

236th & Englewood

AT EXIT 138

13.36 ACRES READY FOR DEVELOPMENT

2115 E. 236th Street | Cicero, IN 46034

NAI Cressy
cressy.com



31 ~32,000 AADT

31

E. 236th Street

~4,000 AADT

Englewood Road

SITE
13.36 Acres

PROPERTY OVERVIEW



13.36 total acres at the southeast corner of 236th Street and Englewood Road.



Sale Price: Call Broker(s) for details.



Current zoning is AG with an opportunity to rezone to accommodate various commercial uses.



Strategically located in a rapidly growing area.



Access from 236th Street and Englewood Road located on a hard corner with immediate access to US-31.

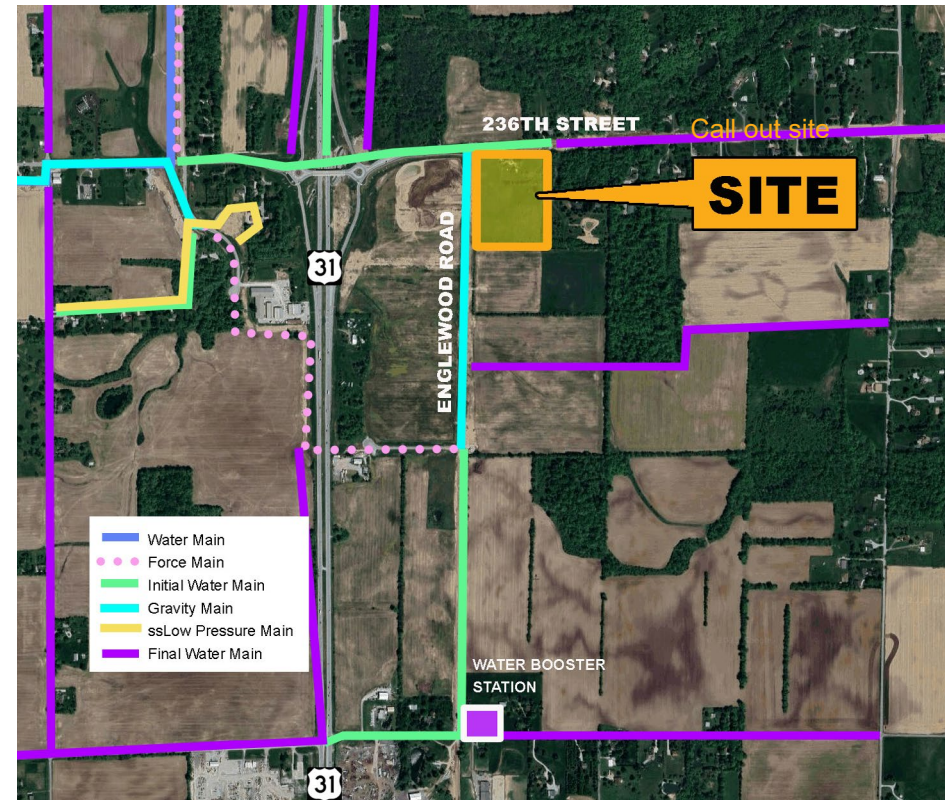


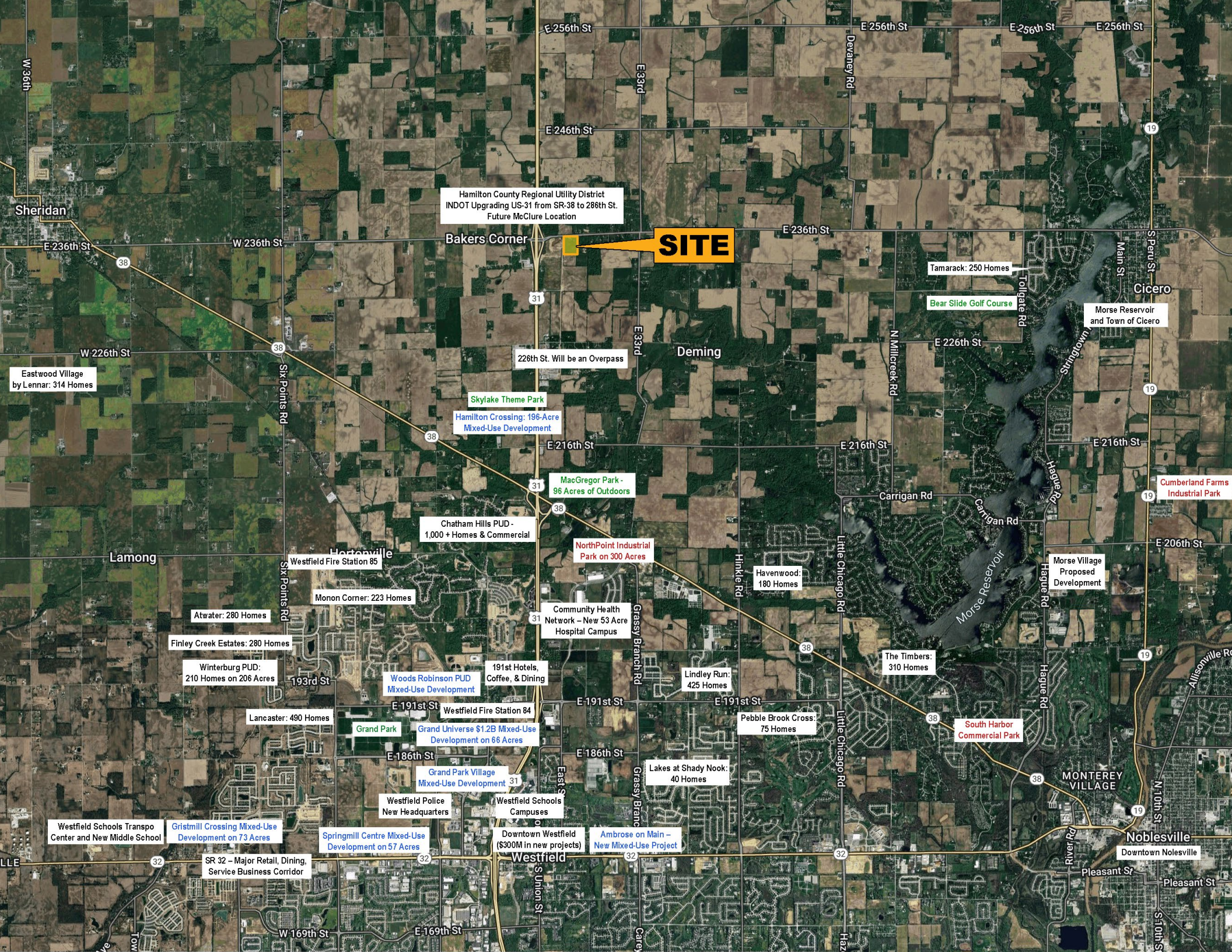
Water and sanitary located at site.

NAI Cressy is pleased to present a premier development opportunity consisting of 13.36 acres at the southeast corner of 236th Street and Englewood Road—just 0.1 miles from the new US-31 interchange. Strategically positioned along one of only three interchanges between SR-38 and 286th Street, this property offers exceptional visibility, access, and development flexibility along the rapidly growing US-31 corridor in Hamilton County. Site is located within Hamilton County TIF District (#90302)

This site serves as a key gateway to North Indy's fastest-growing suburban communities—including Westfield, Sheridan, Cicero, Carmel, and Noblesville. As growth radiates outward from Westfield (6th fastest growing city in the Nation), commercial offerings remain scarce, creating a first-mover advantage for QSR, hotel, medical, retail, service-oriented, etc. Users.

To support the explosive growth, Hamilton County launched a \$45+ million infrastructure build-out focused on the 236th St/US-31 node, including shovel-ready utilities. Combined with direct freeway access, a clean rectangular parcel, and flexible zoning options—this site is positioned as one of the most strategic and accessible development tracts available in the North Hamilton County market.





PROPERTY OVERVIEW

[VIEW DRONE VIDEO](#)

[VIEW PROPERTY VIDEO](#)





CONCEPTUAL SITE DEVELOPMENT LAYOUTS



MAJOR CORRIDOR & INFRASTRUCTURE PROJECTS

US-31 Limited Access Upgrade & 236th Street Interchange

INDOT is transforming US-31 into a free-flow highway, including the addition of a new interchange at 236th Street. This will eliminate at-grade intersections and traffic signals, improving safety and access.

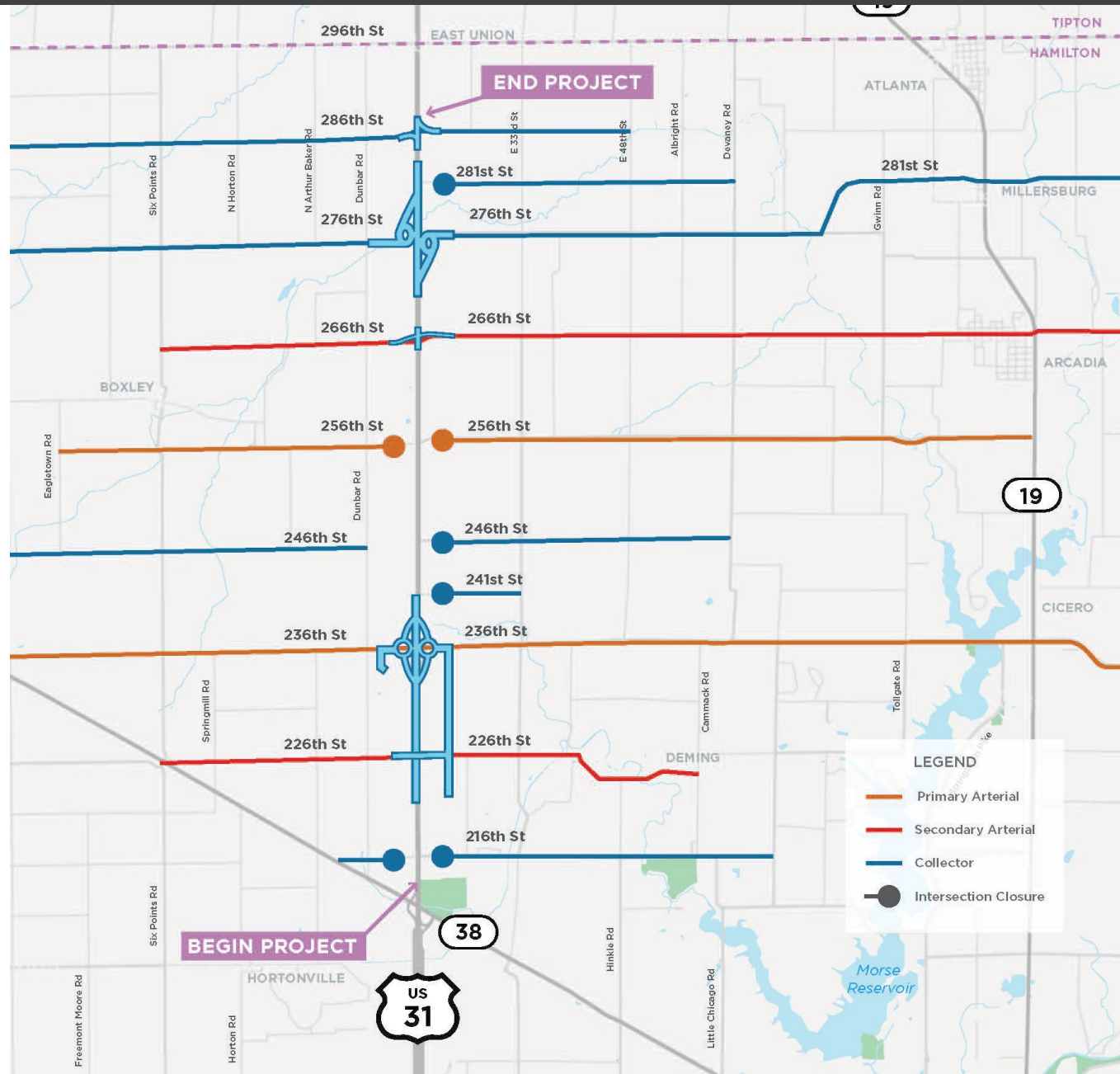
236th Street Rehabilitation (US-31 to Deming Rd)

A ~\$9.6 million project (completion Fall 2025) widening and enhancing 236th Street with paved shoulders, improved drainage, bridge rehab, and a 10-foot multi-use path along the corridor—boosting walkability and frontage appeal.

Regional Water & Wastewater Infrastructure Build-Out

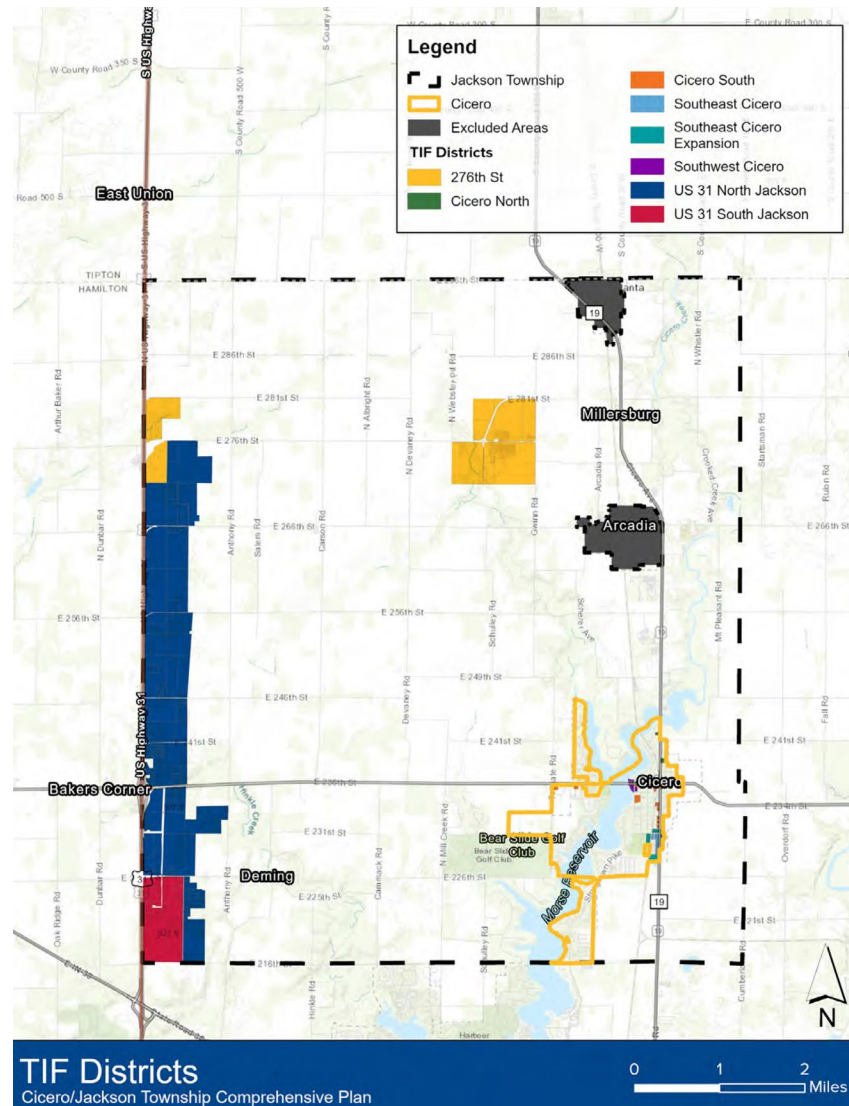
\$45M+ in utility infrastructure investment! Hamilton County is installing a comprehensive utility network around the 236th & US-31 node - featuring new broadband, water mains, a booster station, storage tank, lift stations, forcemain, gravity sewer, and a 500,000 GPD wastewater treatment plant - enabling true shovel-ready development.

[LEARN MORE](#)



TIFF DISTRICTS

CICERO/JACKSON TOWNSHIP COMPREHENSIVE PLAN



WHY HAMILTON COUNTY?

Hamilton County, Indiana, is one of the fastest-growing and most business-friendly areas in the Midwest, offering companies a strong foundation for success. With its prime location just north of Indianapolis, businesses benefit from easy access to major highways, a highly educated workforce, and a thriving local economy fueled by diverse industries. The county is home to top-rated schools, vibrant communities like Carmel, Westfield, and Noblesville, and an exceptional quality of life that attracts talent and families alike. Consistently ranked among the best places to live and work, Hamilton County provides businesses with the perfect balance of economic opportunity, community support, and long-term growth potential.

#1

Best Counties to Live in Indiana

Niche.com 2023

Best Counties for Families in Indiana

Niche.com 2023

#6

Best Counties to Buy a House in America

Niche.com 2023

#7

Best Public Schools in U.S.

Niche.com 2023

#8

Healthiest County in America

US News & World Report 2023

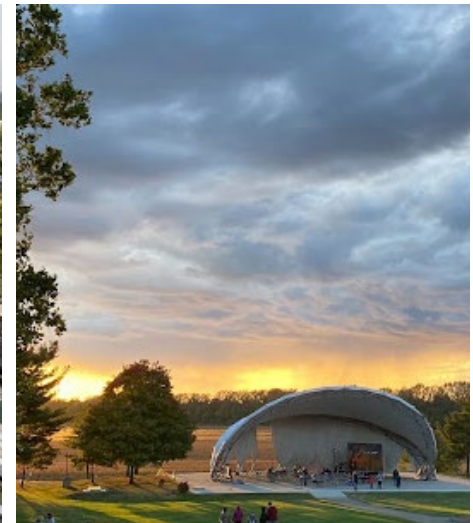
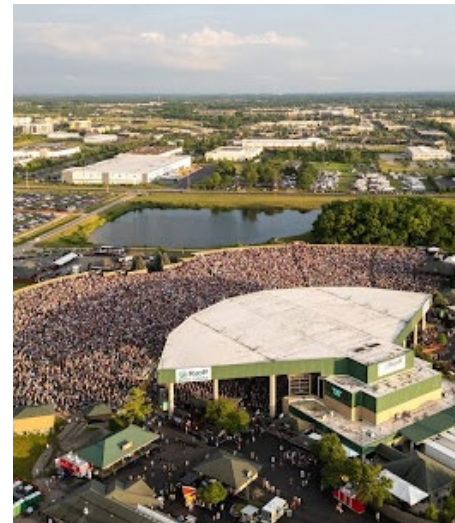
**GOOD
TO KNOW**

Wealthiest County in Indiana

Indiana-Demographics.com

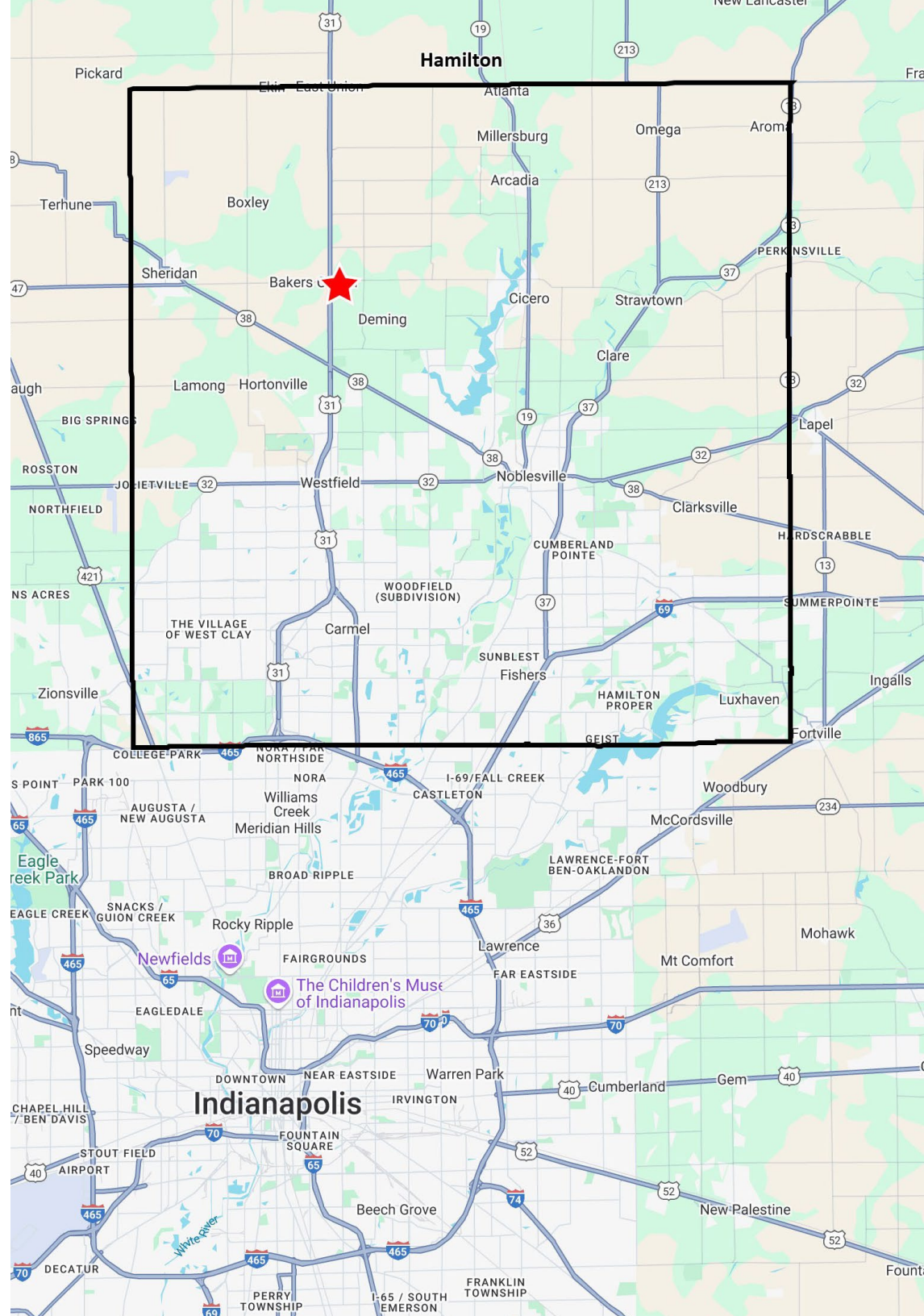
Home to Top Ten safest suburbs in U.S. Carmel (2nd), Fishers (4th), Noblesville (5th)

SmartAsset 2023



2025 HAMILTON COUNTY DEMOGRAPHICS

POPULATIONS	
2025 Estimated Population	280,928
2030 Projected Population	405,010
Projected Annual Growth 2025 to 2030	1.3%
2025 Median Age	37.6
HOUSING & HOUSEHOLDS	
2025 Estimated Households	145,572
2030 Projected Households	158,413
Projected Annual Growth 2025 to 2030	1.8%
2025 Median Home Value	\$420,000
2025 Median Rent	\$1,376
BUSINESSES & EMPLOYEES	
2025 Total Businesses	19,162
2025 Total Employees	157,696
Company Headquarter Businesses	518
Average Minutes Travel to Work	22.5
HOUSEHOLD INCOME & EXPENDITURES	
2025 Estimated Average Household Income	\$169,181
2025 Estimated Total Household Expenditure	\$19.66B
Monthly Household Expenditure	\$11,235



ECONOMIC GROWTH



\$231 BILLION
IN DEVELOPMENT PROJECTS
2020-2023

71% RESIDENTS
HAVE A BACHELOR'S DEGREE
OR HIGHER

**130 CORPORATE
HEADQUARTERS**
ARE LOCATED IN CARMEL

#1 BEST SUBURB
TO LIVE IN AMERICA
- NICHE, 2024

**#1 BEST
SMALL CITY**
IN AMERICA
- WALLETHUB, 2023

#3 BEST PLACE
TO LIVE IN THE US
- LIVABILITY, 2023 / 2024

BEST PLACE
TO RAISE A FAMILY IN US
- NICHE, 2024



\$250 MILLION
IN DEVELOPMENT COULD
BRING 650 NEW HOMES

7.76%
INCREASE IN POPULATION
SINCE 2020

**#3 LOWEST COST
OF LIVING**
IN HAMILTON COUNTY
- NICHE, 2024

**#5 BEST PLACE
TO LIVE, PLACE
TO RAISE A
FAMILY, BUY A
HOUSE & SUBURB
FOR YOUNG
PROFESSIONALS**
IN HAMILTON COUNTY
- NICHE, 2024



\$1 BILLION
IN PRIVATE DEVELOPMENT
SINCE 2020

1,100 NEW JOBS
SINCE 2020

5,870 NEW
RESIDENTIAL UNITS
SINCE 2020

3.6 MILLION SF
NEW COMMERCIAL SPACE
SINCE 2020

**#1 BEST SUBURB
FOR YOUNG
PROFESSIONALS**
IN INDIANA
- NICHE, 2024

**#1 BEST SUBURB
TO LIVE IN**
NEAR A LARGE CITY
- SMARTASSET, 2022

#9 BEST SUBURB
TO LIVE IN INDIANA
- NICHE, 2022



150 NEW HOMES
BY DR HORTON

10.7% INCREASE
IN POPULATION SINCE 2020

**ONE OF
THE BEST PLACES
TO WORK**
SHERIDAN COMMUNITY
SCHOOLS AWARDED BY
INDIANA CHAMBER OF
COMMERCE, 2024

**5 MILLION
GRAND PARK
VISITORS**
TRAVEL ON IN-47 THROUGH
SHERIDAN. THIS TRAFFIC
ALONG WITH NUMEROUS
BAKER'S CORNER
DEVELOPMENT, IS
SPAWNING OTHER FUTURE
DEVELOPMENTS IN SHERIDAN.



**41% JOB MARKET
INCREASE**
OVER THE NEXT 10 YEARS,
HIGHER THAN US AVERAGE.

**6TH FASTEST
GROWING CITY**
IN AMERICAN AND #1 IN
INDIANA, 2022 / 2023.
- US CENSUS BUREAU

**#4 BEST
SMALL CITY**
IN AMERICA.
- WALLETHUB, 2024

944 NEW
RESIDENTIAL PERMITS,
JANUARY - JULY 2024.

**29 COLLEGES &
37 UNIVERSITIES**
WITHIN 50 MILES.

78%
OF HOUSEHOLDS
OWN THEIR HOMES.

THE INDIANA ADVANTAGE

Indiana's central location extends market reach while offering immediate access to both America's steel belt and the agricultural heartland through a dense and strategically connected highway and rail network. Indiana also offers the nation's only statewide international port system through access to the Great Lakes and the Ohio-Mississippi river system, while major airports and the world's second-largest FedEx hub assure swift global reach by air. Accelerate success. Move boldly now.

[LEARN MORE](#)

\$650 BILLION

IN GOODS MOVE THROUGH INDIANA
ANNUALLY, WITH 8 INTERSECTING
INTERSTATES

\$1 BILLION

ALLOCATED IN INFRASTRUCTURE
THROUGH 2024

1st

IN TRUCK TRAILER PRODUCTION

2nd LARGEST

FEDEX AIR HUB WORLDWIDE

4th

IN FREIGHT RAILROADS

5th

FOR COMMERCIAL FREIGHT TRAFFIC

6th LARGEST

CARGO AIRPORT NATIONWIDE

75% OF THE POPULATION

HAS ACCESS TO INDIANA WITHIN
A 1-DAY DRIVE



CHICAGO

ILLINOIS

SPRINGFIELD

**RIGHT
TO
WORK
STATE**



4.9%
CORPORATE
TAX RATE

1ST
IN RAIL TONS OF
PRIMARY METALS

A graphic consisting of several parallel horizontal lines of varying lengths, representing railroad tracks.

236th & Englewood

AT EXIT 138

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HAMILTON COUNTY
INDIANA

