

E Ohio Street

Business Park Drive

For Sale

PRIME INDUSTRIAL DEVELOPMENT SITE |
FORTVILLE, IN BUSINESS PARK |
30-02-10-301-001.001-017

FORTVILLE, IN 46040

Price: \$550,000

Breeden
COMMERCIAL

RYAN BRAND
Broker
(812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY DESCRIPTION

30-02-10-301-001.001-017 | FORTVILLE, IN 46040



Prime Industrial Development Site | Fortville, IN

Positioned within a well-established business park in Fortville, Indiana, this industrial development site offers a prime opportunity for users and investors seeking a strategic location in a growing suburban market. The parcel is currently undeveloped, featuring a generally level topography and a functional configuration that supports a wide range of industrial and commercial layouts.

The site benefits from direct frontage along E. Ohio Street with immediate access to Business Park Drive and Commerce Parkway, providing efficient circulation for both passenger vehicles and commercial traffic. Surrounding uses include light industrial buildings, warehouse facilities, and flex space, reinforcing the property's suitability for similar development.

Its size and layout allow for flexible site planning, including building footprints, outdoor storage, parking, and truck circulation. Utilities are available in the area, and the property is situated within an active industrial corridor, making it ideal for near-term development.

PARCEL REPORT

30-02-10-301-001.001-017 | FORTVILLE, IN 46040

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M A C PROPERTIES LLC

BUSINESS PARK DR

300, Vacant Land

FORTVILLE BUSINESS PA

1/2

General Information

Parcel Number
30-02-10-301-001.001-017

Local Parcel Number
30-02-10-301-001.001-017

Tax ID:
0123049204

Routing Number
15 (02-10B)

Property Class 300
Vacant Land

Ownership

M A C PROPERTIES LLC
8228 W 1050 S
FORTVILLE, IN 46040

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/18/2013	M A C PROPERTIES		RE	13/14655		
07/02/2004	M A C PARK PROPER		WD	04/9976		
01/01/1900	MAC PARK PROPER		WD	/		

Notes

8/25/2011 : ASSESSMENT CHG:
12p13 R/A Review - no chg
14p15 Split 3.216ac to 30-02-10-301-001.002-017
for replat
16p17 R/A review: no chg. mn
20p 21 R/A Review: no chg cg
24P25 R/A Revoew: no chg. cas

Legal

REPLAT L1 IN FORTVILLE BUSINESS PARK L1A
2.46AC



Industrial

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/13/2025	As Of Date	04/15/2025	04/12/2024	04/12/2023	04/13/2022	04/15/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$123,000	Land	\$123,000	\$123,000	\$123,000	\$61,500	\$61,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$123,000	Land Non Res (3)	\$123,000	\$123,000	\$123,000	\$61,500	\$61,500
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$123,000	Total	\$123,000	\$123,000	\$123,000	\$61,500	\$61,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$123,000	Total Non Res (3)	\$123,000	\$123,000	\$123,000	\$61,500	\$61,500

Location Information

County
Hancock

Township
VERNON TOWNSHIP

District 017 (Local 012)
FORTVILLE TOWN

School Corp 3135
MT. VERNON COMMUNITY

Neighborhood 12504-017
FORTVILLE BUSINESS PARK

Section/Plat
010176E

Location Address (1)
BUSINESS PARK DR
FORTVILLE, IN 46040

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
13	A		0	2.46	1.00	\$50,000	\$50,000	\$123,000	0%	1.0000	0.00	0.00	100.00	\$123,000

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage

Other

Printed Monday, July 21, 2025

Review Group 2023

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	2.46
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.46
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	2.46
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$123,000
Total Value	\$123,000

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Columbus, IN 47201

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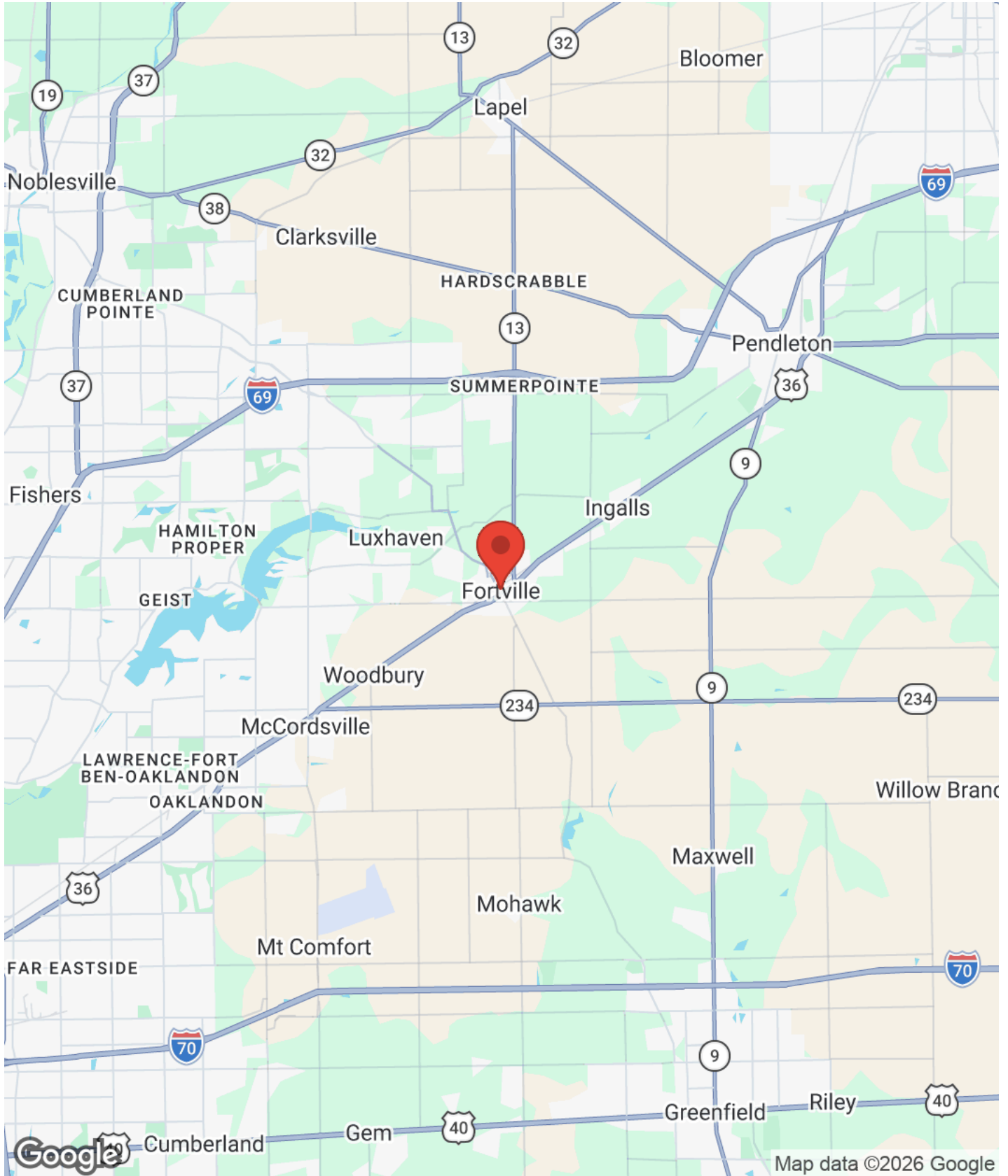
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REGIONAL MAP

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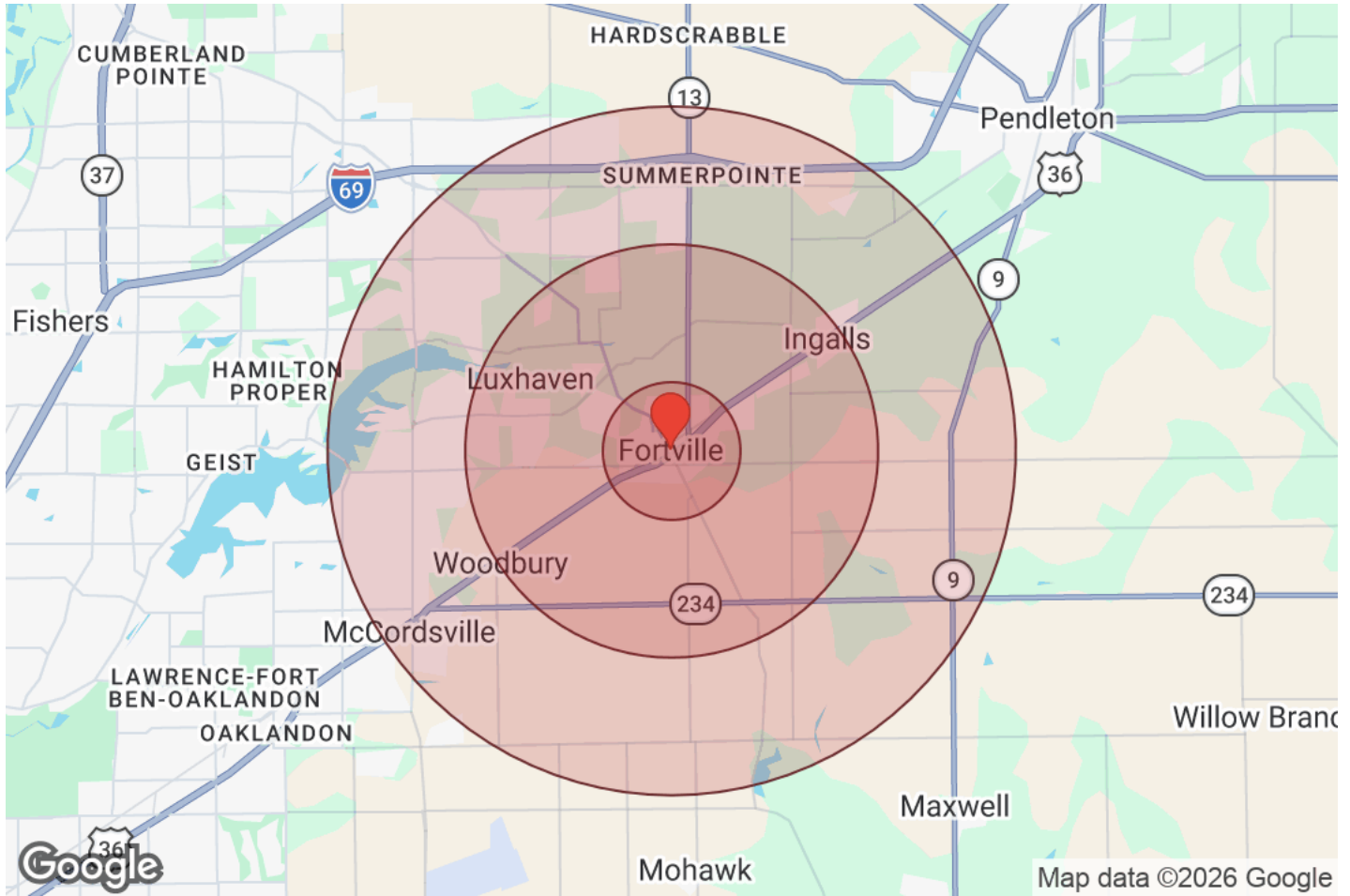


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,252	8,488	26,813
Female	2,393	8,603	27,816
Total Population	4,646	17,091	54,629

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,029	13,965	43,020
Black	181	1,013	4,026
Am In/AK Nat	6	21	49
Hawaiian	2	7	11
Hispanic	173	779	2,781
Asian	148	919	3,496
Multiracial	105	381	1,229
Other	2	5	16

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,072	6,601	20,621
Occupied	1,939	6,139	19,172
Owner Occupied	1,272	5,095	16,836
Renter Occupied	667	1,044	2,336
Vacant	133	461	1,449

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	899	3,599	11,690
Ages 15 - 24	593	2,157	6,367
Ages 25 - 54	1,942	7,319	23,097
Ages 55 - 64	533	1,901	5,668
Ages 65+	681	2,116	7,807

Income	1 Mile	3 Miles	5 Miles
Median	\$92,201	\$124,737	\$138,442
Under \$15k	N/A	68	452
\$15k - \$25k	101	182	287
\$25k - \$35k	185	285	624
\$35k - \$50k	80	286	986
\$50k - \$75k	357	756	1,972
\$75k - \$100k	359	801	1,885
\$100k - \$150k	475	1,154	4,303
\$150k - \$200k	153	962	3,124
Over \$200k	229	1,646	5,537

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PROFESSIONAL BIO

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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

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