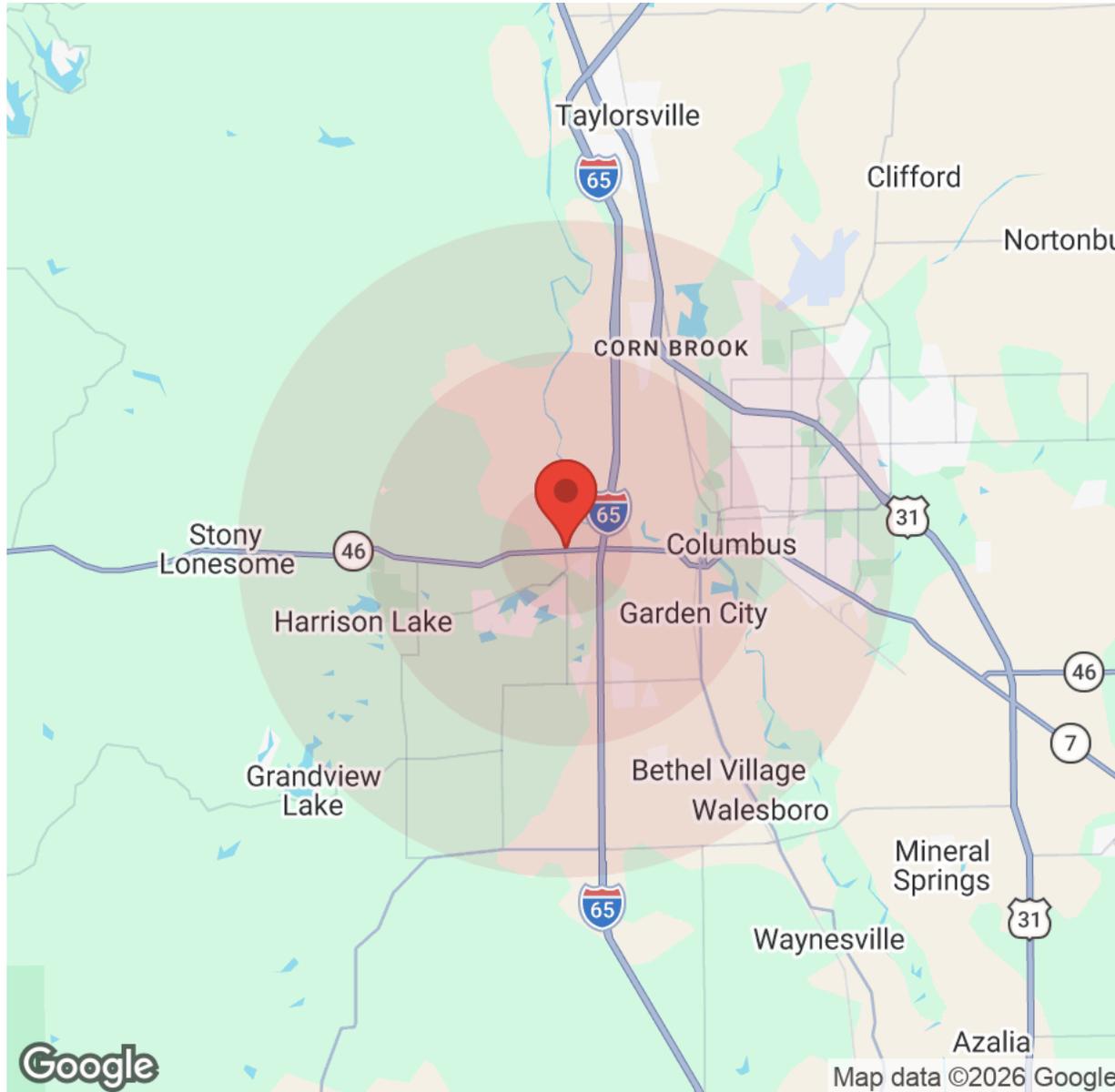
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,827	8,813	23,862
Female	1,588	8,253	23,427
Total Population	3,415	17,066	47,289

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	640	3,406	9,323
Ages 15-24	486	2,229	6,160
Ages 25-54	1,600	7,713	19,724
Ages 55-64	289	1,617	4,983
Ages 65+	400	2,101	7,100

Race	1 Mile	3 Miles	5 Miles
White	2,137	11,762	34,772
Black	101	625	1,660
Am In/AK Nat	3	17	47
Hawaiian	1	9	14
Hispanic	269	1,468	4,332
Asian	841	2,804	5,396
Multi-Racial	62	375	1,036
Other	N/A	7	28

Income	1 Mile	3 Miles	5 Miles
Median	\$126,848	\$108,766	\$87,418
< \$15,000	105	595	1,671
\$15,000-\$24,999	13	211	913
\$25,000-\$34,999	12	205	949
\$35,000-\$49,999	67	321	1,851
\$50,000-\$74,999	147	993	2,839
\$75,000-\$99,999	111	765	2,587
\$100,000-\$149,999	323	1,410	3,637
\$150,000-\$199,999	201	949	2,069
> \$200,000	375	1,339	2,499

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,445	7,212	20,205
Occupied	1,354	6,789	19,015
Owner Occupied	763	4,047	11,837
Renter Occupied	591	2,742	7,178
Vacant	90	423	1,190

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## PROFESSIONAL BIO

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Jared Richey is a dynamic professional with a unique blend of technical expertise and entrepreneurial spirit. Equipped with a B.S. in Electrical Engineering from Rose-Hulman Institute of Technology and an M.B.A. from Ball State - Miller School of Business, Jared has seamlessly transitioned from a successful 10-year career as a design engineer in the construction industry to become a thriving entrepreneur and commercial real estate enthusiast. This background equips him with a valuable perspective as he ventures into the world of commercial real estate, providing a unique insight into the technical aspects that can shape successful property ventures.

As a passionate entrepreneur, Jared has successfully navigated the challenges of running multiple small businesses in downtown Columbus and Jackson County, Indiana. This hands-on experience has given him an acute understanding of the needs and aspirations of small business owners, driving his commitment to supporting and enhancing the local business landscape. Originally from Crothersville, IN, Jared made the strategic decision to move to Columbus four years ago to raise his family. As a proud father of two boys, ages 7 and 5, Jared is dedicated to creating a nurturing environment for them to thrive. This commitment to family values extends to his professional life, where he strives to create opportunities and spaces that contribute positively to the community for generations to come.

Jared Richey brings a unique blend of technical acumen, entrepreneurial spirit, and community commitment to the commercial real estate arena. His background in electrical engineering, coupled with a successful entrepreneurial journey, positions him as a valuable asset for clients seeking a professional with a multifaceted understanding of both the technical and business aspects of real estate. With a dedication to community growth and a passion for small business success, Jared is poised to make significant contributions to the commercial real estate landscape in Columbus and beyond.

## DISCLAIMER

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