



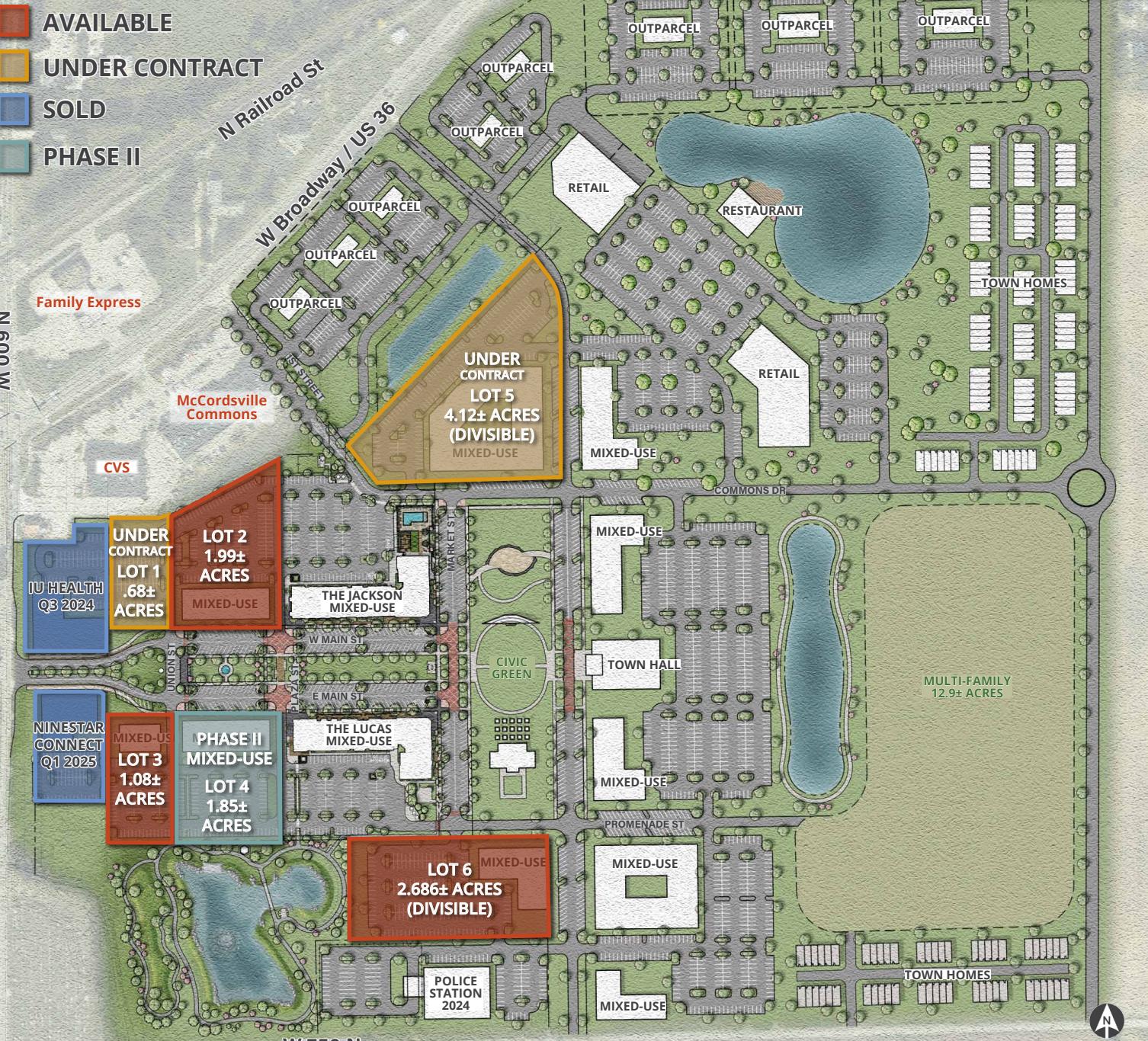
RELIANT PARTNERS

MCCORDSVILLE COMMERCIAL LAND FOR SALE

MCCORD SQUARE | MIXED-USE DEVELOPMENT

Hancock County // SEQ of US 36 & Mt Comfort Road // McCordsville, IN 46055

6 LOTS .68± UP TO 4.12± ACRES



SITE PLANS SUBJECT TO CHANGE

COMMERCIAL REAL ESTATE



MCCORDSVILLE COMMERCIAL LAND FOR SALE

MCCORD SQUARE | MIXED-USE DEVELOPMENT

Hancock County // SEQ of US 36 & Mt Comfort Road // McCordsville, IN 46055

6 LOTS $.68\pm$ UP TO $4.12\pm$ ACRES

COMMON AMENITY SPACE & CIVIC GREEN



PROPERTY FEATURES

- **MCCORD SQUARE** is a new expansive mixed-use project on US 36 with a mix of retail, commercial, multi-family and outlet opportunities that will create a defined, vibrant downtown community being developed through a partnership with The Town of McCordsville, Rebar Development and Pride Invest Partners.
- **Parcels Available:**
 - » **UNDER CONTRACT** | LOT 1: $.68\pm$ ACRES
 - » **AVAILABLE** | LOT 2: $1.99\pm$ ACRES
 - » **AVAILABLE** | LOT 3: $1.08\pm$ ACRES
 - » **PHASE II MIXED USE** | LOT 4: $1.85\pm$ ACRES
 - » **UNDER CONTRACT** | LOT 5: $4.12\pm$ ACRES
 - » **AVAILABLE** | LOT 6: $2.686\pm$ ACRES (DIVISIBLE)
- Currently signed lots include IU Health and NineStar Connect as new tenants.
- Remaining lots are nestled between mixed-use sites, The Jackson and The Lucas (residential/commercial buildings) and the Civic Green.
- McCordsville is growing! Two new residential neighborhoods have been announced bringing at least $446\pm$ new homes (Colonnade and Hampton Walk neighborhoods)—with the anticipation of more communities to follow.
- 156,115 households within 10 mile radius with an average income of \$98,667.
- Located in Hancock County, bordering Hamilton County (one of the "Nations Fastest Growing" counties) and Marion County—providing quick access via US 36 to the interstate systems.
- Site within 1 mile of Meijer and Hancock Regional Medical Center and Wellness Center, CVS, Speedway, PNC Bank, Culver's (new), Crew Carwash, Noble Roman's, Verizon, Great Clips, Qdoba (coming soon) & more.
- Site is strategically located just north of the I-70 transportation corridor and part of the Indianapolis MSA just across the Marion/Hancock county line.
- Hancock County is the third fastest growing county in Indiana with a population of over 75,000+ citizens.
- Major Employers include: Hancock Health, Elanco, Covance, Indiana Automotive Fasteners, Keihin NA Inc, Walmart Distribution, Amazon Distribution and Yamaha Propeller

Source: <https://hancockedc.com/>

SCOTT LINDBERG CCIM // 317.449.9697 // scott@reliantpartners.us

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



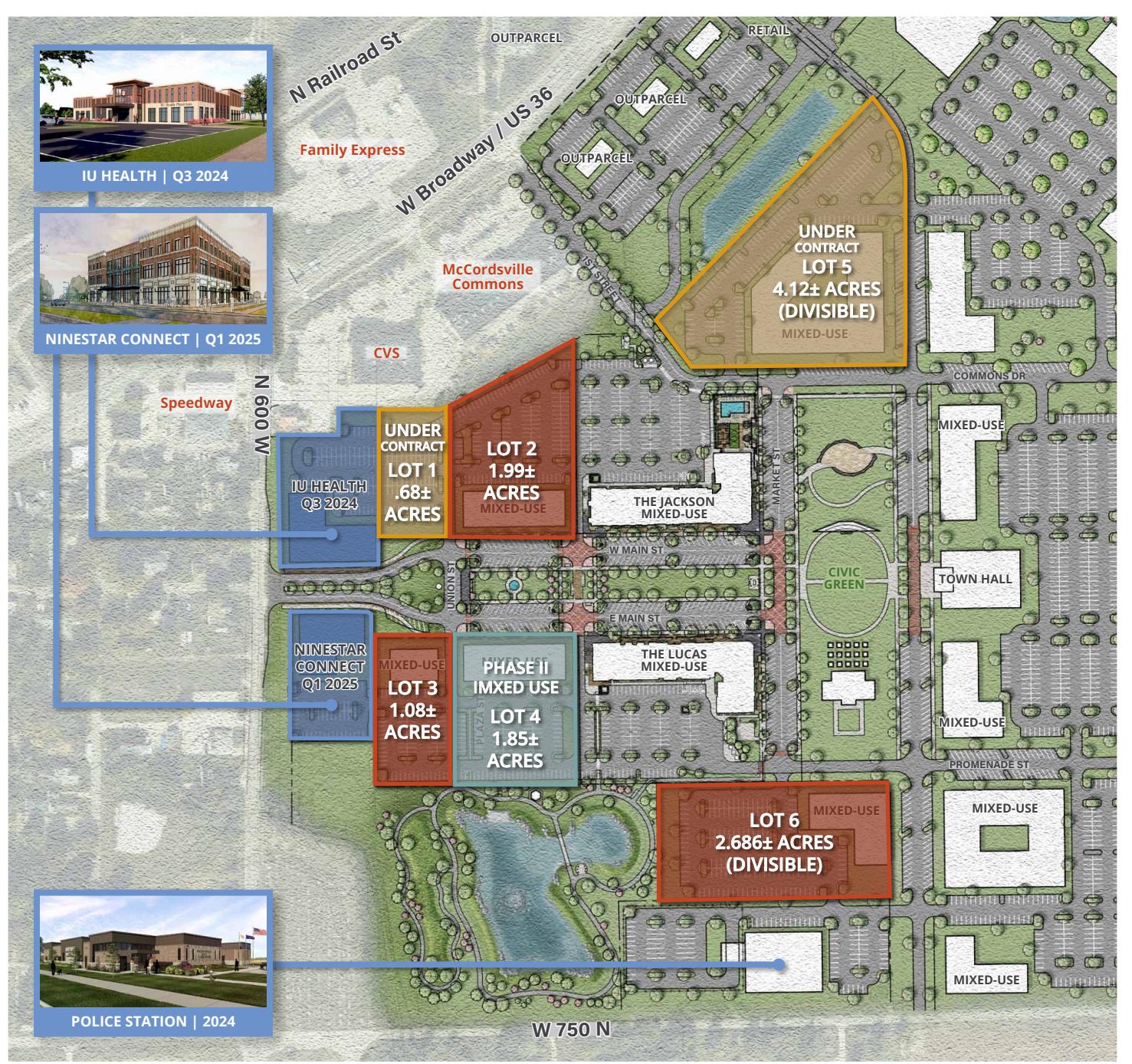
MCCORDSVILLE COMMERCIAL LAND FOR SALE

MCCORD SQUARE | MIXED-USE DEVELOPMENT

Hancock County // SEQ of US 36 & Mt Comfort Road // McCordsville, IN 46055

6 LOTS $.68\pm$ UP TO $4.12\pm$ ACRES

PARTIAL SITE PLAN



SITE PLANS SUBJECT TO CHANGE

SCOTT LINDBERG CCIM // 317.449.9697 // scott@reliantpartners.us

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



MCCORDSVILLE COMMERCIAL LAND FOR SALE

MCCORD SQUARE | MIXED-USE DEVELOPMENT

Hancock County // SEQ of US 36 & Mt Comfort Road // McCordsville, IN 46055

6 LOTS .68± UP TO 4.12± ACRES

TRADE AERIAL



SITE PLANS SUBJECT TO CHANGE

SCOTT LINDENBERG CCIM // 317.449.9697 // scott@reliantpartners.us

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.



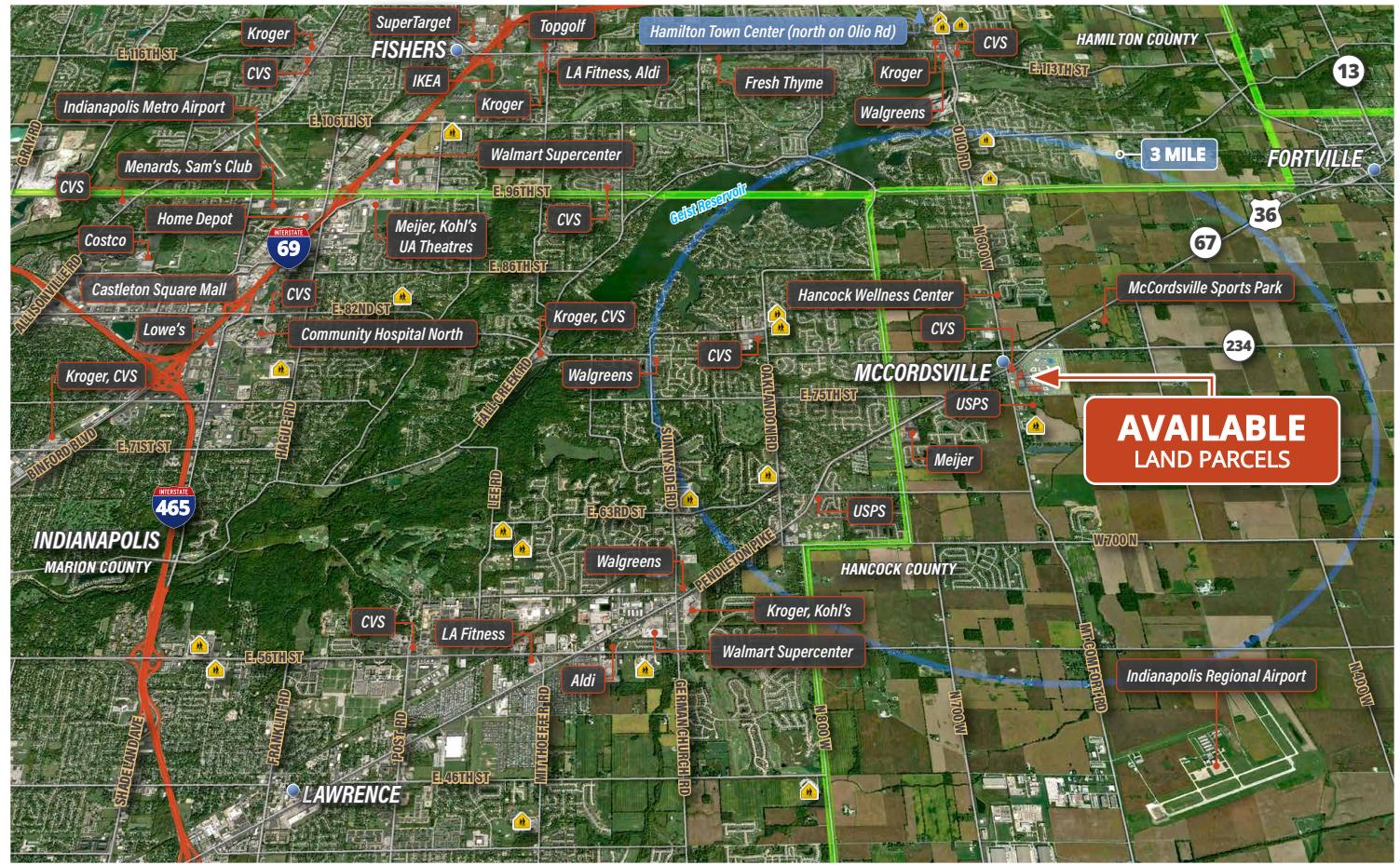
MCCORDSVILLE COMMERCIAL LAND FOR SALE

MCCORD SQUARE | MIXED-USE DEVELOPMENT

Hancock County // SEQ of US 36 & Mt Comfort Road // McCordsville, IN 46055

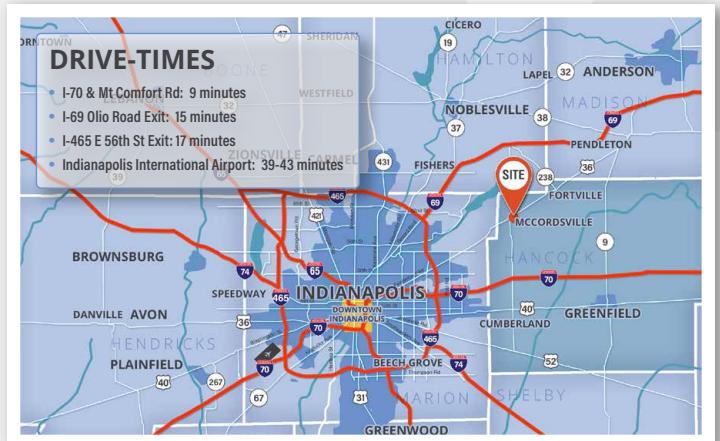
6 LOTS .68± UP TO 4.12± ACRES

MARKET AERIAL



DEMOCRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
Est. Population 2022	2,410	34,825	88,286	404,935
Proj. Annual Growth (2022-2027)	1.8%	1.2%	1.4%	1.0%
Adj. Daytime Demos Age 16+	1,294	12,086	39,970	276,029
Est. Households 2022	862	12,260	30,705	156,115
Avg HH Income 2022	\$96,875	\$132,528	\$140,497	\$98,667
Median Age	34.3	36.3	37.0	35.7
Any College (Some College or Higher)	76.5%	78.1%	80.6%	71.9%

Source: Applied Geographic Solutions II/2022, TIGER Geography



SCOTT LINDBERG CCIM // 317.449.9697 // scott@reliantpartners.us

5594 E. 146th Street, Suite 200 // Noblesville, IN 46062 // reliantpartners.us

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.