

SALE



DEVELOPMENT SITE

# HIGHPOINTE ON MERIDIAN



PROMINENT LOCATION

## PROPERTY OVERVIEW

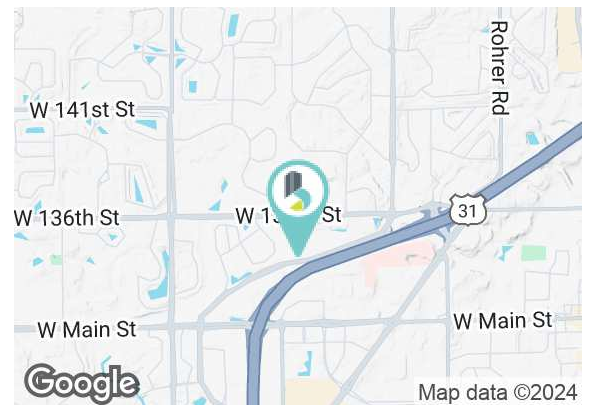
Highpointe on Meridian is part of a 26-acre master-planned, mixed-use project. The site is on the Carmel Meridian Corridor (US 31), immediately north of Indianapolis and home to the second largest concentration of office workers in the state of Indiana. With more than 40 corporate headquarters and a high concentration of medical services, the Meridian Corridor features high quality development, and a strong corporate/medical presence.

## PROPERTY HIGHLIGHTS

- Approved for up to a 60,000 SF, 3-story building
- Two access points from US 31 (131st Street and 136th Street)
- Easily accessible to I-465
- Zoned PUD - Various uses approved
- Prominent visibility from US 31/Meridian Street
- Site is fully entitled with onsite detention in place
- Traffic Counts on US 31 - 55,827 VPD

SALE PRICE	\$3,523,000
PRICE PER ACRE	\$650,000

Lot Size:	5.42 Acres
Zoning:	PUD



BRADLEY COMPANY TOM OSBORNE, SIOR

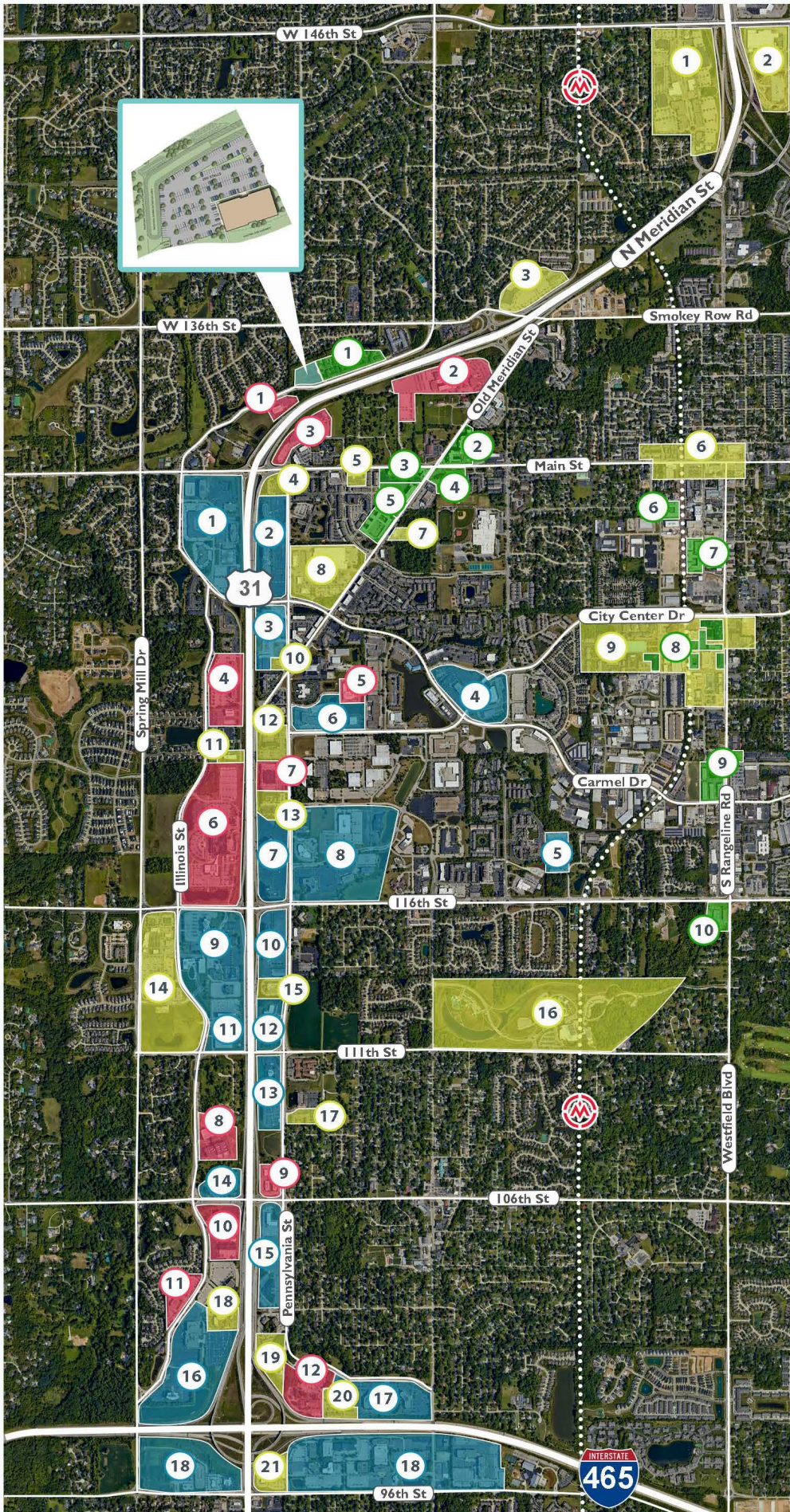
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## OFFICE PARKS & MAJOR EMPLOYERS

1. Hamilton Crossing
2. Capital Group Campus
3. Republic Airways Training Center
4. Carmel Science & Technology Center
5. Telamon
6. City Center at Penn Office Plaza
7. Meridian Mark I & II
8. Meridian Technology Center
9. Fidelity Plaza
10. Penn Mark Plaza
11. KAR Global & CNO Financial
12. Liberty Fund
13. Delta Faucet
14. Indiana Farmers Insurance HQ
15. Meridian Plaza
16. Geico
17. Meridian Corporate Plaza
18. Parkwood

## MEDICAL

1. Goodman Campbell Brain & Spine
2. Ascension St.Vincent Carmel Hospital Campus
3. Indiana Spine Group & Indiana Spine Hospital
4. Urology of Indiana & Franciscan Health Carmel
5. Indianapolis Rehabilitation Hospital
6. IU Health North Hospital Campus
7. Community Health Pavilion & Penn Medical Plaza
8. Forte Orthopedic Research Institute
9. Vascular & Interventional Physicians  
Hoosier Orthopedics & Sports
10. Ascension St.Vincent - Heart Center
11. Indiana University Health Medical Center
12. Methodist Medical Plaza

## AMENITIES / HOTEL

1. Clay Terrace
2. Lowe's & BJ's
3. Meridian Village Retail Center
4. Hilton Garden Inn
5. Fairfield Inn & Suites
6. Carmel Arts & Design District
7. Home2 Suites by Hilton
8. Meijer
9. The Palladium & Carmel City Center
10. Brickyard Hotel
11. Hyatt Place
12. Renaissance Hotel & Conference Center
13. Residence Inn & Springhill Suites
14. The Bridges – Market District Grocery
15. Homewood Suites
16. Monon Center & Central Park
17. Staybridge Suites
18. Sonesta Select
19. Aloft Hotel & Comfort Inn
20. Holiday Inn
21. Drury Inn

## MIXED-USE / MULTIFAMILY

1. Highpointe on Meridian – 235 Units
2. The Signature at Carmel – 303 Units
3. Olivia on Main – 202 Units
4. The Icon on Main – 266 Units
5. Avant I & II – 399 Units
6. The Railyard at Midtown – 208 Units
7. Midtown Flats – 209 Units
8. The Residences at City Center – 551 Units
9. The Proscenium I & II – 243 Units
10. Muse at The Corner – 285 Units

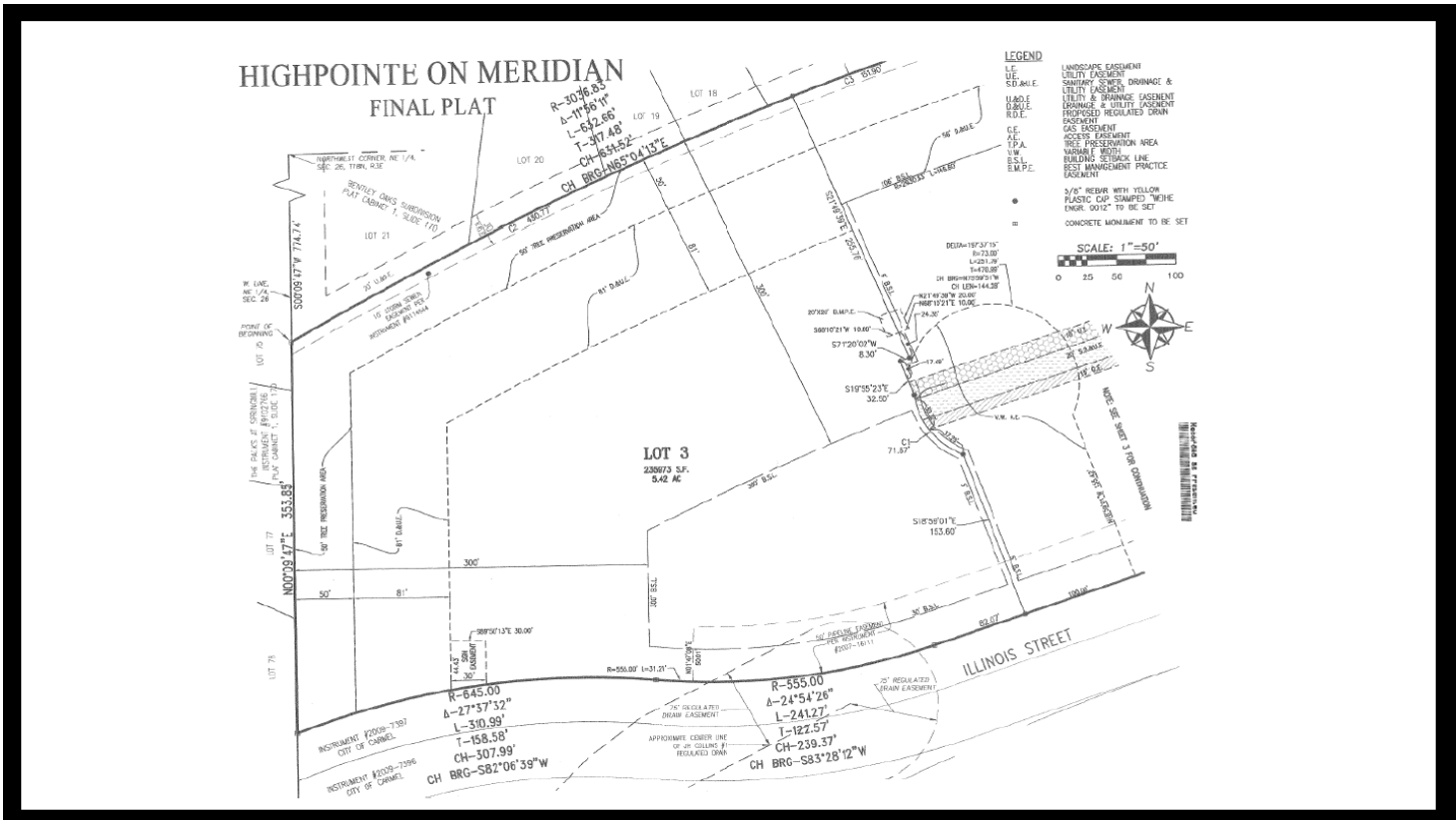




## HIGHPOINTE ON MERIDIAN, CARMEL, IN 46032

### SALE

### DEVELOPMENT SITE



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Located just north of Indianapolis, Carmel offers a high quality of life with a range of amenities, excellent schools, and a strong sense of community. Its meticulously designed neighborhoods, well-maintained parks, and vibrant cultural scene contribute to its reputation. Carmel ranked #1 for Most Livable City in the U.S. in 2024 (*Livability*). The City of Fishers, also located in Hamilton County, ranked 4th, making the entire county among the top places to live in the United States.

### RECENT AWARDS & RECOGNITIONS

- 2024 - #1 Best Place to Live in U.S. (*Livability*)
- 2024 - #1 Best Suburb to Live in America (*Niche*)
- 2024 - #2 Best Place to Live in America (*Niche*)
- 2023 - #1 Most Affordable Safe Suburb (*SmartAsset*)
- 2023 - #1 Best Small City in America (*WalletHub*)
- 2023 - #2 Safest Suburb in the U.S. (*SmartAsset*)
- 2023 - #3 Best Places to Live in the U.S. (and #1 in the Midwest) (*Livability*)
- 2023 - #4 Safest City in Indiana (and #1 for populations of 50,000-plus) (*Safewise*)
- 2022 & 2023 - #1 Best Place to Live in Indiana (*Niche*)
- 2022 & 2023 - #1 Holiday Market in the USA (*USA Today's 10 Best*)
- 2022 - #1 Best City in Indiana to Live and Visit (*Touropia*)
- 2022 - #1 Best Place to Raise a Family in Indiana (*Niche*)
- 2022 - #1 Place with the Best Public Schools in Indiana (*Niche*)
- 2022 - #1 Best Place to Retire in the U.S. (*Money*)
- 2022 - #1 Most Caring City in Indiana (*Insurify Insights*)
- 2022 - #2 Best Small City in America (*Wallethub*)



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