

FOR SALE

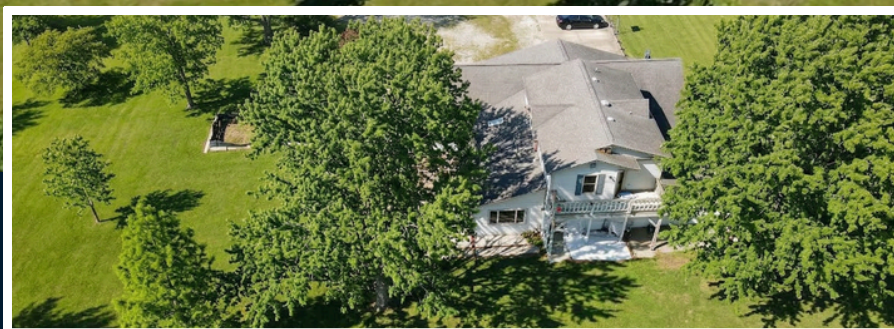
DEVELOPMENT OPPORTUNITY

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Real Estate

PROPERTY HIGHLIGHTS

- 7.5 ACRES
- Hendricks County Land
- High-growth area
- Excellent Visibility and Accessibility

3080 N. STATE ROAD 267 | BROWNSBURG | IN | 46112



ENVOY REAL ESTATE | **BUILD TRADITION**

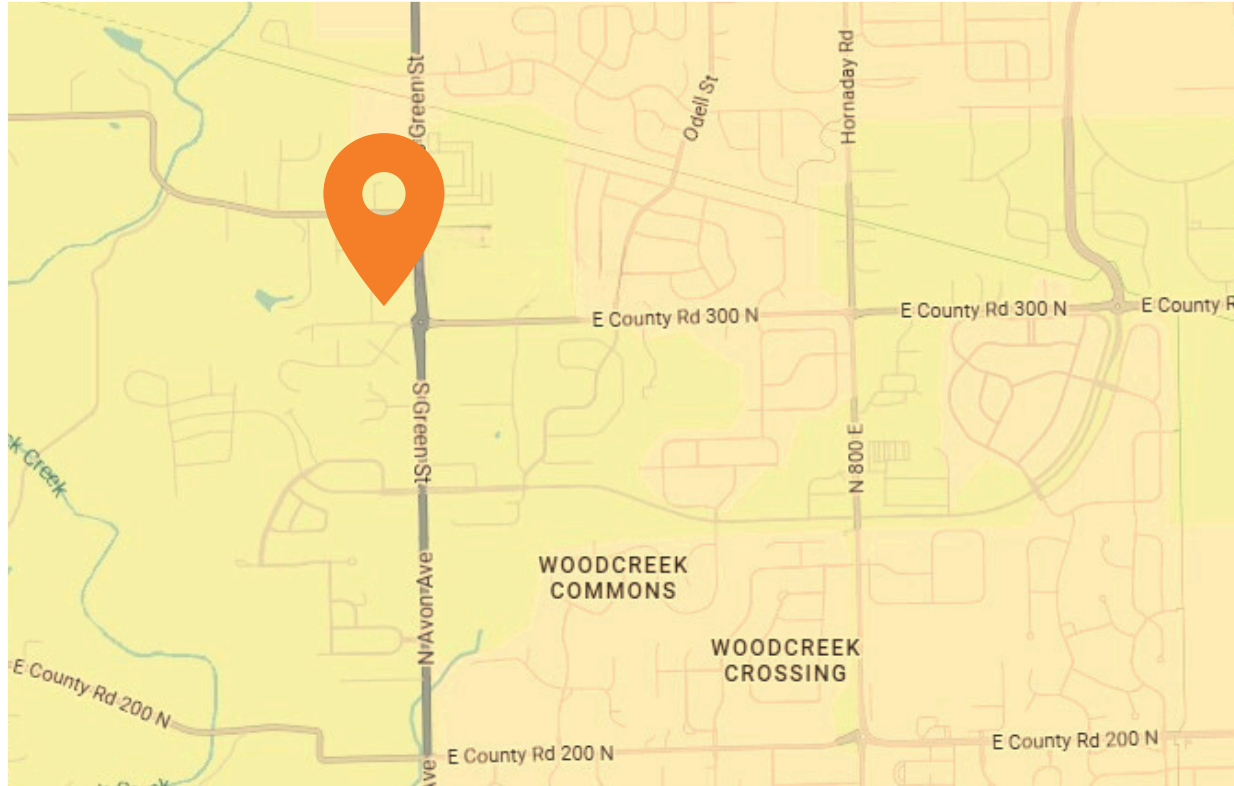
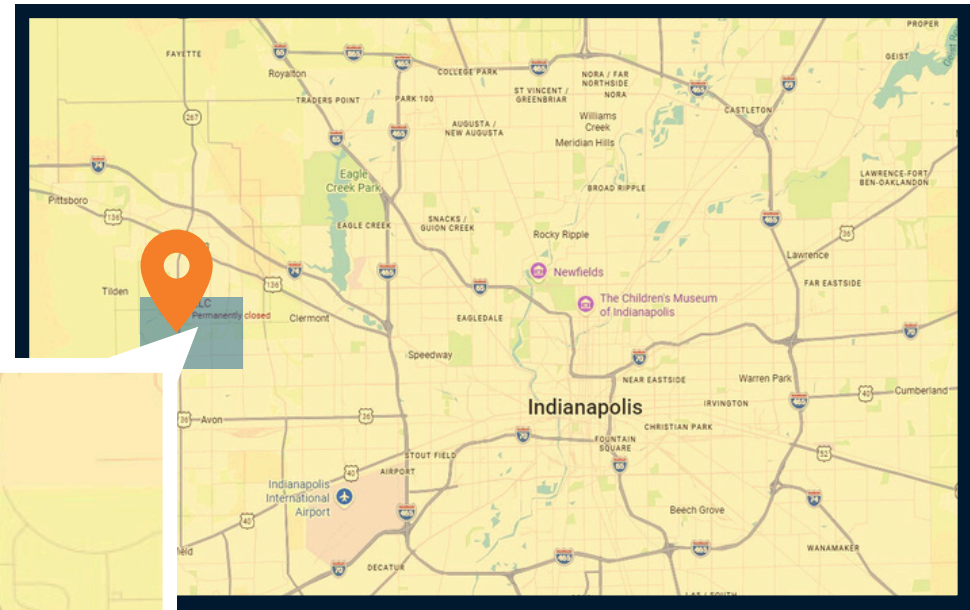
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MAP



- Prime 7.5-Acre Development Site
- Direct SR 267 Frontage
- High-Visibility Corridor
- Proposed Mixed-Use Hub in the Path of Growth
- Assemblage Potential
- Blank Canvas Opportunity

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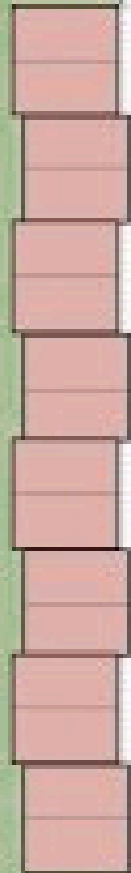
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CONCEPT



TOWNHOMES



S GREEN ST

3 STORY
MIXED USE

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BROWNSBURG



Brownsburg is one of Indiana's fastest-growing communities.

SR 267 is its primary north-south artery connecting directly to I-74.

- **Explosive Job Growth:** Brownsburg is a booming logistics hub. HarperCollins Publishers recently broke ground on a 1.6 million-square-foot facility expected to open in 2028, creating 400+ jobs. Labcorp and LAPP USA have also expanded operations here recently.
- **Retail Success:** Just down the road, the Brownsburg Square shopping center recently hit 100% capacity with the addition of a new Ulta Beauty and a massive, newly redesigned \$20M Kroger. The area has proven it can support premium retail.
- **Infrastructure Investments:** The town has poured millions into upgrading the Green Street/Main Street intersection, modernizing utilities, and expanding local parks (like the nearby Arbuckle Acres and Williams Park).
- **High Traffic & Visibility:** Being situated right on SR 267 guarantees excellent daily traffic counts, making it a prime target for retail, medical offices, or multi-family housing developers.

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ECONOMICS & DEMOGRAPHICS



Access & Infrastructure:

- High Daily Traffic Counts (AADT)
- Direct Access to I-74
- Primary North-South Artery
- Strategic Connector to Indianapolis
- City Utilities Accessible

Economic & Demographic Drivers

- Booming Logistics Hub
- Explosive Population Growth
- Top-Tier Brownsburg Schools (10/10)
- High Average Household Income
- Surrounded by Premium Retail

3 Miles to I-74 Interchange | 2 Miles to Major Retail Center | 20 Minutes to Downtown Indianapolis

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