



NEW CITY DEVELOPMENT

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Padgett

COMMONS



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PROJECT OVERVIEW

Introducing Whitestown's Gateway I-65 project - Located at the newly-built interchange of I-65 and CR 550 S, this multifaceted development will feature retail and entertainment anchors, with flexible housing options including multi-family and senior living spaces. The project is master-planned to serve as the new anchor of burgeoning Whitestown, IN, amenitizing the area with restaurants, shops, hotels, housing, and public parks.



RETAIL
316,000 SF

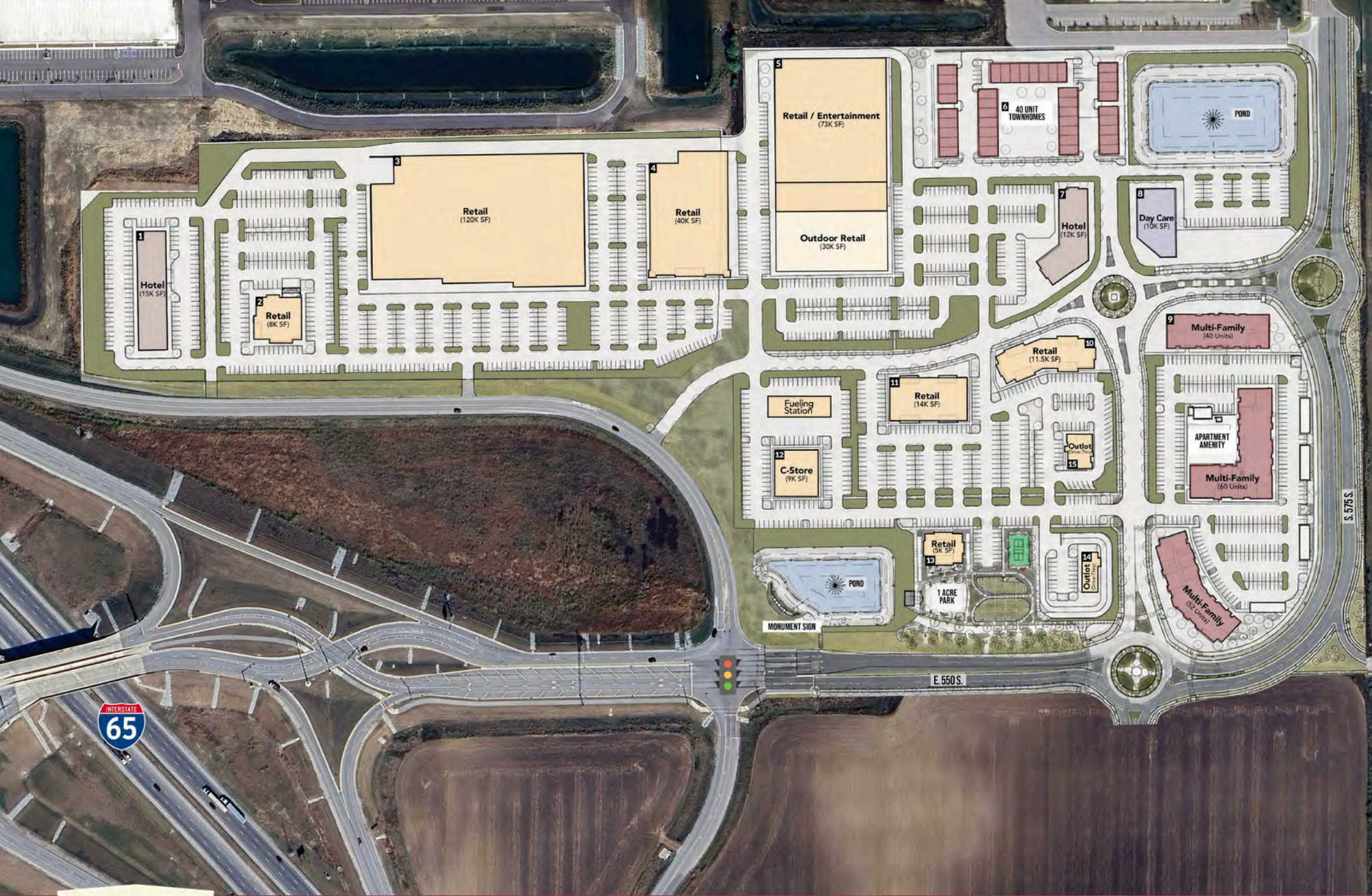


HOTEL
200 ROOMS



MULTI-FAMILY
150 UNITS





MASTER PLAN

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TRADE AREA OVERVIEW

Fast-Growing Whitestown expects its population to double in the next decade.

YoY Boone County Home permit filings have increased by 26.7%

Eli Lilly is investing \$14B in the expansion of their new 600-acre Lebanon campus, a development expected to create 1,000+ jobs once fully operational.

Whitestown Gateway is located within 10 minutes of the transformational LEAP Lebanon Innovation District; 9,000+ acres for manufacturing, R&D facilities, and corporate campuses under development now. (www.iedc.in.gov/leap-lebanon)

BOONE COUNTY



79,023
Population



30,120
Households



24,179
Employees

WHITESTOWN, IN



14,742
Population



5,537
Households



3,600+
Employees

\$172,930 Avg. HH Income



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ATTRACTIONS & ACCOLADES

WHITESTOWN, IN

- Whitestown is home to the Little League Central Region Headquarters and Sports Complex
- Logistics hub, only 2 hours away from Chicago, IL.
- For nearly a decade, Whitestown has been the fastest growing community in Indiana (*Whitestown.in.gov*)
- With immediate access to I-65, this site will serve surrounding communities from Northwest Indianapolis to Lafayette and beyond

TOP WHITESTOWN EMPLOYERS



NEARBY DEVELOPMENTS

Whitestown, IN

8,000 New Homes in the pipeline in Boone County

0% Retail Vacancy in Whitestown

Single-Family Housing

1 - Waterford Development	2,000 units
2 - Peabody Farms	433 units
3 - Trailside	581 units
4 - Jackson Run	151 units
5 - Bridle Oaks	209 units
6 - Bridle Creek	202 units
7 - The Heritage	260 units
8 - Windswept Farms	284 units
9 - Wild Aire	399 units
10 - Cardinal Pointe	250 units

Multi-Family Housing

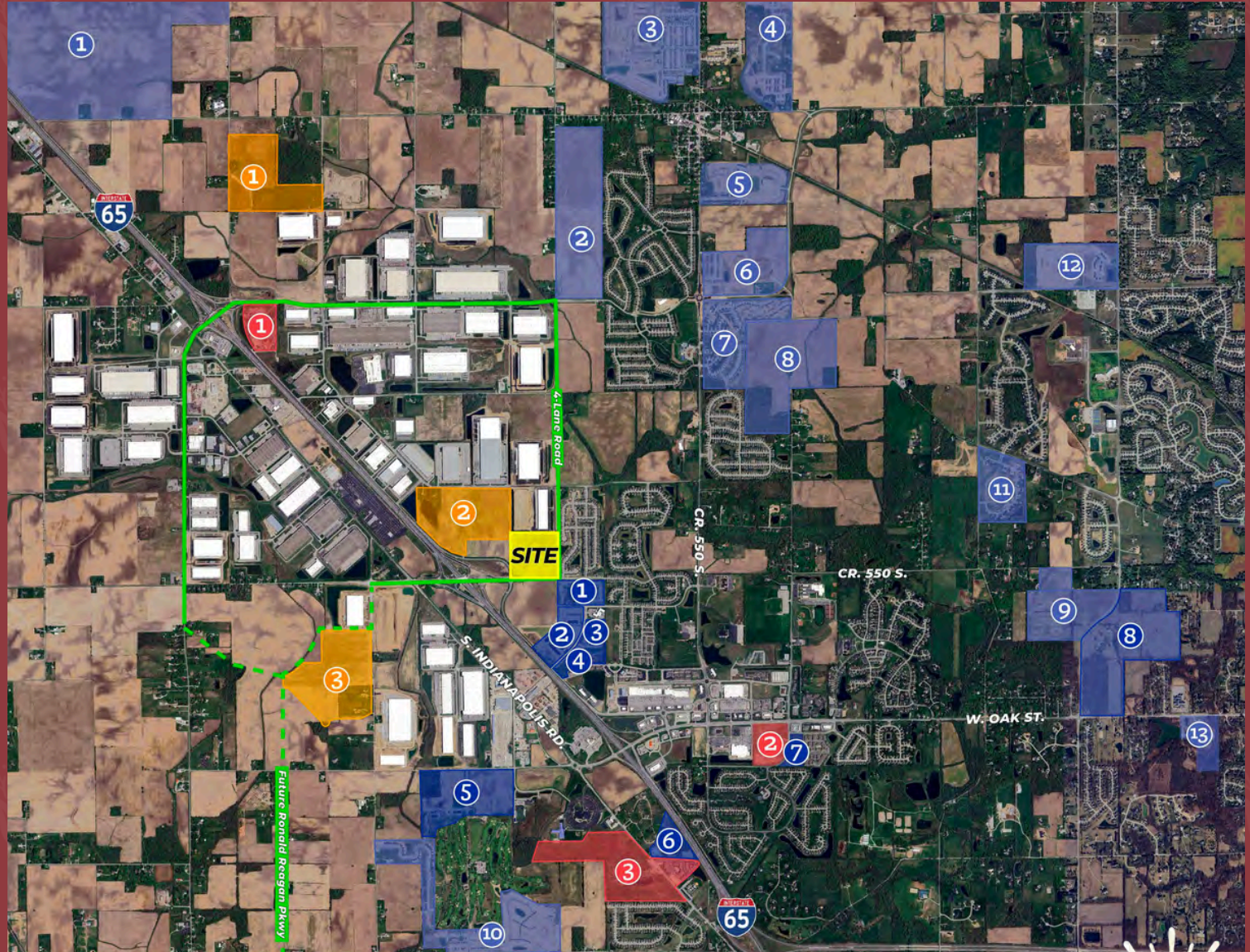
1 - Redwood	248 units
2 - The E	408 units
3 - Greenview	216 units
4 - The Grove	188 units
5 - The Maddox	400 units
6 - Nese	240 units
7 - The Adler	179 units
8 - Wild Aire	300 units

Industrial

1 - 450 Logistics	96 AC
2 - Indianapolis Logistics NW	95.5 AC
3 - 65 West Commerce Park	100 AC

Retail / Other

1 - Wally's	248 units
2 - Hy-Vee	408 units
3 - Maurer Commons	
125-room Hotel	
200,000sf Fieldhouse	
50,000sf Medical / Office	
50,000sf Retail	
34-acres Recreational Area / Park	



AERIAL



5-MILE
DEMOGRAPHICS

37,132
POPULATION

13,511
HOUSEHOLDS

\$196,887
AVG. HH INCOME

18,802
DAYTIME POP.

37.7
MEDIAN AGE





AERIAL

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VIEW LOOKING SOUTHWEST FROM CR 575 EAST



RETAIL CONCEPT VIEW #1

DK&T



RETAIL CONCEPT VIEW #2

DK&T

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