

<b>Total Size</b>	±285.35 Acres
Frontage	3,738 feet on US 31
Access	296th Street, Dunbar Rd. and 226th St.
Utilities	Water and sanitary located at site
Zoning	A-2(S)
Utility Providers	
Water	Hamilton County Regional Utility
Sanitary	Hamilton County Regional Utility



### **Property Features**

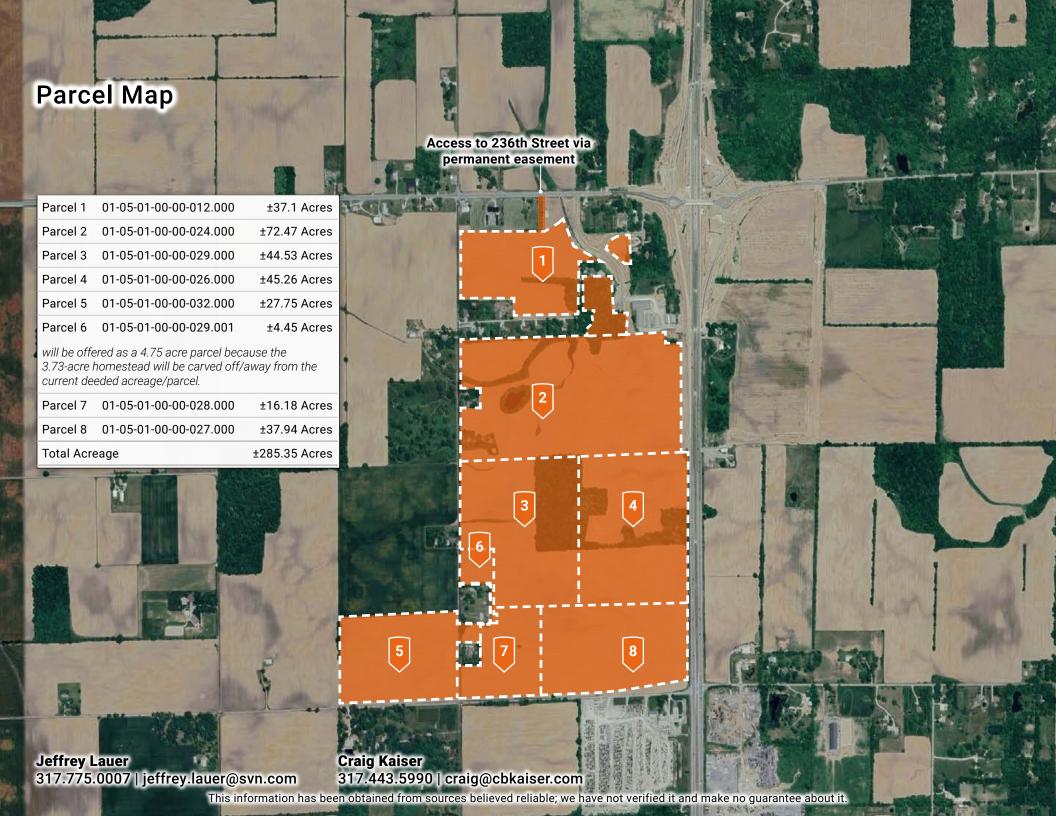
SVN Northern Commercial is pleased to bring this unique 285.35-acre development opportunity to market. This property at the southwest corner of 236th Street and US-31.

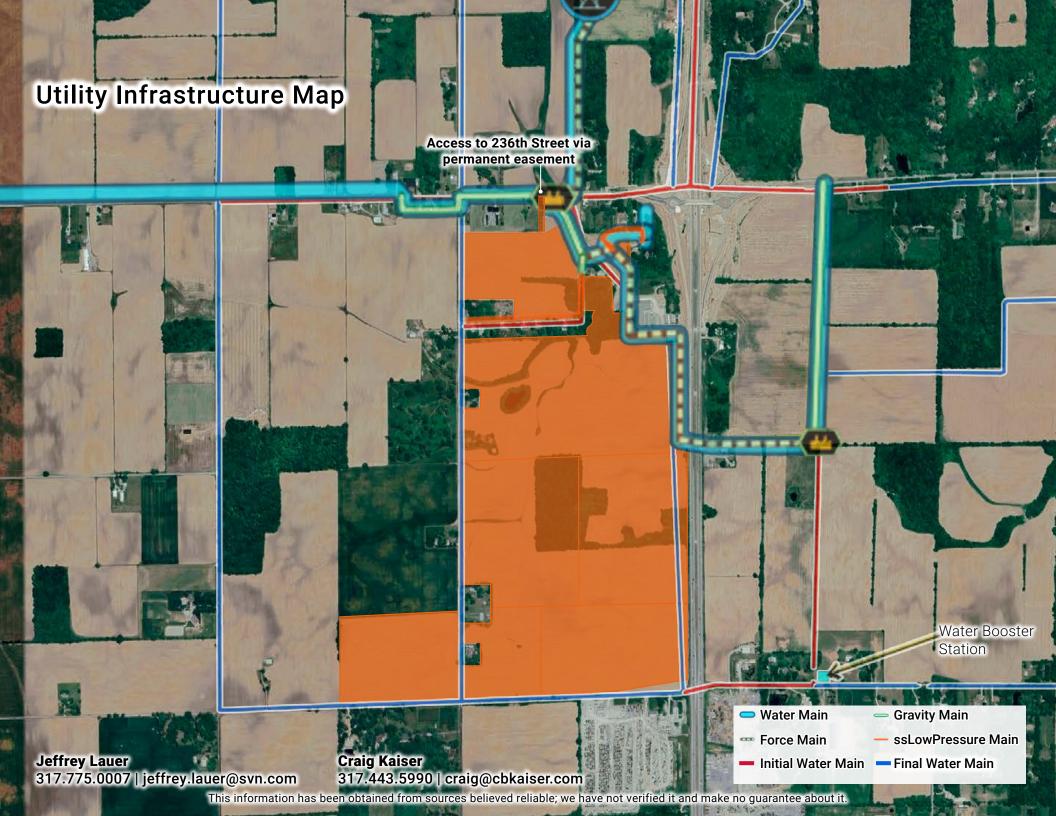
236th Street is one of only three (3) interchanges between SR-38 and 286th Street in Hamilton County.

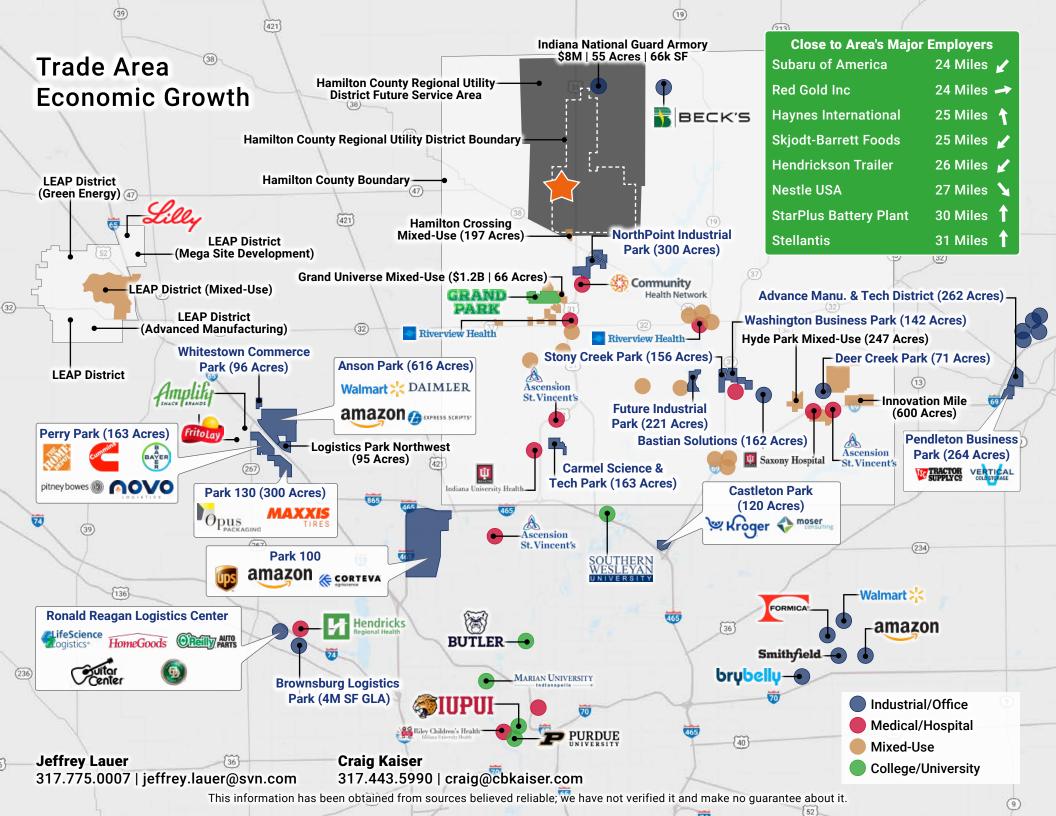
Positioned in a high-growth area of Hamilton County and at the gateway to North Indy's major suburban communities— Sheridan, Cicero, Westfield, Carmel and Noblesville.

Hamilton County Utility District In 2020, Hamilton County began planning a new utility district along US Highway 31, near Baker's Corner, to support a new National Guard Armory and enable further development, especially with a new full-access interchange. The \$45.1 million project includes sanitary and water facilities, positioning Baker's Corner as a future commercial hub ready to serve the surrounding residential and commercial areas.









# **Unmatched Connectivity**

8 interstates intersect the state making Indiana #1 in U.S. in pass-through I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (Inland Freight Distribution Cluster)

40+ major cities & 75% of U.S. population within 1-day drive

5th busiest state for commercial freight traffic

#### Interstate routes accessible via US Metro Areas

Indianapolis and Indiana are often referred to as the "Crossroads of America," but does this title still hold true? With the completion of I-69, Indianapolis has cemented its position alongside Chicago—both ranked as the top two metro areas in the U.S. for interstate access, with Chicago's network extending into Indiana.



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#1 Best Suburb to live in America -Niche, 2024 Best Places to Live in the United States -Livability, 2024

Best Places to Raise a Family in America -Niche, 2024 #1 Best Small City in America -WalletHub, 2023 #3 Best Places to Live in the United States -Livability, 2023

\$231M

Development Projects from 2020-2023

71% Residents

Have a Bachelor's Degree or Higher

**130 Corporate Headquarters** 

Located in Carmel



#5 Best Places to Live in **Hamilton County** 

-Niche, 2024

7.76% Increase

In Population Since 2020

\$250M Development

Could Bring 650 New Homes



Many of the over 5 Million Grand Park visitors travel on IN-47 through Sheridan after exiting Interstate 65. This traffic, along with numerous Baker's Corner development, is spawning development through Sheridan.

10.7% Increase

In Population Since 2020

150 New Homes

by DR Horton

Sheridan Community Schools has been honored by the Indiana Chamber of Commerce, being named one of the Best Places to Work in the state for 2024.



#### Job Growth in Westfield

41% Job market increase over the next 10 years, higher than U.S. average.







Abbott



Westfield was named the 6th Fastest-Growing City in America and #1 in Indiana in both 2023 and 2022.

-U.S. Census Bureau

#4 Best Small City in America.

-WalletHub, 2024

**944 New** Residential Permits (Jan-July 2024)



#1 Best Suburb for Young Professionals in Indiana -Niche, 2024

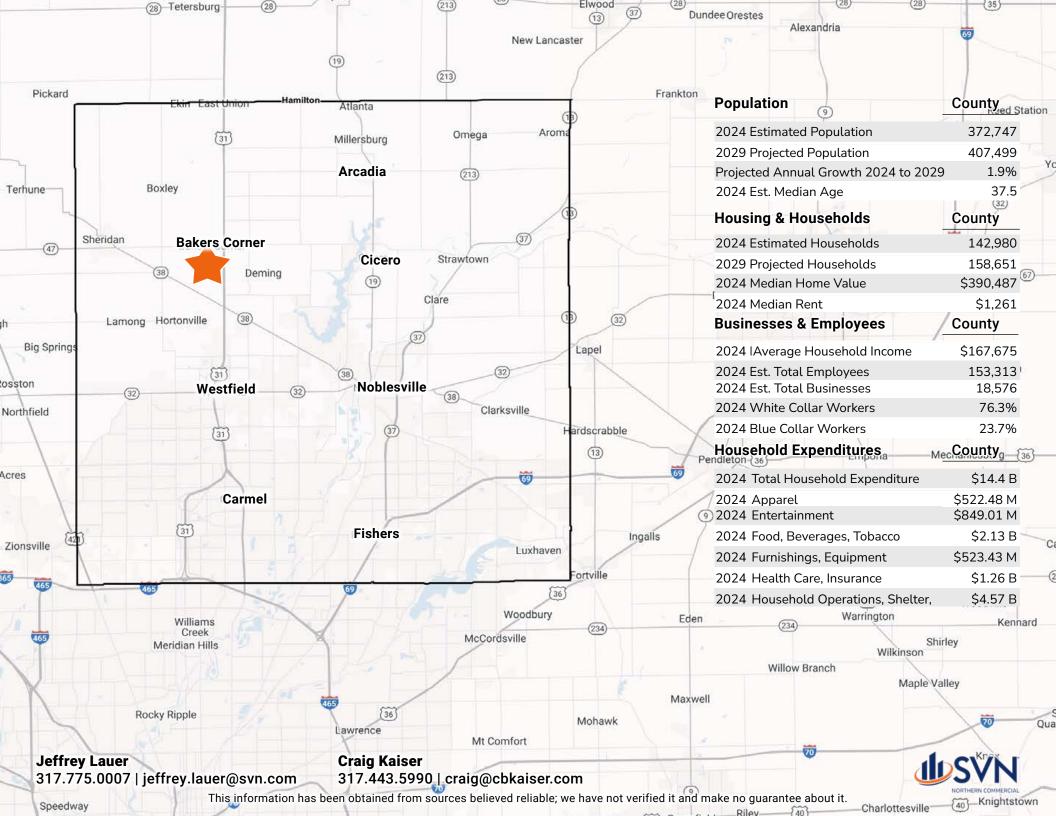
#4 Best Suburb to Live in Near a Large City -SmartAsset, 2022 #9 Best Suburb to Live in Indiana -Niche, 2022 **Innovation Mile** Poised to become a carefully designed business hub, spanning over 200 acres and extending a mile in length.

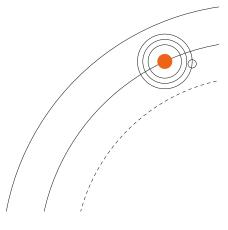
Since 2020, the City has catalyzed incredible growth, resulting in over \$1B in private development, nearly 1,100 new jobs, over 5,870 new residential units, and nearly 3.6M SF of new commercial space.

**Jeffrey Lauer** 317.775.0007 | jeffrey.lauer@svn.com **Craig Kaiser** 

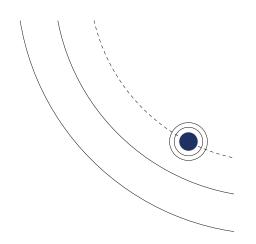
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**SVN** Core Services & Specialty Practices



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

Leasing

**Property Management** 

Capital Markets

**Corporate Services** 

**Tenant Representation** 

**Accelerated Sales** 

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



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