

# DEVELOPMENT LAND FOR SALE

US 40 and South 700 West | Cumberland, IN (Hancock County) 46140



## Opportunity to Develop within the “Town Center” of Cumberland, IN Adjacent to Parkview Village

**Land:** 25.08 Total Acres  
**Zoning:** PUD (Town of Cumberland)  
**Location:** Signalized intersection  
**Visibility:** 10,505 Vehicles Per Day  
**List Price:** \$75,000 / Acre (\$1,881,000)

### Details:

25.08 acres of prime development land in the town of Cumberland in Hancock County’s growing west side.

Situated at the NW corner of Cumberland’s Town Center, this acreage presents a rare opportunity in the exploding Mt. Comfort Corridor! Highly visible positioning at the signalized intersection of US 40 and S 700 W, this property is suited for mixed-use, commercial, or retail development.

This site is designated as the “Town Center” in the Cumberland Comprehensive Plan ([Click Here](#)) and the Future Land Use Map (page 48), with adjacency to the new Parkview Village development.

Stormwater infrastructure is in place per the existing Parkview Village development.

[VIEW PROPERTY ONLINE](#)

[VIEW DRONE VIDEO](#)



P 317.875.8888 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [t](#) [f](#) [v](#)  
3502 Woodview Trace, Suite 250, Indianapolis, IN 46268

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Luke Troyer**  
Broker

D 317.566.5615 | C 574.261.8912  
[ltroyer@cressy.com](mailto:ltroyer@cressy.com)

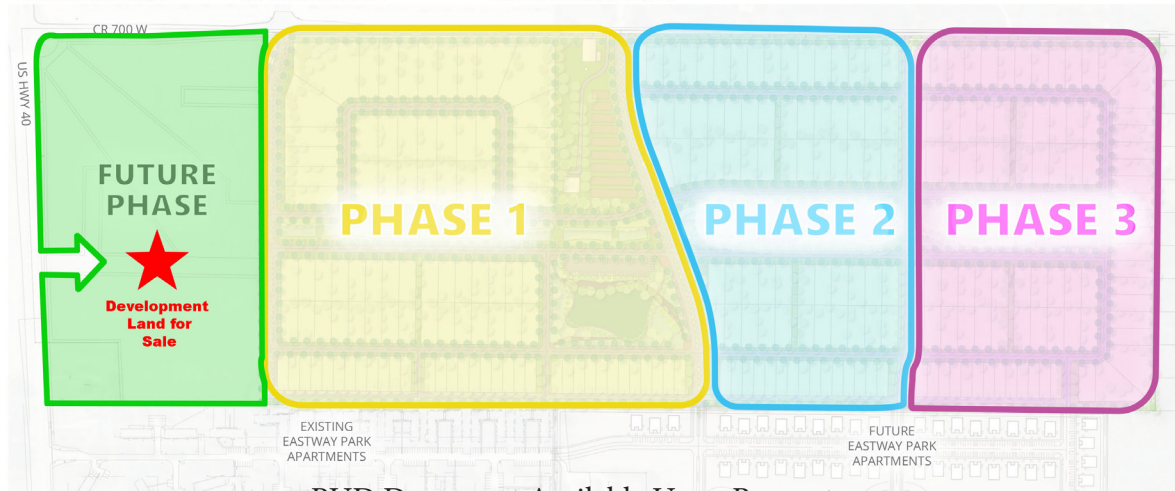
**Andrew Follman, CCIM**

Managing Broker, NAI Business Manager  
D 317.566.5614 | C 317.294.3576  
[afollman@cressy.com](mailto:afollman@cressy.com)

Figure 3. Connection Heights P.U.D.



- KEY:**
- |                               |                                   |                                   |   |
|-------------------------------|-----------------------------------|-----------------------------------|---|
| 1 Boulevard Entry             | 5 25' Perimeter Buffer            | 9 Splash & Play Amenities         | 13 Green Belt & Cycle Track (Future PUD Phase)      |
| 2 Primary Residential Entry   | 6 Agriculture Center & Farms      | 10 Event & Gathering Amenities    | 14 Mixed Use Commercial Frontage (Future PUD Phase) |
| 3 Secondary Residential Entry | 7 Stormwater Park & Dry Detention | 11 Existing Cell Tower & Access   |   |
| 4 Pedestrian Link Path        | 8 Central Garden Allée            | 12 Civic Plaza (Future PUD Phase) |   |



PUD Document Available Upon Request

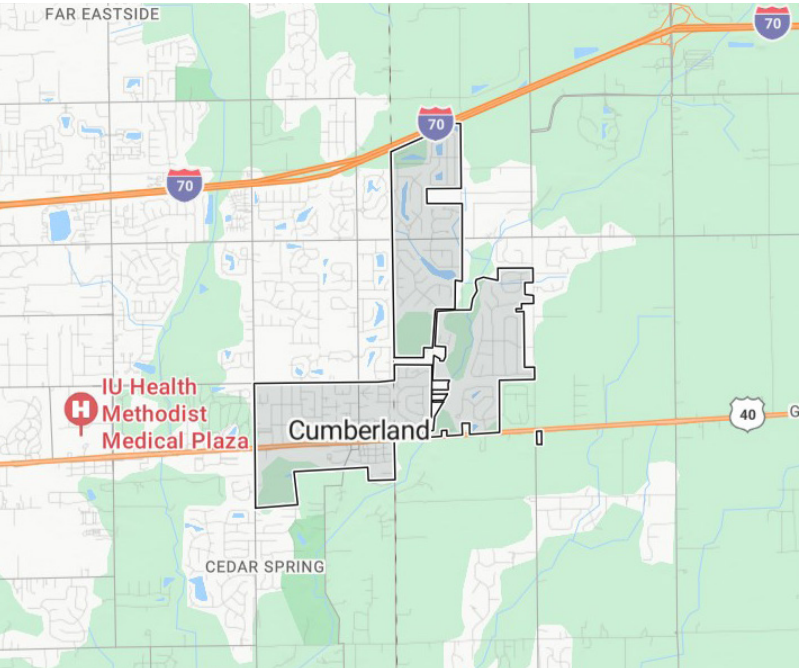
Parkview Village is a master-planned, three-phased, 270 single-family home community in Cumberland, IN. Centered around a common greenspace and linear park corridor, networks of trails and sidewalks were developed to allow all residents safe and accessible routes to the park. Park amenities are the hub of the neighborhood and provide equal access to recreation opportunities. The trails will wind through constructed wetlands and connect users to a future mixed-use commercial shopping district along HW 40 to the south.

The community will also have a central linear park spanning between the neighborhood's north and south ends, with a constructed wetland meandering through that will also function for stormwater purposes. Other potential amenities include community gardens, a splash pad, dog park and playground.

*\*Renderings are development possibilities for the Future Phase of Parkview Village.*

# WHY CUMBERLAND?

**DEVELOPMENT LAND FOR SALE**  
US 40 and South 700 West | Cumberland, IN (Hancock County) 46140



## Strategic Location

- **Proximity to Indianapolis:** Cumberland is situated just east of Indianapolis, making it a convenient location for accessing the city's economic opportunities, cultural amenities, and transportation networks. This proximity also means that developers can tap into the larger Indianapolis metro area's growth and development trends.
- **Access to Major Highways:** The town is near major highways such as Interstate 70 and Interstate 465, which facilitates efficient transportation and connectivity for businesses and residents alike.

## Growing Community

- **Population Growth:** Cumberland has been experiencing growth, and this trend is likely to continue as people look for more affordable housing options and a suburban lifestyle close to the city. This population increase can drive demand for new residential and commercial developments.
- **Community Development:** The town has been investing in its infrastructure and amenities, creating a more attractive environment for new developments.

## Economic Incentives

- **Tax Benefits and Incentives:** Local government may offer various incentives such as tax abatements, grants, or subsidies to attract and support new development projects.

## Development Opportunities

- **Residential Development:** With the growing population, there's potential for new housing developments, including single-family homes, townhouses, and apartments.
- **Commercial and Retail Space:** As the population grows, so does the demand for local services and retail options. Developing commercial spaces or mixed-use properties could cater to these needs.

## Future Prospects

- **Urban Expansion:** As Indianapolis expands, areas like Cumberland could see increased interest from people looking for more affordable housing options while remaining close to urban amenities.
- **Community Plans:** Cumberland's town planners and local government may have strategic plans for growth, which could include infrastructure improvements and zoning changes that support new development projects.

## Quality of Life

- **Community Amenities:** The town features parks, local shops, and schools, contributing to a high quality of life for residents. Enhancements in these amenities can further boost its appeal.

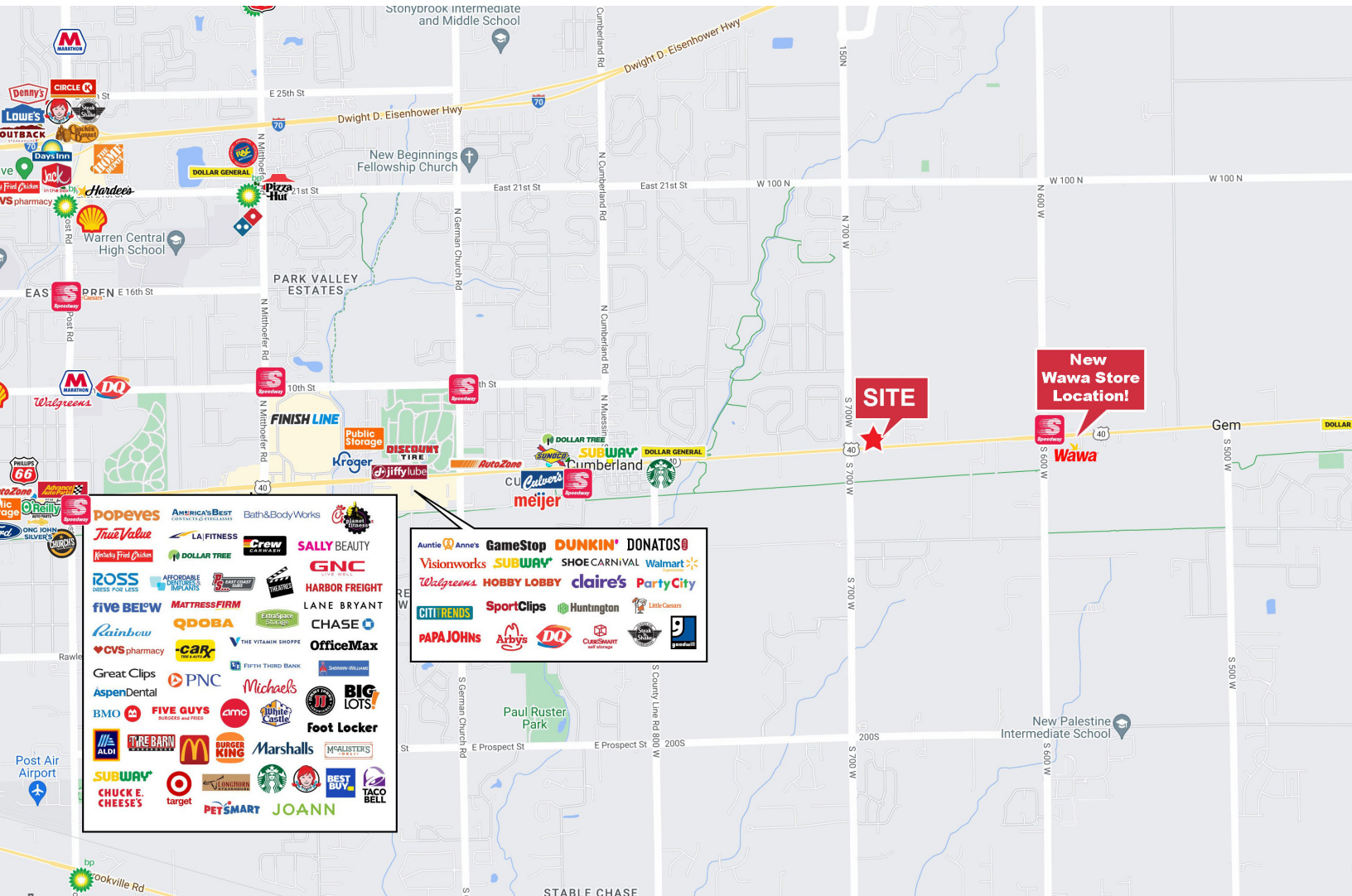
Cumberland's combination of strategic location, growing community, economic incentives, and suburban appeal makes it an attractive option for developers looking to invest in the Indianapolis metropolitan area. The town's potential for growth and development aligns well with the needs of both residential and commercial projects.



# LOCATION OVERVIEW

# DEVELOPMENT LAND FOR SALE

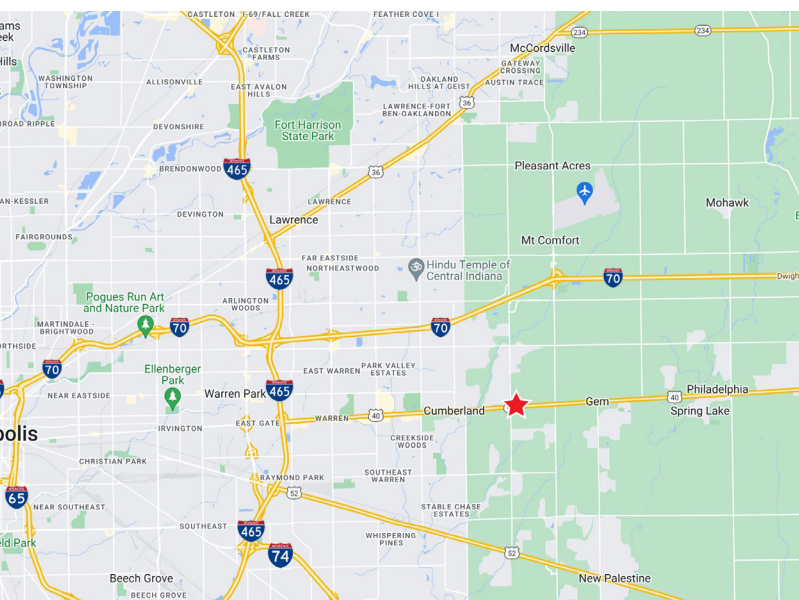
US 40 and South 700 West | Cumberland, IN (Hancock County) 46140



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

**Luke Troyer**  
Broker  
D 317.566.5615 | C 574.261.8912  
ltroyer@cressy.com

**Andrew Follman, CCIM**  
Managing Broker, NAI Business Manager  
D 317.566.5614 | C 317.294.3576  
afollman@cressy.com



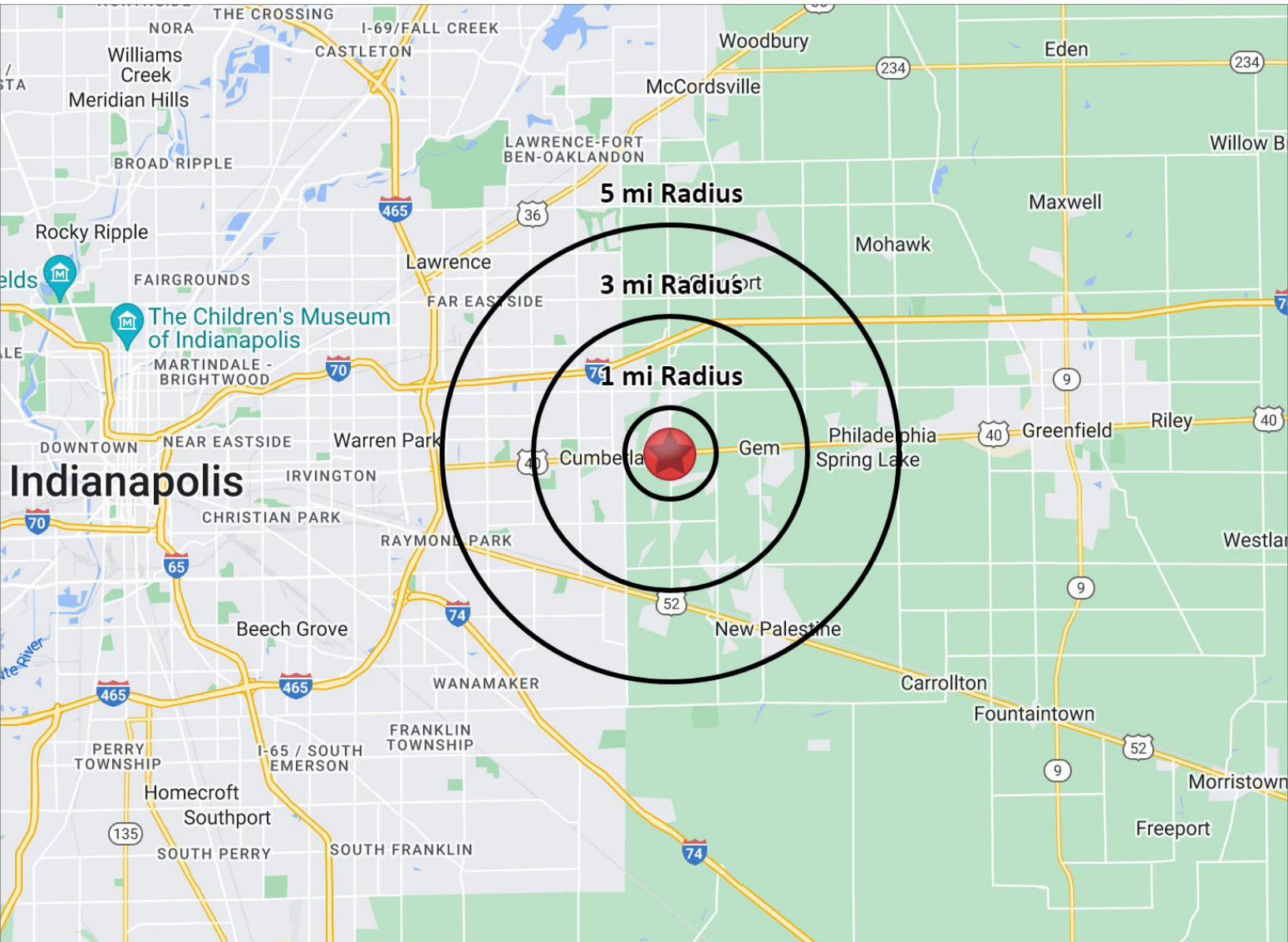
The site is just East of the rapidly growing retail corridor. Cumberland, Indiana, is conveniently located near several major interstates, providing easy access to the Indianapolis metropolitan area, which is ~10 miles and ~20 miles to Indianapolis International Airport.

- I-465 is ~4 miles west of Cumberland.
- I-70 is ~7 miles southwest of Cumberland.
- I-74 is ~12 miles northwest of Cumberland.
- I-65 is ~14 miles west of Cumberland.

# 2024 DEMOGRAPHICS

# DEVELOPMENT LAND FOR SALE

US 40 and South 700 West | Cumberland, IN (Hancock County) 46140



## POPULATION

1 MILE	8,864
3 MILE	28,628
5 MILE	35,438



## NUMBER OF HOUSEHOLDS

1 MILE	3,829
3 MILE	11,889
5 MILE	14,603



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,287
3 MILE	\$97,509
5 MILE	\$102,560



## MEDIAN HOME VALUE

1 MILE	\$188,358
3 MILE	\$236,649
5 MILE	\$247,422