

Development Site South of Columbus

WALLS EXCAVATING LLC
915 JONESVILLE ROAD
COLUMBUS, IN 47201

Price: \$740,000

JONESVILLE RD

RYAN BRAND
Broker
(812) 350-2334
ryan@breedencommercial.com

Breeden
COMMERCIAL

TABLE OF CONTENTS

915 JONESVILLE ROAD



BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

RYAN BRAND
BROKER
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com

1 - PROPERTY SUMMARY

Property Summary 4

2 - PHOTOS

Property Photos 6

3 - MAPS / DEMOGRAPHICS

Location Maps 9

Demographics 10

4 - Permitted Uses - Zoning

Zoning Definitions 12

5 - Property Reports

Attachment 1 17

Attachment 2 18

Attachment 3 19

Attachment 4 20

6 - AGENT PROFILE

Professional Bio 22

Disclaimer 23

915 JONESVILLE ROAD

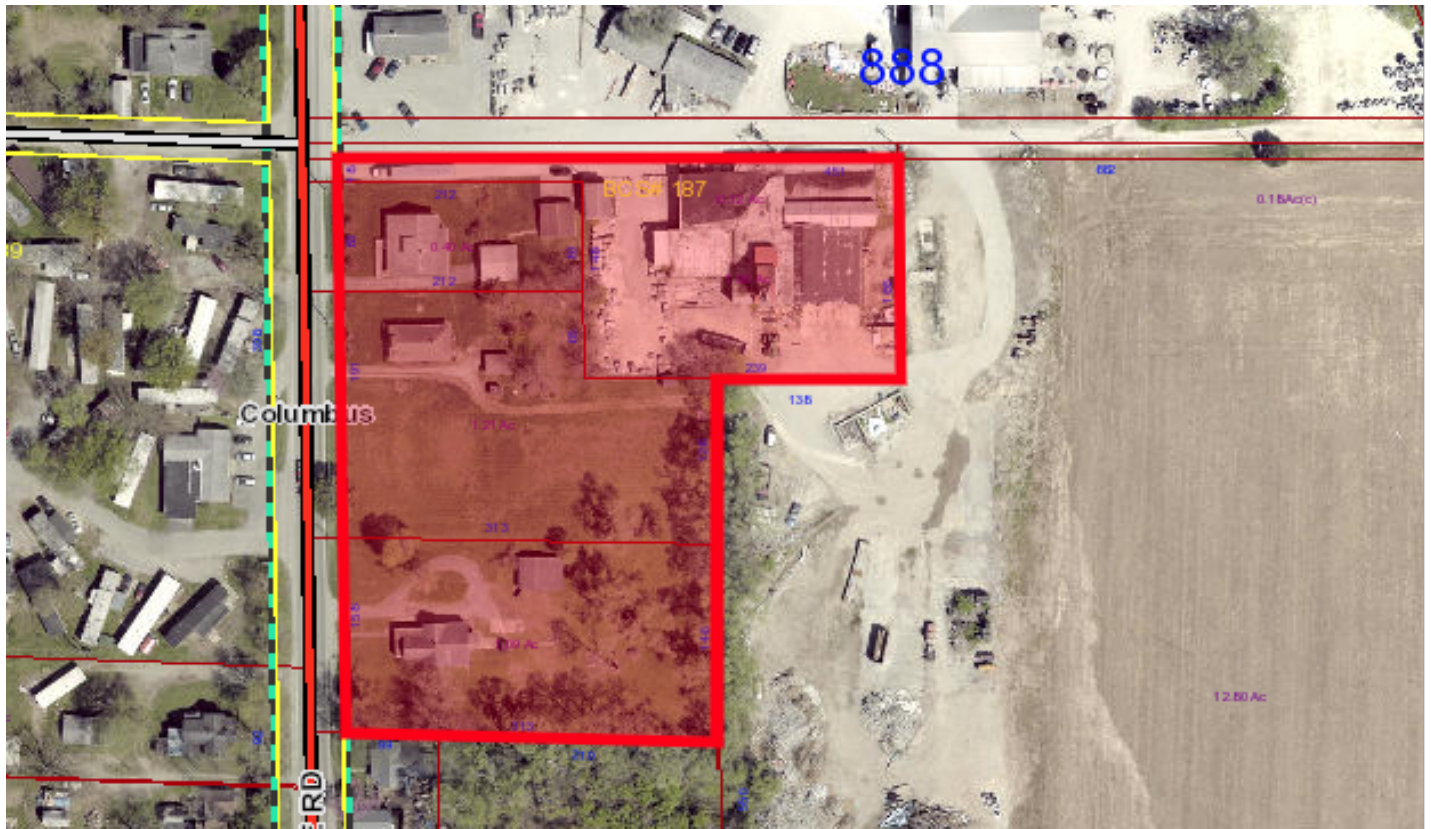
PROPERTY SUMMARY

1

PROPERTY SUMMARY 4

PROPERTY SUMMARY

915 JONESVILLE ROAD



Property Summary

Price:	\$740,000
Lot Size:	3.70 Acres
Permitted Uses:	See Attached
Frontage:	440'
Traffic Count:	13,000+
Zoning:	CC, I3

Property Overview

3.7 acres of commercial and industrial zoned property on Jonesville Road just south of Columbus. With 440' of road frontage this property is prime for redevelopment (retail center, self-storage, convenience store). High traffic counts (13,000+) provide great exposure for your business. Existing block warehouses and office building could be repurposed on the property. Just 1 mile from downtown Columbus and 2.5 miles from I-65 makes for a great location.

915 JONESVILLE ROAD

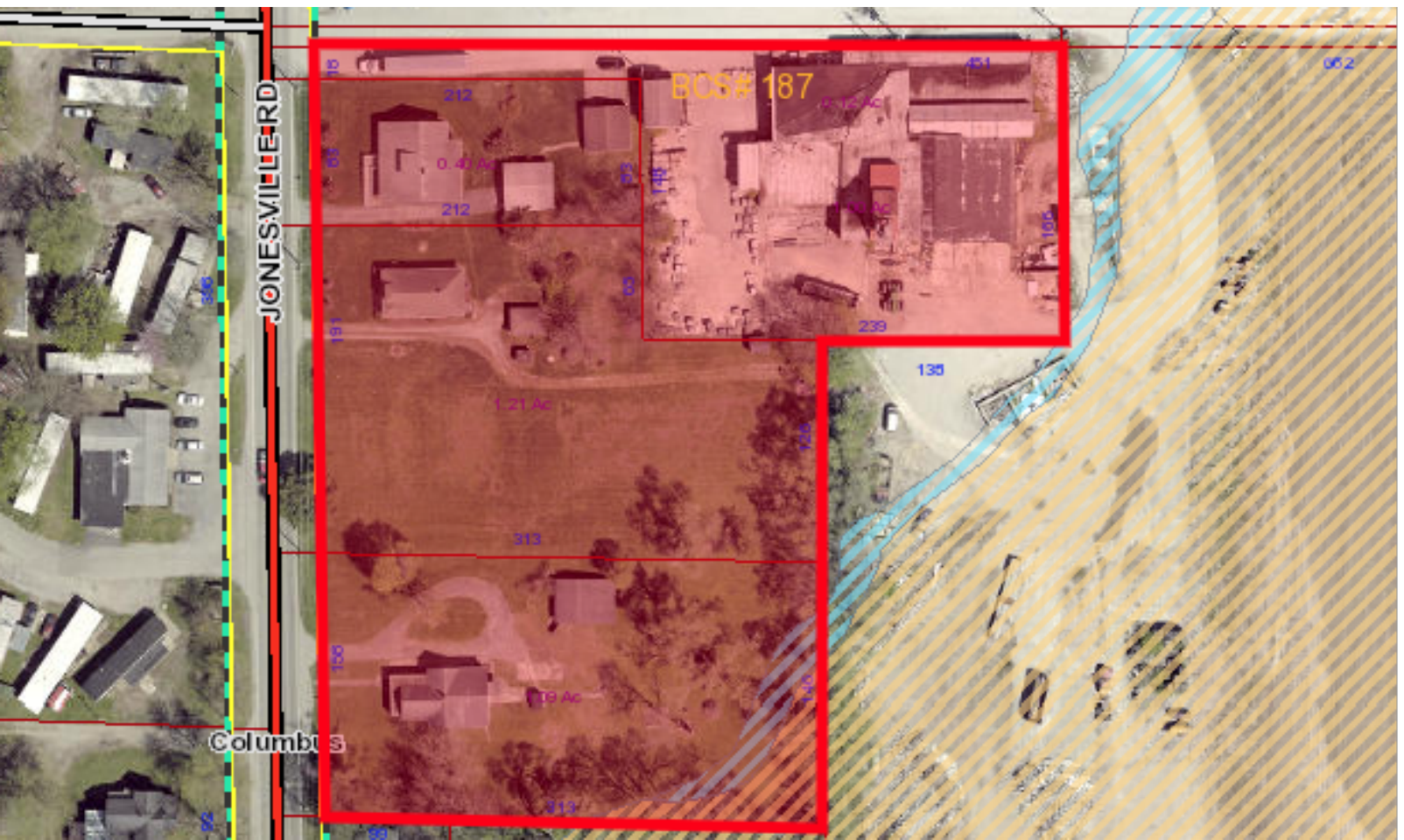
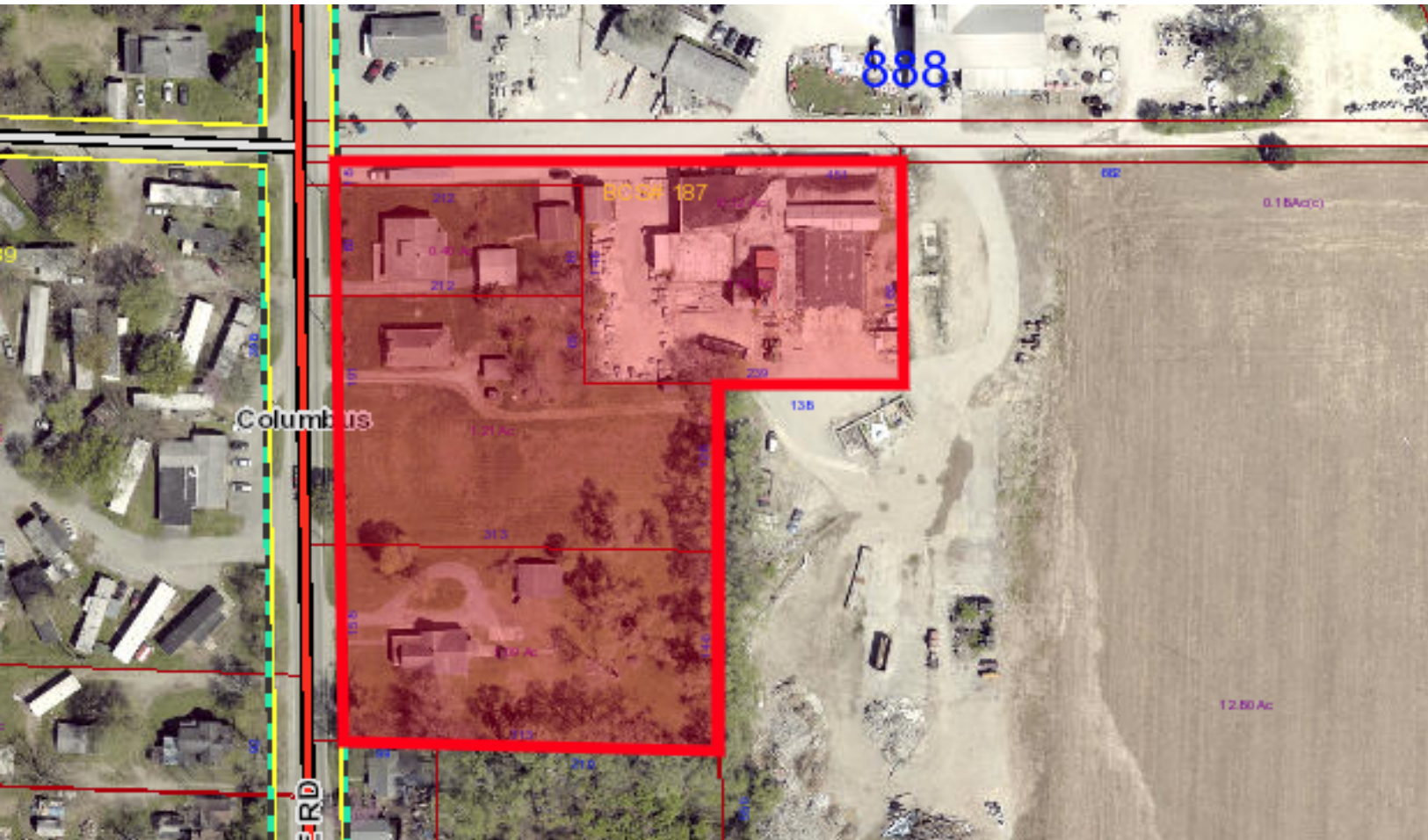
PHOTOS

2

PROPERTY PHOTOS 6

PROPERTY PHOTOS

915 JONESVILLE ROAD

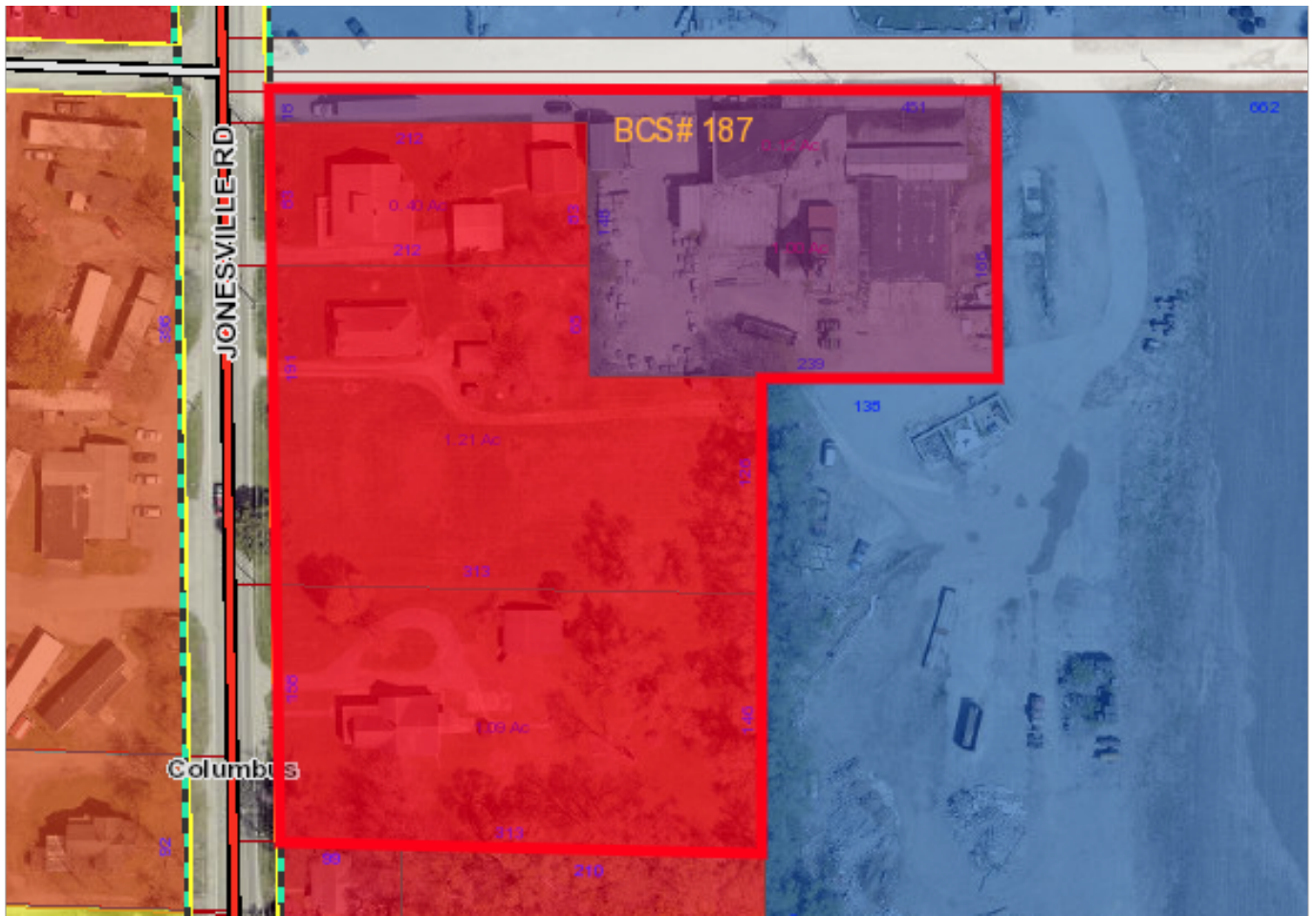


PROPERTY PHOTOS

915 JONESVILLE ROAD



Garden City M
Home Comm



915 JONESVILLE ROAD

MAPS / DEMOGRAPHICS

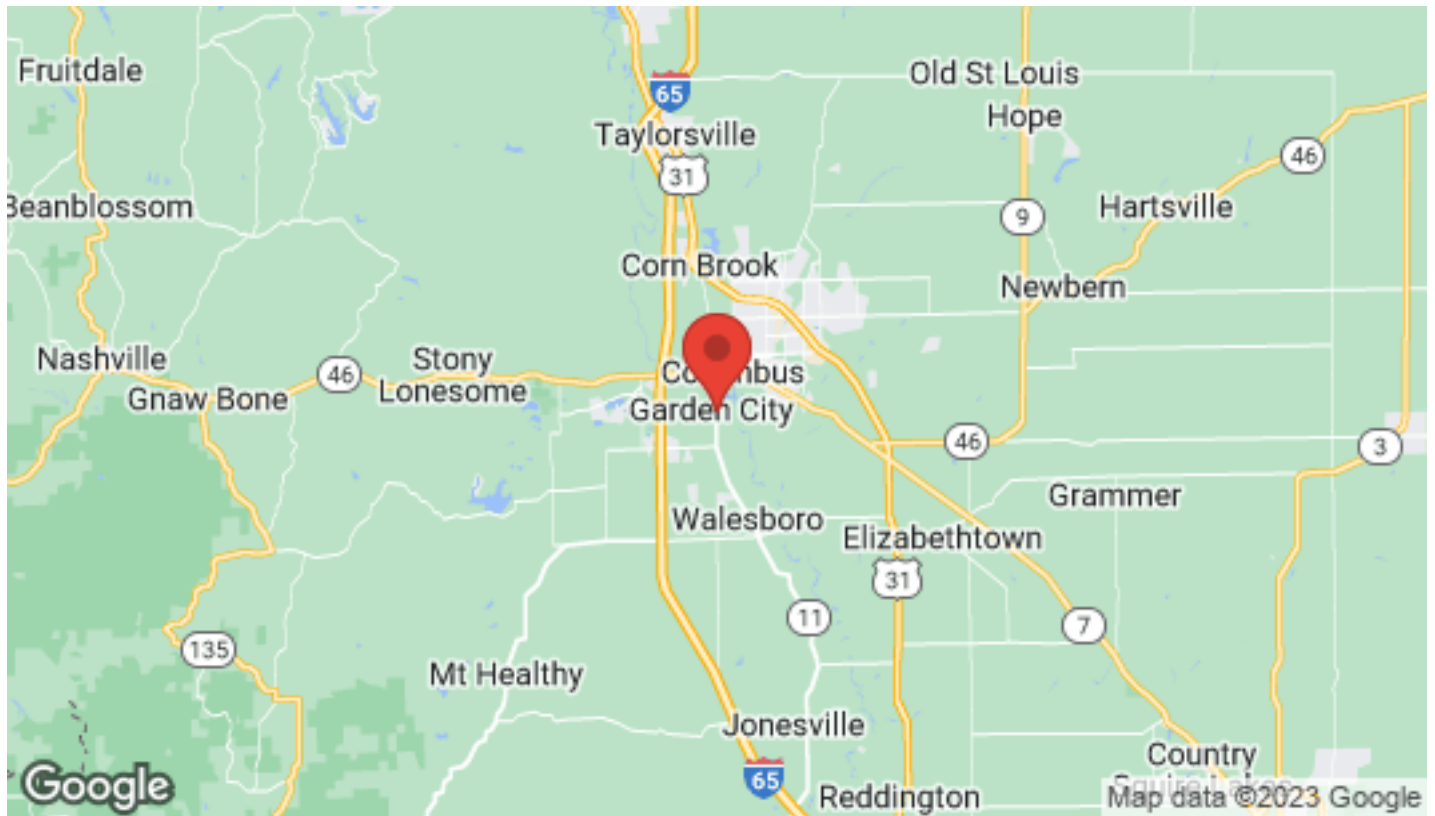
3

LOCATION MAPS 9

DEMOGRAPHICS 10

LOCATION MAPS

915 JONESVILLE ROAD

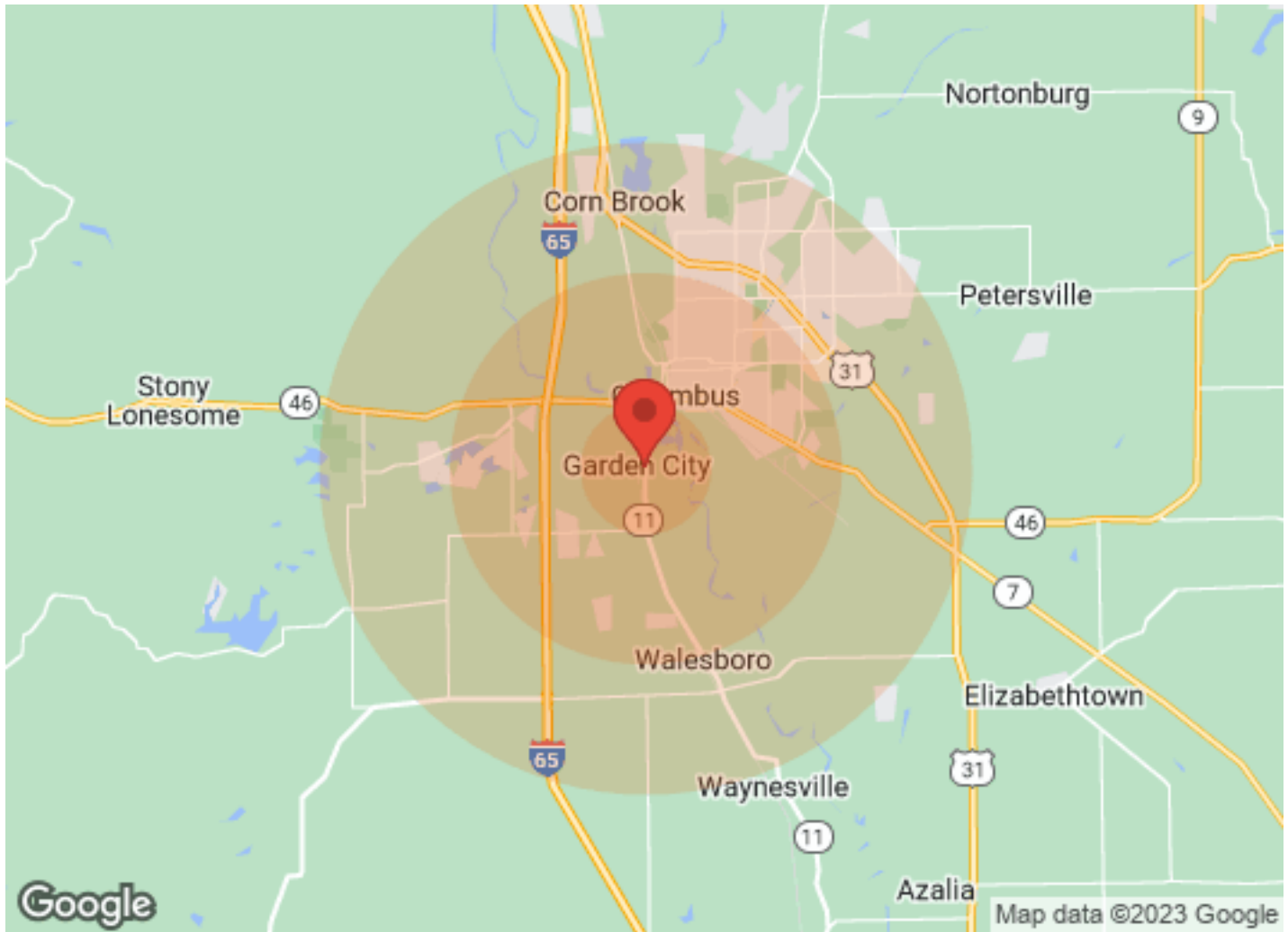


BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

RYAN BRAND
Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com

DEMOGRAPHICS

915 JONESVILLE ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	278	10,233	20,737	Median	\$20,441	\$35,701	\$47,668
Female	368	10,951	22,286	< \$15,000	126	1,167	2,169
Total Population	646	21,184	43,023	\$15,000-\$24,999	31	1,079	1,939
				\$25,000-\$34,999	9	1,054	1,860
				\$35,000-\$49,999	24	1,422	2,535
				\$50,000-\$74,999	13	1,637	3,343
				\$75,000-\$99,999	65	724	2,130
				\$100,000-\$149,999	N/A	1,001	2,233
				\$150,000-\$199,999	N/A	241	692
				> \$200,000	N/A	197	548
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	79	4,902	9,205	Total Units	370	11,162	21,099
Ages 15-24	32	3,036	5,952	Occupied	309	9,813	19,042
Ages 25-54	322	8,069	16,046	Owner Occupied	71	5,472	12,000
Ages 55-64	80	2,435	5,234	Renter Occupied	238	4,341	7,042
Ages 65+	133	2,742	6,586	Vacant	61	1,349	2,057
Race	1 Mile	3 Miles	5 Miles				
White	564	18,677	38,608				
Black	31	238	447				
Am In/AK Nat	N/A	1	6				
Hawaiian	N/A	5	7				
Hispanic	46	1,082	1,945				
Multi-Racial	102	1,718	2,892				

BREEDEN COMMERCIAL
700 Washington Street
Columbus, IN 47201

RYAN BRAND
Broker
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com

915 JONESVILLE ROAD

Permitted Uses - Zoning

4

ZONING DEFINITIONS 12



Zoning Districts

District Intent:

The "CC", Commercial, Community zoning district is intended to establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those who travel through or visit the area. This zoning district is not intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes. This zoning district should be applied only to areas with adequate infrastructure and road access to accommodate moderately high traffic volumes.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Amendment(s):

Former Section 3.19(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Section 3.20(A) and (B) revised per City Ord. 22, 2011 & County Ord. 6, 2011 (9.6.11).

3.20 Commercial: Community (CC)

A. Permitted



Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*

- communication service exchange
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- clinic
- community center
- day-care center (adult or child)
- funeral home
- government office
- police, fire, or rescue station
- post office
- trade or business school
- worship facility

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- auto-oriented uses (small scale)
- auto-oriented uses (medium scale)
- auto-oriented uses (large scale)
- auto rental (includes truck, RV, etc.)
- builder's supply store
- equipment rental
- health spa
- hotel / motel
- instructional center
- liquor store
- microbrewery / artisan distillery
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)
- retail uses (large scale)

B. Conditional



Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)
- nursing home / assisted living facility
- retirement facility

Public / Semi-Public Uses

- animal shelter
- government facility (non-office)
- hospital
- institution for the developmentally disabled / mentally ill
- library
- private club
- parking lot / garage (as a primary use)
- school (grades pre-school through 12)
- transportation terminal

Park Uses

- amphitheater / outdoor venue
- athletic complex
- campground / RV park
- driving range (as a primary use)

Commercial Uses

- agricultural supply facility
- greenhouse / plant nursery
- theater (outdoor)

Industrial Uses

- agricultural products terminal
- boat/RV storage facility (outdoor)
- contractor's office / workshop
- mini-warehouse self-storage facility
- wholesale facility

3.20 Commercial: Community (CC)



C. Lot Standards

Minimum Lot Area

- 10,000 sq. ft.

Maximum Lot Area

- 10 acres (435,600 sq. ft.)

Minimum Lot Width

- 50 feet

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 65%

Minimum Front Setback

- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- Secondary: 500 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1*

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

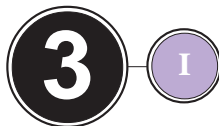
- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. **Utility Requirements:** Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. **Subdivision Limitations:** All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

Title	Art./Page #
Overlay Districts	Art. 4
Use Standards	Art. 6
6.1 Acc. Use & Struct.	6-2
6.2 Temp. Use & Struct	6-12
6.5 Res. Group Home	6-22
6.6 Home-Based Business	
<i>Part 1</i>	6-23
6.8 Telecomm. Facility	6-31
6.9 Mineral Extraction	6-37
Parking & Cir. Req.	Art. 7
7.1 General	
<i>Part 1</i>	7-2
<i>Part 2</i>	7-9
7.2 Design	
<i>Part 1</i>	7-13
<i>Part 4</i>	7-16
7.3 Circulation	
<i>Part 1</i>	7-21
<i>Part 2</i>	7-26
Landscaping Req.	Art. 8
8.1 Landscaping	8-2
8.2 Buffering	8-10
General Dev. Req.	Art. 9
9.1 Height	9-2
9.2 Environmental	9-4
9.3 Fence & Wall	9-7
9.4 Exterior Lighting	9-10
Sign Standards..	Art. 10

Cross-References



Zoning Districts

District Intent:

The "I3", Industrial: Heavy zoning district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Amendment(s):

Former Section 3.24(A), (B), & (C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Sections 3.25(A) and (B) per County Ord. 5, 2016 (5.23.16)

3.25 Industrial: Heavy (I3)

A. Permitted



Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm

Communications / Utilities Uses

- communication service exchange
- sewage treatment plant
- utility substation
- water tower

Public / Semi-Public Uses

- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area

Commercial Uses

- conference center

Industrial Uses

- agricultural products processing
- agri-industrial facility
- concrete / asphalt production facility
- contractor's office / workshop
- dry cleaners (commercial)
- food & beverage production
- general industrial production
- light industrial assembly & distribution
- light industrial processing & distribution
- research & development facility
- truck freight terminal
- warehouse & distribution facility

B. Conditional



Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses

- truck stop / travel center

Industrial Uses

- agricultural products terminal
- hazardous materials production
- power generation facility
- truck sales & service center
- waste disposal facility

3.25 Industrial: Heavy (I3)



C. Lot Standards

Minimum Lot Area
 • 1 acre (43,560 square feet)

Minimum Lot Width
 • 100 feet

Minimum Lot Frontage
 • 50 feet

Maximum Lot Coverage
 • 75%

Minimum Front Setback
 • Arterial Street or Road: 50 feet
 • Collector Street or Road: 35 feet
 • Local Street or Road: 25 feet

Minimum Side Setback
 • Primary Structure: 20 feet
 • Accessory Structure: 20 feet

Minimum Rear Setback
 • Primary Structure: 20 feet
 • Accessory Structure: 20 feet

Minimum Living Area per Dwelling
 • not applicable

Minimum Ground Floor Living Area
 • not applicable

Maximum Primary Structures per Lot
 • 1*

*combined industrial operations with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
 • Primary Structure: 60 feet
 • Accessory Structure: 40 feet

D. Utility Requirements & Subdivision Limitations:

- Utility Requirements:** Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
- Subdivision Limitations:** All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

Title	Art./Page #
Overlay Districts	Art. 4
Use Standards	Art. 6
6.1 Acc. Use & Struct.	6-2
6.2 Temp. Use & Struct	6-12
6.4 Industrial	6-19
6.8 Telecomm. Facility	6-31
6.9 Mineral Extraction	6-37
Parking & Cir. Req.	Art. 7
7.1 General	
<i>Part 1</i>	7-2
<i>Part 2</i>	7-9
7.2 Design	
<i>Part 1</i>	7-13
<i>Part 4</i>	7-16
7.3 Circulation	
<i>Part 1</i>	7-21
<i>Part 2</i>	7-26
Landscaping Req.	Art. 8
8.1 Landscaping	8-2
8.2 Buffering	8-10
General Dev. Req.	Art. 9
9.1 Height	9-2
9.2 Environmental	9-4
9.3 Fence & Wall	9-7
9.4 Exterior Lighting	9-10
Sign Standards..	Art. 10

Cross-References

915 JONESVILLE ROAD

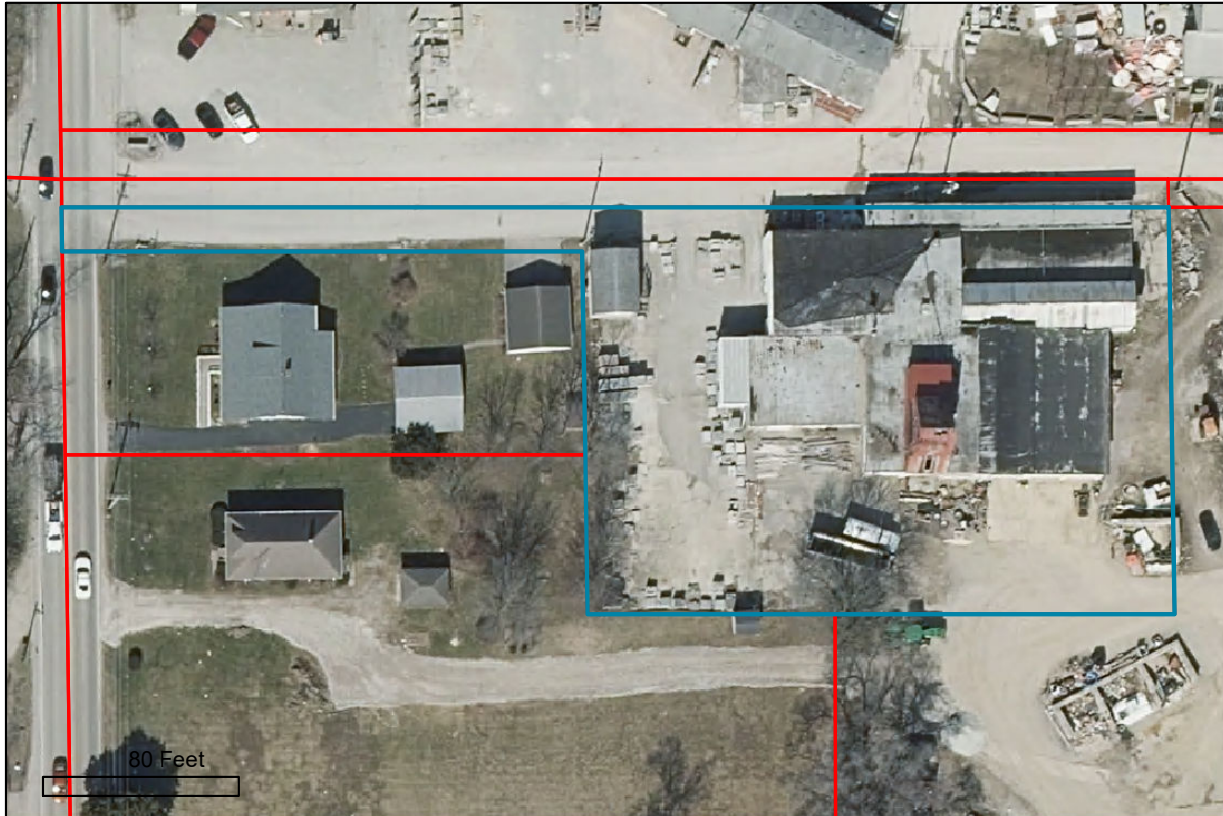
Property Reports

5

ATTACHMENT 1	17
ATTACHMENT 2	18
ATTACHMENT 3	19
ATTACHMENT 4	20

Bartholomew County, IN

901 JONESVILLE RD, COLUMBUS, IN 47201
03-95-36-220-000.300-004



Parcel Information

Parcel Number: 03-95-36-220-000.300-004
Alt Parcel Number: 03-95-36.22-300
Property Address: 901 JONESVILLE RD
 COLUMBUS, IN 47201
Neighborhood: Columbus Rural Homesite - Excellent
 004
Property Class: Other Industrial Structure
Owner Name: WALLS EXCAVATING LLC
Owner Address: 915 JONESVILLE ROAD
 COLUMBUS, IN 47201
Legal Description: Beginning 11.5 ft S of NW corner

Taxing District

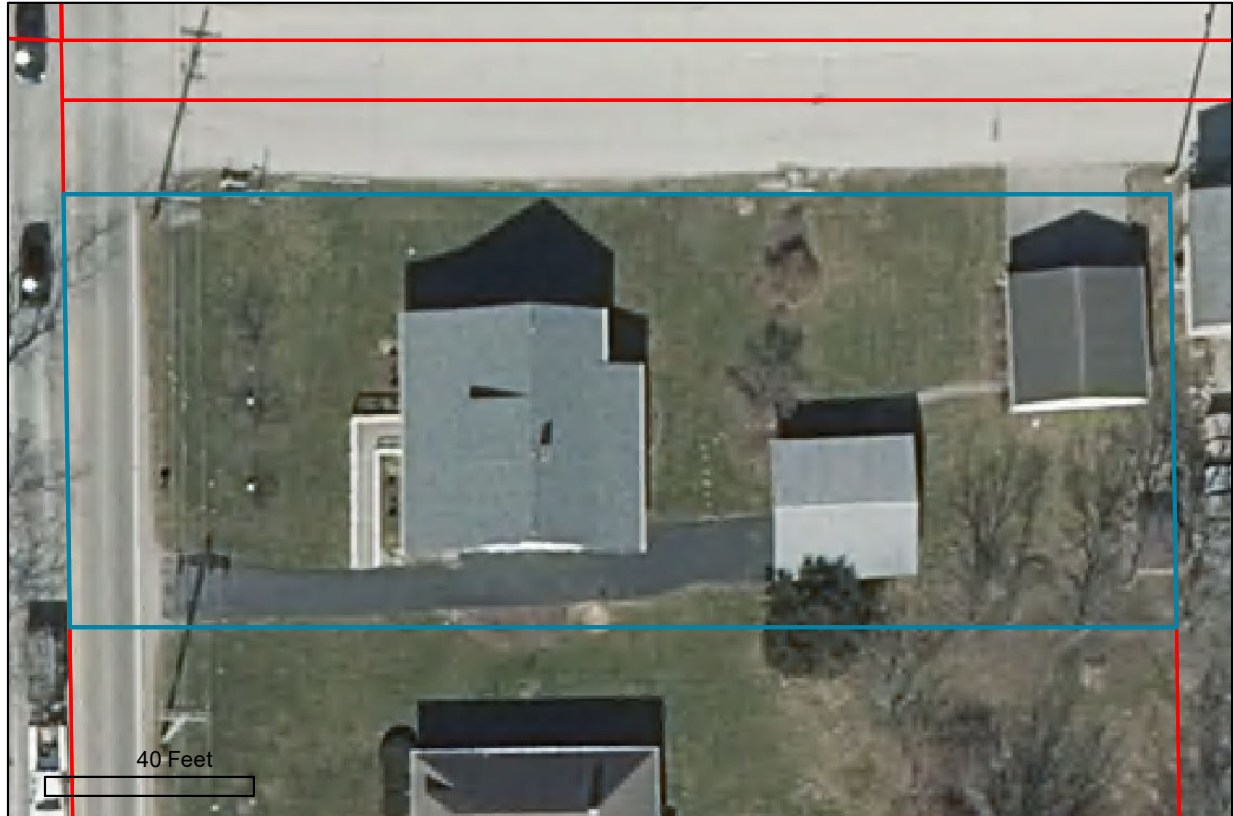
Township: COLUMBUS TOWNSHIP
Corporation: BARTHOLOMEW CONSOLIDATED

Land Description

<u>Land Type</u>	<u>Acreege</u>	<u>Dimensions</u>
11	43308.0	
14	252.0	

Bartholomew County, IN

905 Jonesville RD, Columbus, IN 47201-7550
03-95-36-220-000.400-004



Parcel Information

Parcel Number: 03-95-36-220-000.400-004

Alt Parcel Number: 039-53622-40

Property Address: 905 Jonesville RD
Columbus, IN 47201-7550

Neighborhood: Garden City Res

Property Class: 1 Family Dwell - Unplatted (0 to 9.99 Acres)

Owner Name: HALL KAREN M BUTLER CHARLES L WEIMER REBECCA J (ETIC)

Owner Address: 113 FISHBACK RD
CARBONDALE, IN 62901

Legal Description: Beginning 30 ft S of NW corner

Taxing District

Township: COLUMBUS TOWNSHIP

Corporation: BARTHOLOMEW CONSOLIDATED

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.404	

Bartholomew County, IN

915 Jonesville RD, Columbus, IN 47201
03-95-36-220-000.500-004



Parcel Information

Parcel Number: 03-95-36-220-000.500-004
Alt Parcel Number: 039-53622-50
Property Address: 915 Jonesville RD
Columbus, IN 47201
Neighborhood: Columbus Rural Homesite - Excellent
004
Property Class: Office Bldg (1 or 2 Story)
Owner Name: WALLS EXCAVATING LLC
Owner Address: 915 JONESVILLE RD
COLUMBUS, IN 47201
Legal Description: Beginning 113 ft S or NW corner

Taxing District

Township: COLUMBUS TOWNSHIP
Corporation: BARTHOLOMEW CONSOLIDATED

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	10300.0	
13	37787.6	
14	4625.0	

Bartholomew County, IN

945 Jonesville RD, Columbus, IN 47201-7550
03-95-36-220-000.600-004



Parcel Information

Parcel Number: 03-95-36-220-000.600-004
Alt Parcel Number: 039-53622-60
Property Address: 945 Jonesville RD
Columbus, IN 47201-7550
Neighborhood: Garden City Res
Property Class: 1 Family Dwell - Unplatted (0 to 9.99 Acres)
Owner Name: WALLS EXCAVATING LLC
Owner Address: 915 JONESVILLE RD
COLUMBUS, IN 47201
Legal Description: Beginning 293 ft S of NW corner

Taxing District

Township: COLUMBUS TOWNSHIP
Corporation: BARTHOLOMEW CONSOLIDATED

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	1.0	
91	0.09	

915 JONESVILLE ROAD

AGENT PROFILE

6

PROFESSIONAL BIO 22

DISCLAIMER 23

PROFESSIONAL BIO

915 JONESVILLE ROAD

Breeden
COMMERCIAL

RYAN BRAND

Broker



Breeden Commercial
700 Washington Street
Columbus, IN 47201
O: (812) 350-2334
C: (812) 350-2334
ryan@breedencommercial.com

Ryan is a native to Columbus Indiana and its wonderful culture and architecture. After the sale of their family owned building material business, Ryan spent the next 5 years developing new markets both regionally and nationally for one of the largest contingent staffing agencies in the country. Looking for a fresh start and a return to serve clients in his home of Columbus, Ryan completed his real estate course work, licensing and joined the Breeden Commercial team.

Ryan has a long history of commitment to his community and giving back. Ryan served on the Columbus City Council from 2012 through 2015. During this time Ryan held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. Ryan understands the importance of clear communication, transparency and negotiating. He applies these principles to every transaction.

Believing that every client and property is unique, Ryan spends time building relationships and learning the details of each piece of real estate. Ryan utilizes a wide variety of marketing and research tools for his clients to build a strategy for success. His understanding of the Columbus market and strong network of community leaders and business owners positions him to make great connections for his clients.

DISCLAIMER

915 JONESVILLE ROAD

All materials and information received or derived from Breeden Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Breeden Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Breeden Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Breeden Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Breeden Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Breeden Commercial in compliance with all applicable fair housing and equal opportunity laws.

BREEDEN COMMERCIAL

700 Washington Street
Columbus, IN 47201

PRESENTED BY:

RYAN BRAND

Broker

O: (812) 350-2334

C: (812) 350-2334

ryan@breedencommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.