

For Sale

Industrial Development Land



0 S County Rd 200 E

Danville, IN, 46112

+/-45 acres of industrial development land in Danville. Located off East US 36, this is a gateway site to Danville's future industrial corridor. With industrial zoning in place (IG), heavy industrial, manufacturing, warehouse/distribution, etc. are permitted uses.

Highlights

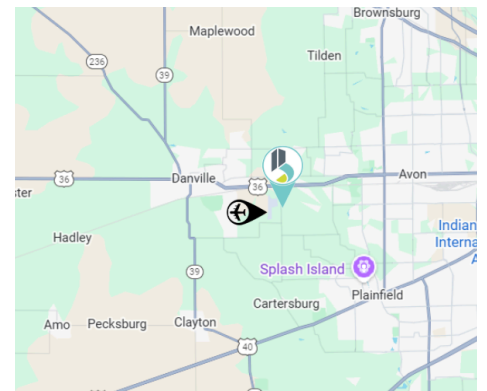
- +/-45 acres zoned Industrial General (IG)
- Ideal size and shape for industrial development
- Municipal utilities under construction and approved to property line
- Flat topography, dry, great access
- +/-15 miles to Indianapolis Intl. Airport

Price Summary

Subject to Offer

Size Summary

+/- 45 Acres



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Demographics

0 S County Rd 200 E, Danville, IN 46112



MSA Drive Times

MSA	Distance	Drive-time
Chicago	182 miles	2h 59min
Cincinnati	134 miles	2h 36min
St. Louis	231 miles	3h 23min

Demographics

	5 miles	10 miles	25 miles
Population	40,242	188,409	1.39M
Households	15,329	70,824	555,967

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DO YOU KNOW?

POPULATION

166,806

UNEMPLOYMENT RATE:

2.8%

WORKFORCE PARTICIPATION RATE:

TOP 10 EMPLOYERS:

Amazon Fulfillment Center
Duke Energy Indiana LLC
Hendricks's Regional Health
Q-Edge Corp
Home Goods Distribution Center
IU Health West Hospital
Ingram Micro Mobility
O'Reilly Auto Parts Distribution Center
Plainfield Correctional Facility
Nice-Pak
Walmart Supercenter

COST OF LIVING INDEX: 94.8

AVERAGE SALARY: \$49,706

EDUCATION OBTAINED:

Expected growth rates for occupations vary by the education and training required. While all employment in Hendricks County, Indiana is projected to grow 2.0% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 2.3% per year, those requiring a bachelor's degree are forecast to grow 2.1% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 2.2% per year.*

*Employment by occupation data are estimates as of 2022Q4. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

For Sale

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TOP INDUSTRIES

TRANSPORTATION
& WAREHOUSING

RETAIL TRADE

HEALTH CARE &
SOCIAL ASSISTANCE

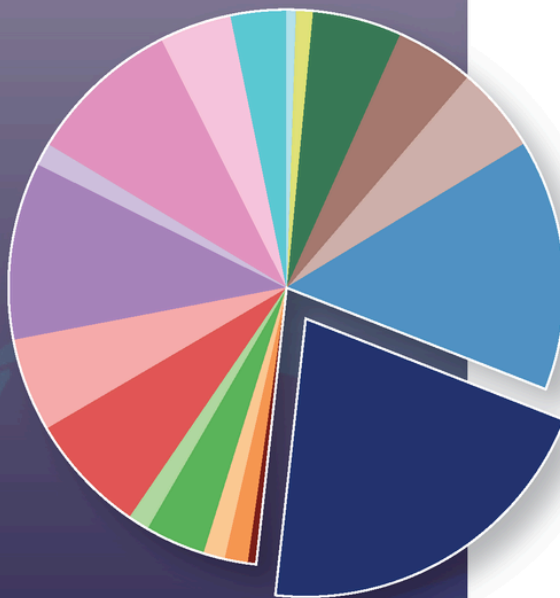
WORKERS

17,925

12,852

8,904

BREAKDOWN BY PERCENTAGE:



- Transportation & Warehousing 20.7%
- Retail Trade 14.9%
- Health Care & Social Assistance 10.3%
- Accommodation & Food Services 8.9%
- Administrative, Support, Waste Management & Remediation Services 7.0%
- Educational Services 5.3%
- Construction 5.3%
- Wholesale Trade 5.1%
- Manufacturing 4.5%
- Other Services (Except Public Administration) 4.3%
- Professional, Scientific, & Technical Services 3.8%
- Public Administration 3.2%
- Finance & Insurance 1.6%
- Arts, Entertainment, & Recreation 1.2%
- Management of Companies and Enterprises 1.1%
- Real Estate, Rental & Leasing 0.9%
- Utilities 0.8%
- Agriculture, Forestry, Fishing & Hunting 0.5%
- Information 0.4%
- Mining, Quarrying, & Oil & Gas Extraction 0.0%

The largest sector in Hendricks County, Indiana is Transportation and Warehousing, employing 17,925 workers. The next-largest sectors in the region are Retail Trade (12,852 workers) and Health Care and Social Assistance (8,904). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Transportation and Warehousing (LQ = 4.16), Utilities (1.65), and Retail Trade (1.48).

*High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average.

LOCATION QUOTIENT:

