

FOR SALE



REDEVELOPMENT LAND / INVESTMENT

S. RANGELINE RD.



PROPERTY OVERVIEW

Premier redevelopment site encompassing entire block from corner to corner, perfect location for your new headquarter or mixed-use project. Located across from the expanded Police Station & Courthouse, Concert Gazebo, Civic Square Parking Garage, City Center, Japanese Garden, Monon Trail, Farmer's Market, Palladium and more. Convenient to all amenities and at the heart of many events throughout the year.

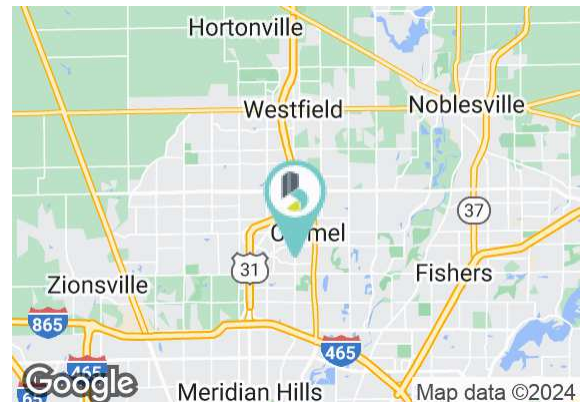
PROPERTY HIGHLIGHTS

- One of the highest profile locations in Carmel
- Five parcels totaling 3.15± acres with prominent visibility & access
- Positioned for redevelopment with existing income in place
- Site has great elevation and remarkable views of the surrounding area
- A pedestrian multi-use path and raised crosswalk run directly along and to the site
- Over 1,000 public parking spaces in walking distance
- High density development opportunity with potential for TIF

[Click Here for Aerial Drone Video](#)

PURCHASE PRICE \$15,900,000

Lot Size: 137,344.6 SF | 3.15 Acres



BRADLEY COMPANY **PHILLIP COSMAS**

310 E. 96th St., Suite 100
Indianapolis, IN 46240
317.663.6000

Senior Vice President
317.201.1812
pcosmas@bradleyco.com



BRADLEYCO.COM



S RANGELINE RD, CARMEL, IN 46032

SALE

LAND



NORTH VIEW



SOUTH VIEW



S RANGELINE RD, CARMEL, IN 46032

SALE

LAND



EAST VIEW



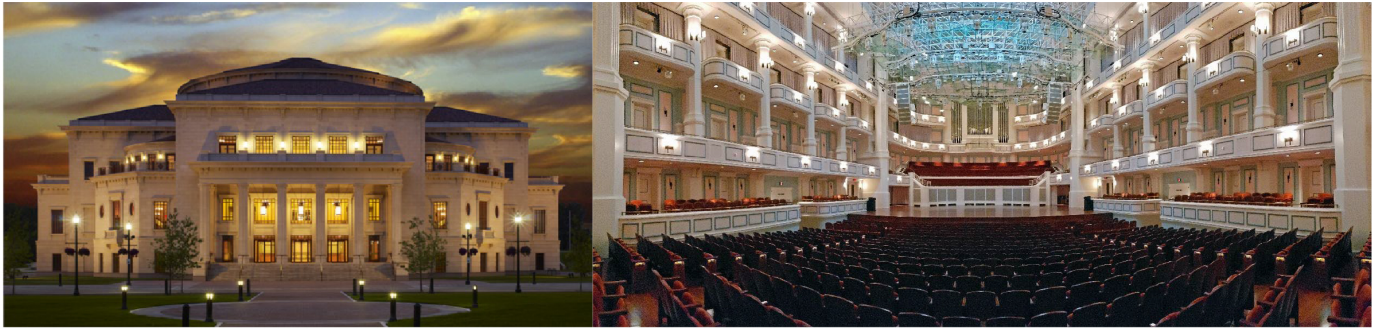
WEST VIEW



S RANGELINE RD, CARMEL, IN 46032

SALE

LAND



BY THE CARMEL INDIANA NUMBERS

**101,964**
Population**71%**
Bachelor's Degree or Higher**0.7783%**
Residential City Tax Rate**130**
Corporate Headquarters**200**
Free Public Events**22**
Average Commute
Time (Minutes)**3%**
Unemployment Rate

Carmel, Indiana is a dynamic and diverse city - a place people are proud to call home and establish their businesses. Safe and attractive neighborhoods, quality schools, unique retail areas, as well as arts and cultural opportunities make it one of the fastest growing communities in the nation. Named one of the best places in America to live and raise a family by Money magazine, American City Business Journals, and Forbes.

Carmel's vast trail network, public art and pedestrian-friendly developments encourage residents and visitors to spend time outside and enjoy street festivals, live music, and seasonal celebrations throughout the year. The Ice at Carter Green, an outdoor ice-skating rink. While there is plenty to enjoy in Carmel including 200 free public events each year, the Indianapolis Motor Speedway, major league sports teams and other big city amenities are only a short drive away.

City Awards and Recognitions

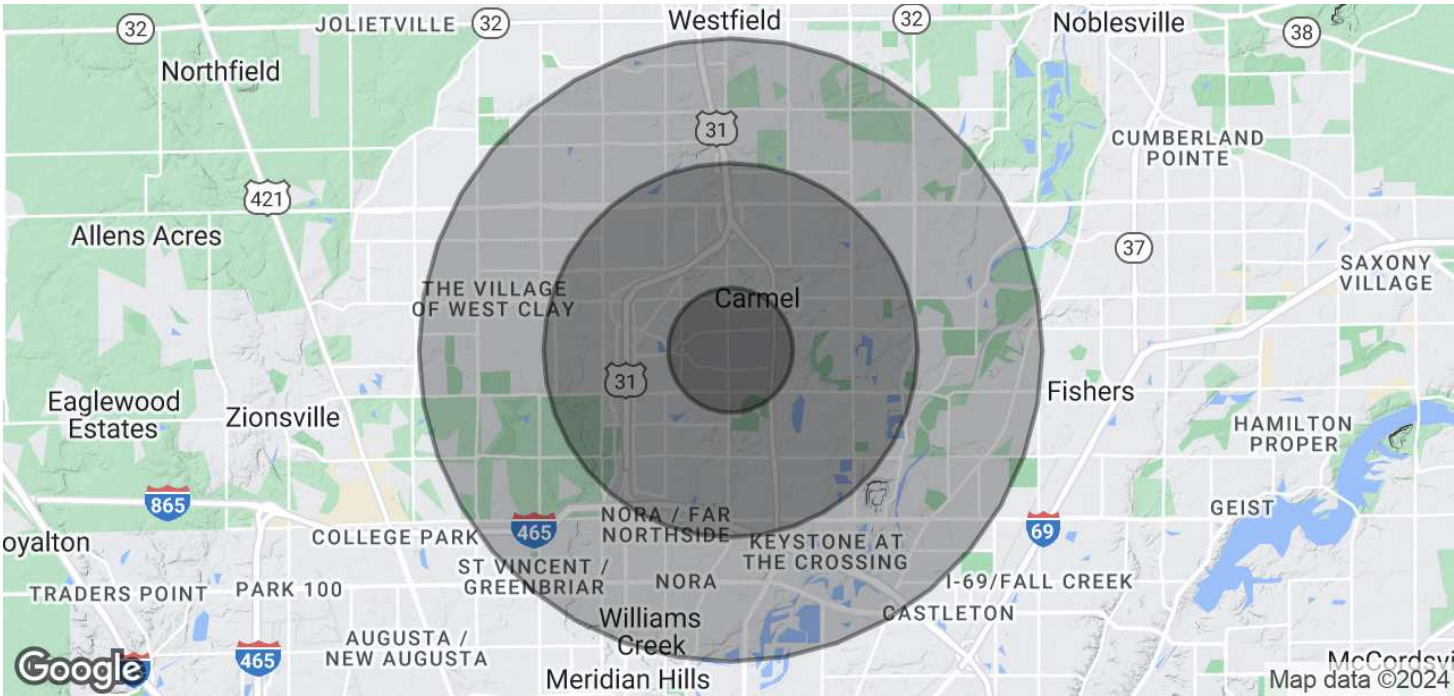
- 2024 - #2 Best Place to Live in America ([Niche](#))
- 2024 - #1 Best Suburb to Live in America ([Niche](#))
- 2024 - #1 Best Place to Live in U.S. ([Livability](#))
- 2023 - #1 Holiday Market in the USA ([USA Today's 10Best](#))
- 2023 - #1 Best Small City in America ([WalletHub](#))
- 2023 - #4 Safest City in Indiana (#1 for populations of 50,000-plus) ([Safewise](#))
- 2023 - #3 Best Places to Live in the U.S. (and #1 in the Midwest) ([Livability](#))
- 2023 - #2 Safest Suburb in the U.S. ([SmartAsset](#))
- 2023 - #1 Most Affordable Safe Suburb ([SmartAsset](#))
- 2023 - #1 Best Place to Live in Indiana ([Niche](#))
- 2022 - #1 Holiday Market in the USA ([USA Today's 10Best](#))
- 2022 - #1 Best City in Indiana to Live and Visit ([Touropia](#))
- 2022 - #2 Best Small City in America ([WalletHub](#))
- 2022 - #3 Safest City in the U.S. to Raise a Child ([Safewise](#))
- 2022 - #1 Best Place to Live in Indiana ([Niche](#))
- 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 ([Insurity Insights](#))
- 2021 - #1 Safest Midsize City in America ([AdvisorSmith](#))
- 2021 - #2 Best Places to Live ([Money](#))
- 2021 - #1 Best Places to Retire ([Money](#))
- 2021 - #4 Best Suburbs to Live in America ([Niche](#))
- 2021 - #1 Holiday Market in the USA ([USA Today's 10Best](#))
- 2020 - #1 Best Places to Live in the Midwest ([Newsweek](#))
- 2020 - #4 Safest City to Raise a Child in America ([Safewise](#))
- 2020 - #1 Best City for Fit Lifestyle in Indiana ([BarBend](#))
- 2020 - #4 Best Suburbs to Live in America ([Niche](#))
- 2020 - #7 Best Places to Live in America ([Niche](#))
- 2020 - #1 Best Place to Live in Indiana ([HomeSnacks.net](#))



S RANGELINE RD, CARMEL, IN 46032

SALE

LAND



| POPULATION | 2 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 35,411 | 173,355 | 576,129 |
| Average Age | 38.7 | 39.6 | 37.9 |
| HOUSEHOLDS & INCOME | 2 MILE | 5 MILES | 10 MILES |
| Total Households | 16,369 | 72,833 | 238,755 |
| Average HH Income | \$139,274 | \$169,554 | \$144,896 |

**Data derived from 2020 Census with 2024 Estimates & 2029 Projections*

PHILLIP COSMAS
Senior Vice President
317.201.1812
pcosmas@bradleyco.com