

SALE

LAND



TURNER FARMS



#### PROPERTY OVERVIEW

± 16.6 acres of Industrial Business Park (IBP) zoned land. This area just west of the Mt. Comfort corridor is a growing industrial sector with an I-70 exit approximately 2 miles away. Property is ready to be developed and adjacent to current industrial sector.

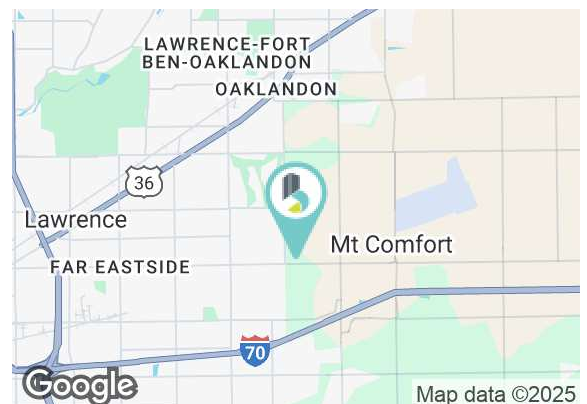
#### PROPERTY HIGHLIGHTS

- ± 16.6 acres
- Industrial Business Park zoned
- Near growing Mt. Comfort corridor
- Quick access to I-70
- Utilities at/near site



#### SALE PRICE SUBJECT TO OFFER

Lot Size: ± 16.6 Acres



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Greenfield, Indiana, is a small city located in Hancock County, about 20 miles east of Indianapolis. Known for its rich history and charming Midwestern atmosphere, Greenfield is the birthplace of celebrated poet James Whitcomb Riley, often referred to as the "Hoosier Poet." His legacy is commemorated annually with the Riley Festival, which attracts visitors from across the region.

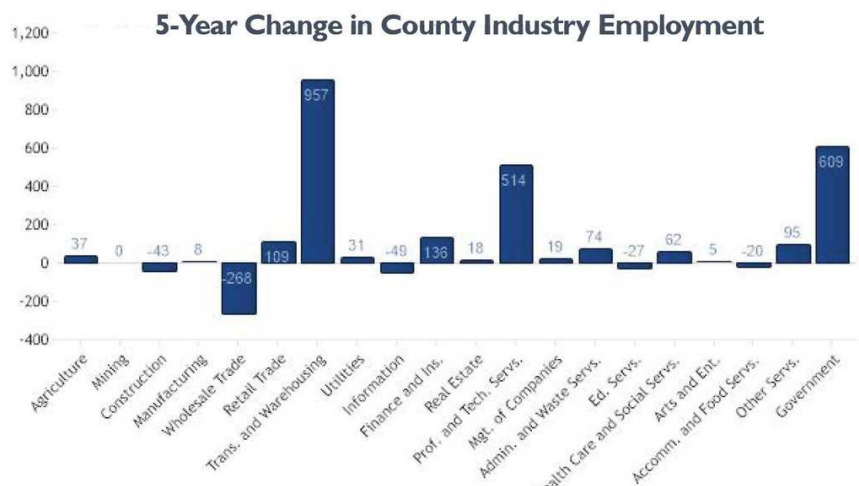
Greenfield features a blend of historic architecture, especially in its downtown area, where you can find a variety of local shops, restaurants, and cultural landmarks. The community is known for its friendly atmosphere, and the city offers a range of parks and outdoor activities, including the Pennsy Trail, which is popular for walking and cycling.

As part of the Indianapolis metropolitan area, Greenfield has experienced steady growth, making it an attractive spot for families and businesses.

## Economic Growth

Within the past five years, Greenfield has had an 8.75% increase in jobs, mostly due to a boom in warehouse and distribution facilities near Mount Comfort. There has been over 20 million square feet of industrial and flex built since 2019. Some new major employers in distribution include Walmart and Amazon which employ a combined 3,000 workers.

Its proximity to major highways like I-70 provides easy access to Indianapolis, while still maintaining a small-town feel. Agriculture, manufacturing, and healthcare



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