

Land For Sale

±76.08 Acres Land Opportunity

SWC W. 600 N & 500 W

McCordsville, IN 46055

meijer



Kroger

KOHL'S



Walmart

East 70
Logistics Center

Buck Creek
Commerce Park

IFCO

Yusen Logistics

truebrands

CVS
pharmacy

adidas

ATKINS

Point 70
Industrial Park

Greenfield Farms
Industrial Park

Signature 70
Industrial Park

bruberry

Alliance
Interstate Park

FORMICA

PARVANA

Rinker
MATERIALS

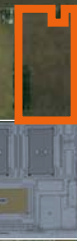
EMERSON
Climate Technologies

Yusen Logistics

Smithfield

ancock
Regional Hospital

Hancock Gateway Center
140 Acre Mixed-Use Development



Aurora Commerce Center

Southwest
METAL MFG. CO.

Mt Comfort Industrial
Park (Phase I & II)

Mt Comfort Industrial Park
(Phase IV)

Walmart

Mt Comfort Industrial Park
(Phase III)

Interstate Park Logistics Center

Indianapolis Regional Airport

amazon

US AutoForce

Progressive
LOGISTICS

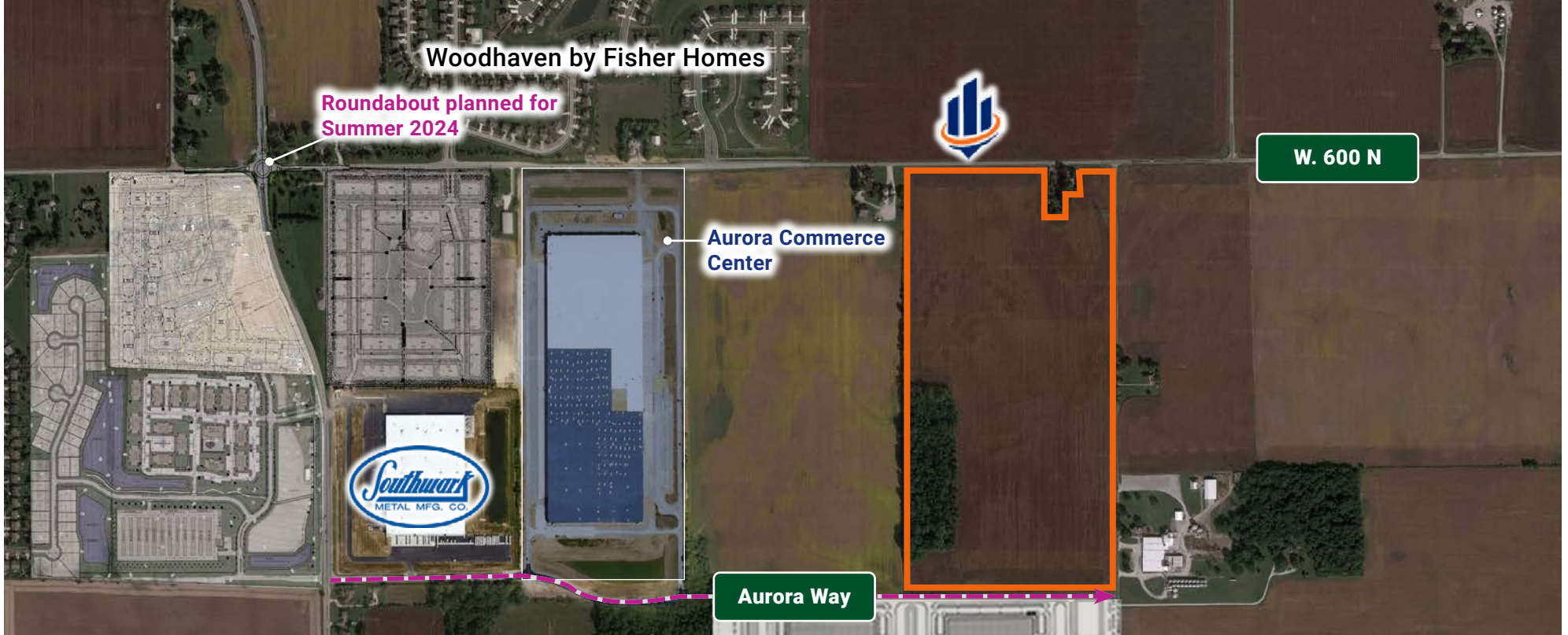
TSUDA

Pending industrial/
warehouse development



1717 E 116th St., Suite 201 | Carmel, IN 46032

SVN
NORTHERN COMMERCIAL



Listing Price	\$5,934,240
Parcel ID	30-06-06-100-005.000-006
Lot Size	±76.08 Acres (±67.76 Acres Tillable)
Zoning	IBP: Industrial: Business Park

Property Features

Adjacent to property owned by the Indianapolis Airport Authority (west) which will be the subject of an RFI likely submitted in Q2 or Q3 of 2023

The Mt. Comfort/McCordsville market has seen tremendous growth over the last 5-7 years. Increasing industrial development has occurred on the north side of I-70 and generally south of 600 N, around the Indianapolis Regional Airport

Projects of note include: Walmart Fulfillment Center (151.55 acres; 2,886,294 SF), Aurora Commerce Center (61.08 acres; 1,008,072 SF), Project Little Annie (91.63 acres; 1,053,360 SF), Mt. Comfort Commercial Park IV by Exeter Property Group (141.24 acres; Building 1 - 677,160 SF), and Mt. Comfort Air 70 Logistics Park (132 acres; 1,800,000 SF)

Aurora Way is classified as a Minor Collector, N 500 W a Minor Collector, and W 600 N is a Major Collector according to the updated Hancock County Thoroughfare Plan



Jeffrey Lauer
317.775.0007 | jeffrey.lauer@svn.com



This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.

PROPERTY MAP



Aurora Commerce Center



Aurora Way

W. 600 N

±1,230'

±320'

±2,450'

±2,450'

Mt. Comfort Industrial Park (Phase IV)

Jeffrey Lauer

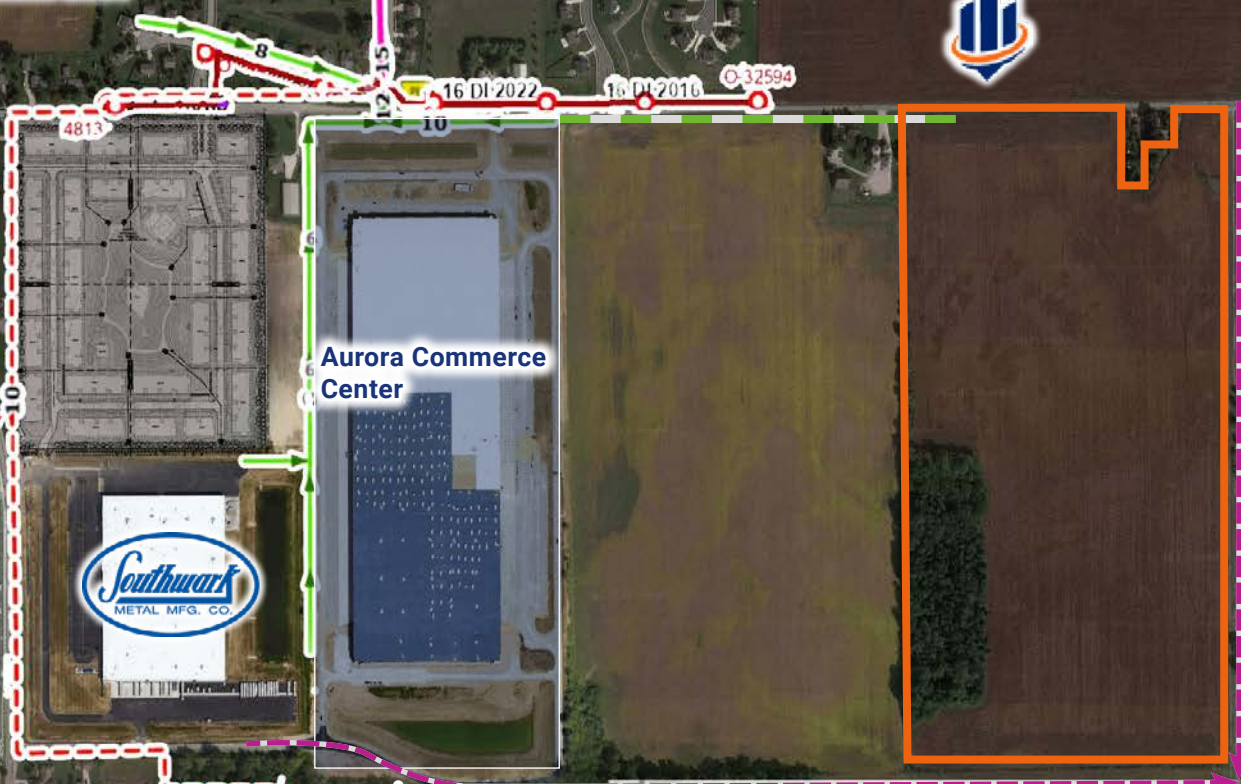
317.775.0007 | jeffrey.lauer@svn.com

This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.



INFRASTRUCTURE MAP

Roundabout planned for Summer 2024



W. 600 N.

N. 500 W.
a Minor Collector road



Aurora Way

Will eventually connect Mt. Comfort Rd. to N 500 W (proposed)

Mt. Comfort Industrial Park (Phase IV)

- Proposed Sanitary Line
- Forcemain Line
- Gravity Sewer Line
- Gravity Sewer Interceptor
- Main Water Line
- Minor Collector Road

Jeffrey Lauer
317.775.0007 | jeffrey.lauer@svn.com

This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.





Jeffrey Lauer
317.775.0007 | jeffrey.lauer@svn.com

This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.



Companies Moving and/or Expanding into Hancock County



McCordsville Town Center

"Hancock County is growing more quickly than it has previously in terms of number of permits... It's just a fast-growing county. With the growth in a lot of areas – in McCordsville certainly – with the industrial growth and the residential growth, the permits that have recently been issued are really due to a backlog of sales that have been produced even pre-rate hike."

-Todd Roberts, Premier Land Company

1,347
New Residential Permits
Issued in Hancock
County (2022) ←

47% Increase
Single-Family Permits
Year-Over-Year in
Hancock County ←

Spring 2024
Apartments to be completed
at McCordsville Town Center
(205 New Units) ←

Additional 58 Acres
Industrial Land next to
Indianapolis Regional Airfield ←

6,000 New Jobs
Through New Industrial
Developments in the
Mount Comfort Corridor ←



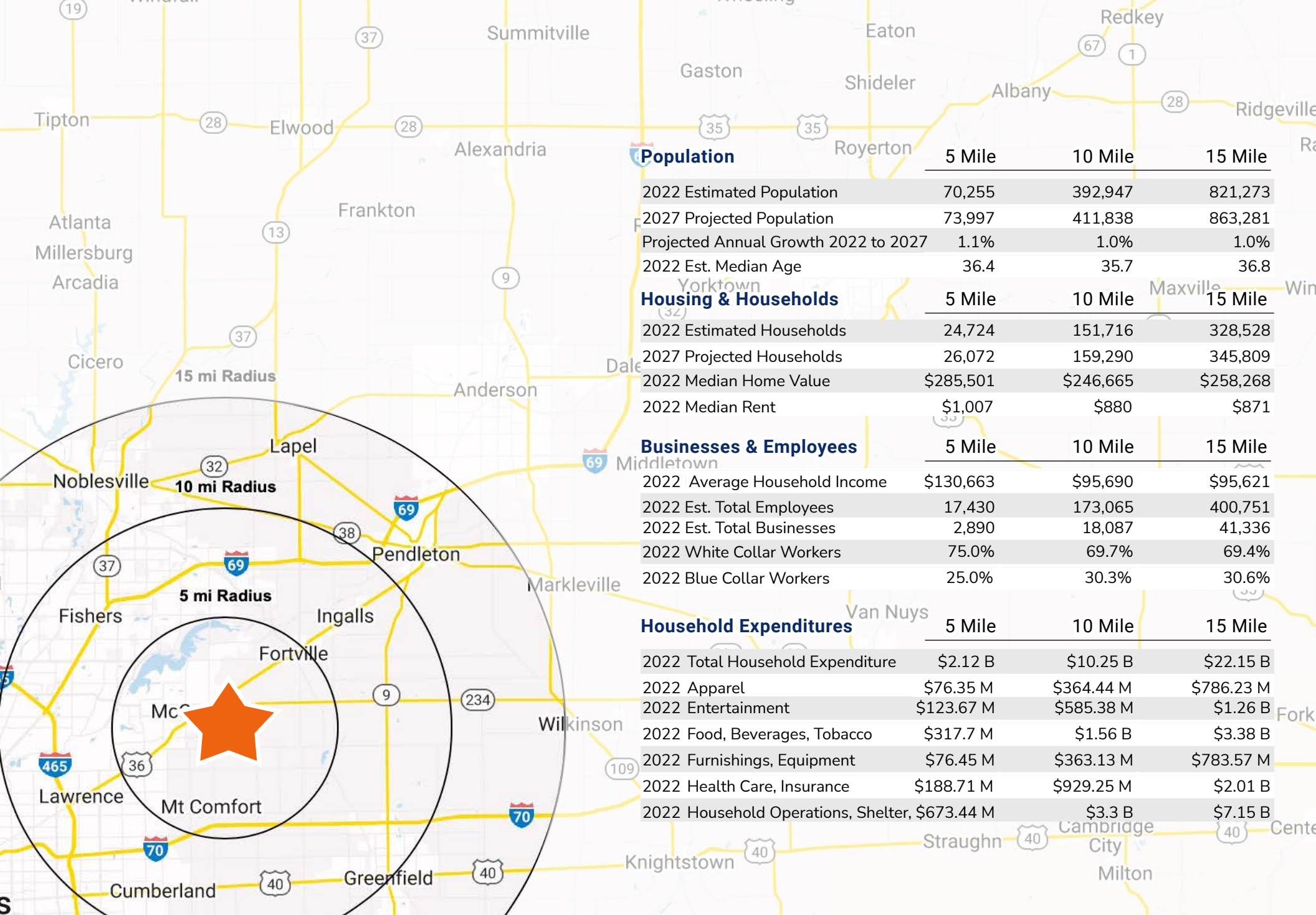
Alliance Interstate Park



Hancock Gateway Park

Jeffrey Lauer
317.775.0007 | jeffrey.lauer@svn.com





Population

	5 Mile	10 Mile	15 Mile
2022 Estimated Population	70,255	392,947	821,273
2027 Projected Population	73,997	411,838	863,281
Projected Annual Growth 2022 to 2027	1.1%	1.0%	1.0%
2022 Est. Median Age	36.4	35.7	36.8

Housing & Households

	5 Mile	10 Mile	15 Mile
2022 Estimated Households	24,724	151,716	328,528
2027 Projected Households	26,072	159,290	345,809
2022 Median Home Value	\$285,501	\$246,665	\$258,268
2022 Median Rent	\$1,007	\$880	\$871

Businesses & Employees

	5 Mile	10 Mile	15 Mile
2022 Average Household Income	\$130,663	\$95,690	\$95,621
2022 Est. Total Employees	17,430	173,065	400,751
2022 Est. Total Businesses	2,890	18,087	41,336
2022 White Collar Workers	75.0%	69.7%	69.4%
2022 Blue Collar Workers	25.0%	30.3%	30.6%

Household Expenditures

	5 Mile	10 Mile	15 Mile
2022 Total Household Expenditure	\$2.12 B	\$10.25 B	\$22.15 B
2022 Apparel	\$76.35 M	\$364.44 M	\$786.23 M
2022 Entertainment	\$123.67 M	\$585.38 M	\$1.26 B
2022 Food, Beverages, Tobacco	\$317.7 M	\$1.56 B	\$3.38 B
2022 Furnishings, Equipment	\$76.45 M	\$363.13 M	\$783.57 M
2022 Health Care, Insurance	\$188.71 M	\$929.25 M	\$2.01 B
2022 Household Operations, Shelter	\$673.44 M	\$3.3 B	\$7.15 B

Jeffrey Lauer
 317.775.0007 | jeffrey.lauer@svn.com

This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.





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
 - Property Management
 - Corporate Services
 - Accelerated Sales
- Leasing
 - Capital Markets
 - Tenant Representation

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

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose



Jeffrey Lauer
Senior Advisor

📞 317.775.0007

📞 317.843.8448

@ jeffrey.lauer@svn.com

