

FOR SALE | ~4.70 ACRES COMMERCIAL LAND

LOTS 5 & 7 OF FRANKLIN GATEWAY DEVELOPMENT
SR 44 & PARIS DRIVE, FRANKLIN, IN 46131
(INDIANAPOLIS, IN MSA)



PROPERTY OVERVIEW

~4.70 acres of commercial land available in the new Franklin Gateway Development at I-65 and E King Street/IN-44 in Franklin, Indiana. This excellent opportunity is surrounded by established and new retail developments including Culver's, McDonald's, Starbucks, Subway, and Taco Bell. Four hotels are within a tenth of a mile and a new hotel is being proposed directly adjacent to the property.

PRICE
\$2,749,500

PRICE PER ACRE
\$585,000/AC

LOT SIZE
~4.70 ACRES

PROPERTY HIGHLIGHTS

- Prime Location in New Development Adjacent to New Construction – Culver's, Starbucks, Taco Bell, and More
- Adjacent to Proposed Hotel Development | Nearby Hotels include Hampton Inn & Suites, Fairfield Inn & Suites, Baymont by Wyndham, Quality Inn, EconoLodge, and Relax Inn
- 13+ Million Square Feet of New Industrial Distribution Developments at this Exit
- Brand-New 194-Unit Luxury Apartment Complex in the Development | New Ranch-Style Multifamily Development Across the Street
- Located at Intersection of I-65 & IN-44/E King St (86,505 Combined VPD) | Excellent Visibility from I-65 | Signalized Intersection at Development Entrance
- Home of Franklin College | Affluent, Growing Suburb of Indianapolis | 10-Mile Population has Grown by Almost 16% Since 2010 | Part of the Indianapolis MSA with a Population of 2.1 Million | Indianapolis is the 16th Largest City in the United States

| DEMOGRAPHICS | 3 Miles | 5 Miles | 10 Miles |
|-------------------------|----------|----------|----------|
| 2023 Population | 19,729 | 29,916 | 103,115 |
| 2023 Total Households | 7,522 | 11,389 | 39,368 |
| Average Income | \$89,978 | \$89,568 | \$94,010 |
| 2023 Daytime Population | 17,992 | 31,445 | 88,375 |

14 Miles to Indianapolis



Franklin Business Park
530,000+SF
Built 2023




Homesteads at Hillview
131 Homes
Starting at \$600k

Subject Property
4.70 Acres


Brixin Franklin
Apartments
124 Units


Founders Pointe
Apartments
194 Units
Built 2024




amazon
Fulfillment Center


~9.2mm SF
Industrial Park
650 Acres +/-

Downtown Franklin


Franklin College
~1,630 Students and Staff


The Links at Franklin
167 Units
Built 2023-24

Franklin College Innovation Park
249 Acre PUD

86,505 VPD

Franklin Tech & Industrial Park
~3.5mm SF
345 Acres +/-



Marcus & Millichap
THE YODER-HARMAN GROUP

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RETAIL AERIAL MAP



Downtown
Indianapolis
14 Miles

INTERSTATE
65

PROPOSED
NEW
HOTEL

Combined
VPD 86,505

the LINKS
AT FRANKLIN
The Links at
Franklin | New
Single-Story
Multifamily
Development

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PROPERTY PHOTOS



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SURROUNDING RETAIL



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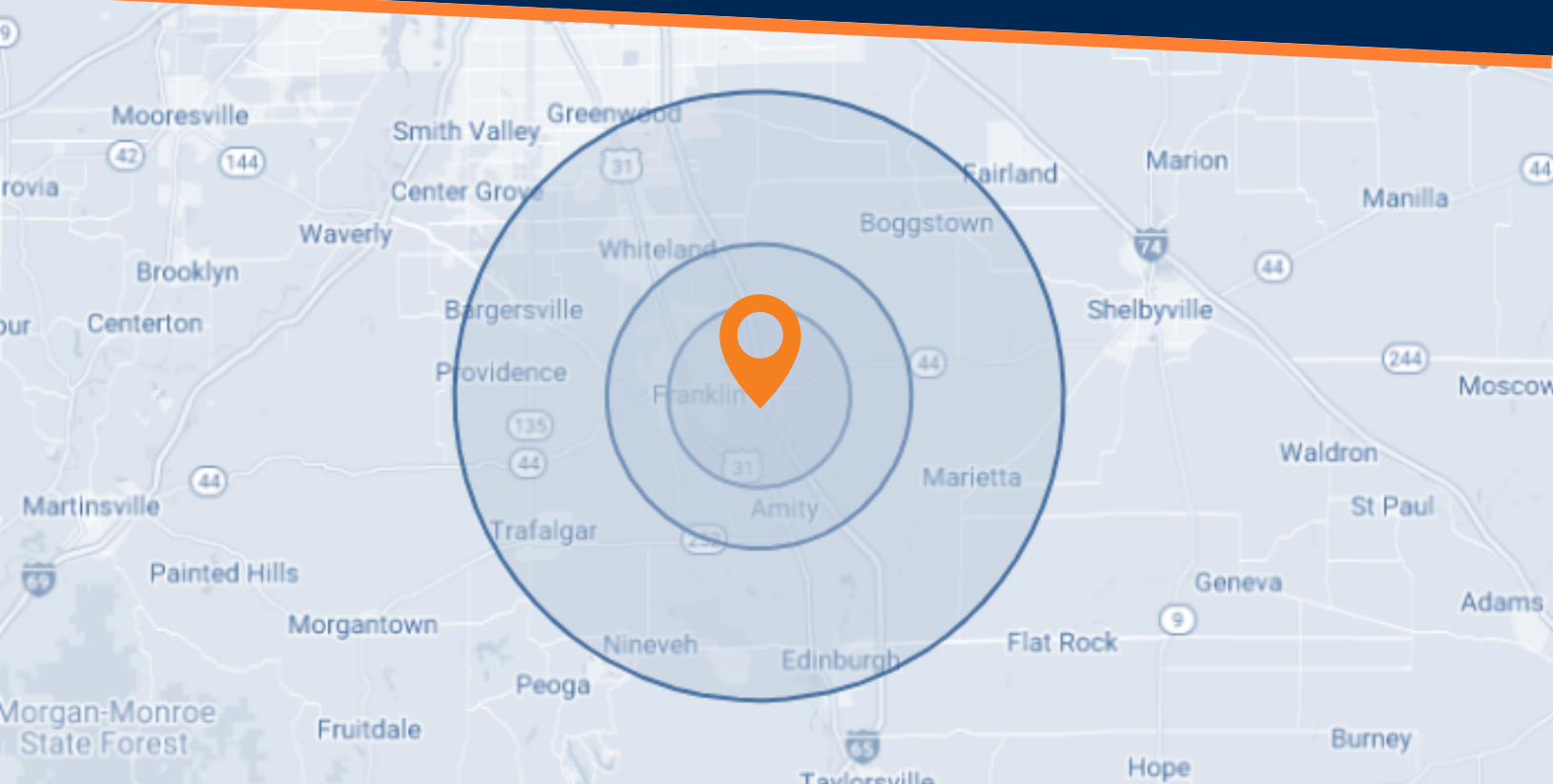
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| POPULATION | 3 Miles | 5 Miles | 10 Miles |
|-------------------------|-----------|-----------|-----------|
| 2028 Projection | 20,388 | 31,263 | 109,010 |
| 2023 Estimate | 19,729 | 29,916 | 103,115 |
| 2020 Census | 19,526 | 29,669 | 102,384 |
| 2010 Census | 18,712 | 28,003 | 87,079 |
| HOUSEHOLD INCOME | | | |
| Average | \$89,978 | \$89,568 | \$94,010 |
| Median | \$69,517 | \$71,100 | \$74,714 |
| Per Capita | \$35,124 | \$34,747 | \$36,136 |
| HOUSEHOLDS | | | |
| 2028 Projection | 7,840 | 12,006 | 41,827 |
| 2023 Estimate | 7,522 | 11,389 | 39,368 |
| 2020 Census | 7,343 | 11,034 | 37,933 |
| 2010 Census | 7,017 | 10,426 | 32,657 |
| HOUSING | | | |
| Median Home Value | \$203,413 | \$195,882 | \$203,418 |
| EMPLOYMENT | | | |
| 2023 Daytime Population | 17,992 | 31,445 | 88,375 |

KEY FACTS - 10 MILES



HOUSEHOLD INCOME - 10 MILES

