

# I-74 CRAWFORDSVILLE LAND

4.45 ACRES ZONED COMMERCIAL FOR SALE | BUILD-TO-SUIT | GROUND LEASE



5-Mile AHHI  
of \$70K

DIRECTLY  
OFF I-74

SURROUNDED  
BY HOTELS

IDEAL ZONING FOR VARIOUS  
COMMERCIAL USES

OFFERING MEMORANDUM

Marcus & Millichap  
THE KLINK GROUP

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PLEASE CONSULT THE KLINK GROUP FOR MORE DETAILS

# OFFERING SUMMARY

Sale Price Contact Agent

Build-to-Suit Inquiries Contact Agent

Ground Lease Inquiries Contact Agent

## PROPERTY INFO

Address TBD-Industrial Blvd. & Lafayette Road,  
Crawfordsville, IN 47933

Land Size 4.45 Acres

Parcel ID 07-19-100-005.005-028

Zoning Business District (B-3)

Cross Street Industrial Blvd. & Lafayette Road



# INVESTMENT HIGHLIGHTS

## IDEAL COMMERCIAL USE ZONING | DIRECTLY OFF INTERSTATE 74 | STRONG TRAFFIC COUNTS

- The Property offers 4.45 acres zoned Business District (B-3), which allows for a **wide variety of commercial uses**
- **Directly off Interstate 74**, which experiences +/-18K vehicles-per-day and along Lafayette Road, which experiences +/-13,500 vehicles-per-day
- The Property is **surrounded by 7 hotels offering 469 rooms**
- Crawfordsville is +/-50 minutes northeast of Indianapolis and short commuting distance to **fast-growing northeast suburbs** (Lebanon & Whitestown)

## GROWING SUBMARKET | NEW DEVELOPMENTS | INFRASTRUCTURE INVESTMENT

- Crawfordsville is experiencing slow, **steady population and average household income growth**
- Strong manufacturing submarket and employer **base-Nucor Steel investing \$115M in facility expansion** to be completed in 2027 creating up to 200 additional jobs, **Tempur Sealy International invested \$138M in 2023** to open a 700K SF manufacturing facility creating up to 300 jobs
- **Kroger recently broke ground on a brand-new \$38M Kroger Marketplace** that will be their 123K SF proto-type store with fueling center, Starbucks, Murray's Cheese Shop and fresh, store-made sushi
- 2024-2025 the **City of Crawfordsville invested +/-7M** in infrastructure, roadway & utility and stormwater & sewer improvements

# TOTAL LAND AVAILABILITY (+/-9 ACRES IN B-3 ZONING)



**Red Outline:** Subject Property – 4.45 acres non-contiguous, under 1 parcel that can be subdivided for Sale - Contact Agent for Details

**Blue Outline:** 4.68 Acres separately owned by other partners and subject property owner – Off-Market Available for Purchase – Contact Agent for Details

# RETAIL AERIAL



# RETAIL AERIAL



2.6 Acres



4.7 Acres

1.4 Acres

+/-18K VPD



.45 Acres



McDonald's

Industrial Blvd.



Lafayette Road +/-13,500 VPD



# ZONING INFORMATION

## **Business District**

The business districts ("B-1", "B-2", and "B-3") are intended to be limited to business, public and certain residential uses and to provide for conveniently located unified shopping destinations. Through the establishment of relatively compact districts for all business-related uses, the City is better able to provide for more efficient and effective traffic movement, parking facilities, and emergency services. Industrial uses are often excluded in order to reduce the hazards caused by the extensive truck and rail movements which are typically associated with such industrial uses. The "B-1" district is intended to be limited to the downtown area

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## **Some of the Permitted Uses in B-3 Zoning District**

Drug Store, Dry Cleaning Establishment, Gas Station, Emergency Care Medical Facility, Grocery, Store, Hospital, Hotel, Commercial Kennel, Lumberyard, Machine Shop, Motel, Motorcycle Sales, Movie Theatre, Retail Nursery, Professional & Business Offices, Office Park, Oil Change Facility, Pawn Shop, Pet Shop, Retail Free-Standing, Restaurant (Quick-Service, Fast-Food), School (University, College, Trade), Self-Storage, Tire Sales & Service, Tobacco Specialty Store, Used Car Lot,

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## REFERENCE LINKS BELOW FOR MORE INFORMATION

**Business District B-3  
Ordinance of Uses (Pg. 102)**

<https://www.crawfordsville.in.gov/DocumentCenter/View/327/Crawfordsville-Zoning-Ordinance-PDF-PDF>

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## CLOSE PROXIMITY TO INDIANAPOLIS AND FAST-GROWING NORTHEASTERN SUBURBS | DIRECT INTERSTATE ACCESS

- The Property is less than one hour away from Downtown Indianapolis and affluent northeastern suburbs (Westfield, Zionsville, Carmel)
- Short commuting distance to fast-growing Hendricks County (Avon, Plainfield, Brownsburg and Boone County (Whitestown, Lebanon)
- The Property is located immediately off Interstate 74 and is surrounded by various hotels and retailers

## MAJOR ECONOMIC DRIVERS | NEW CITY INVESTMENTS | UPCOMING DEVELOPMENTS

- Over the past year, the City of Crawfordsville has committed approximately \$8.0 million toward infrastructure improvements, including the Purple Heart Parkway extension, water and transportation planning initiatives, brownfield redevelopment assessments, and local street and roadway upgrades
- Crawfordsville's economy is driven by a diversified mix of manufacturing, logistics, healthcare, education, and regional retail, supported by its strategic location and stable workforce
- Brand-new Starbucks is being built adjacent to the Subject Property and Kroger recently broke ground on a brand-new \$38M Kroger Marketplace

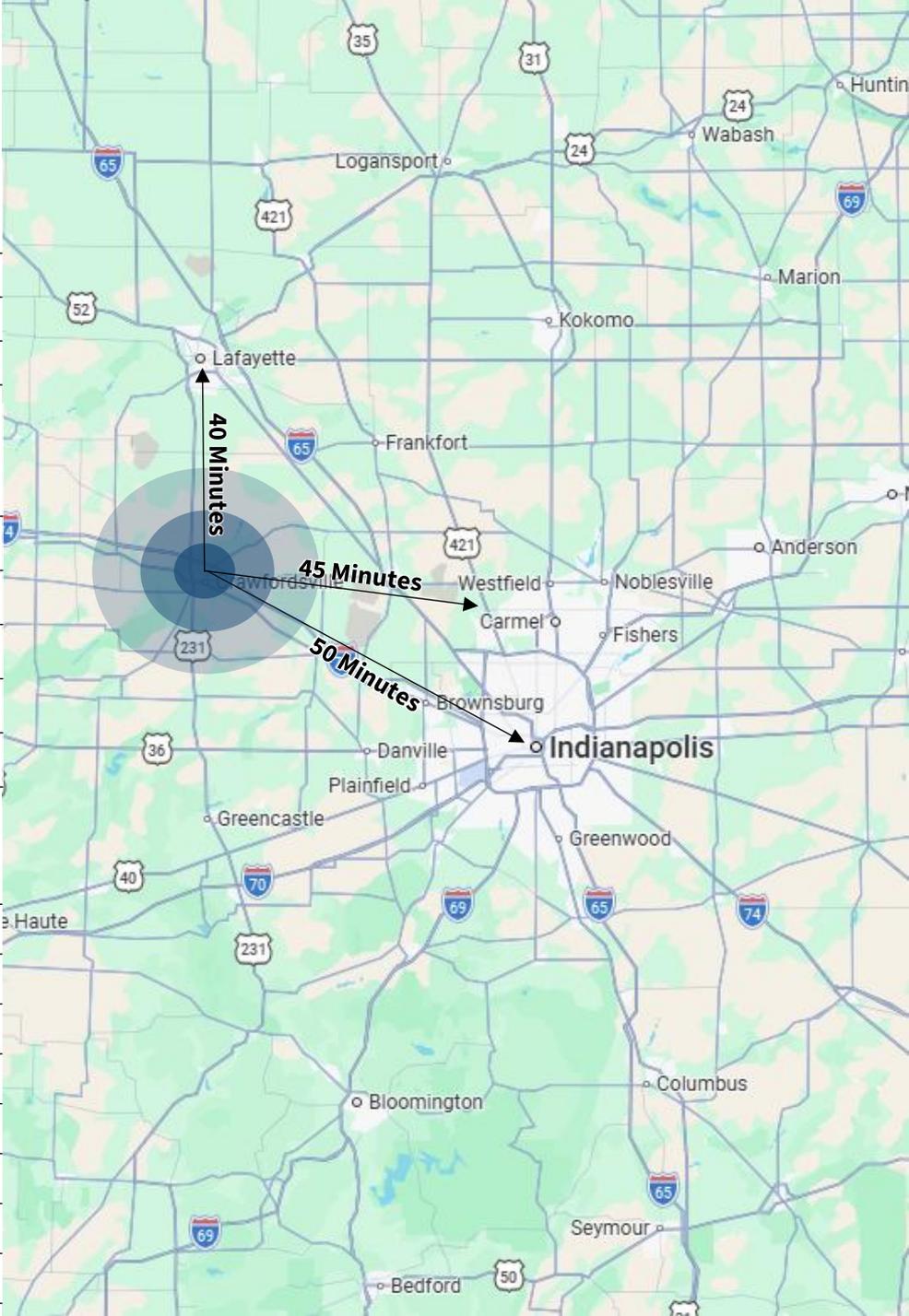


# DEMOGRAPHICS

<b>POPULATION</b>	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2020 Population	2,446	22,165	32,296
2025 Population	2,497	23,123	32,993
2029 Population Projection	2,543	23,653	33,619
Median Age	43	39	40

<b>HOUSEHOLDS</b>	<b>2 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2020 Households	989	8,977	12,995
2025 Households	1,010	9,376	13,284
2029 Household Projection	1,030	9,598	13,544
Annual Growth 2021-2025	0.4%	0.9%	0.5%
Annual Growth 2025-2029	0.4%	0.5%	0.4%
Total Consumer Spending	\$29.5M	\$257.5M	\$387.7M

<b>INCOME</b>	<b>2 mile</b>	<b>3 mile</b>	<b>5 mile</b>
Avg Household Income	\$71,452	\$70,620	\$74,651
< \$25,000	127	1,980	2,419
\$25,000 - 50,000	299	2,572	3,369
\$50,000 - 75,000	190	1,575	2,476
\$75,000 - 100,000	190	1,166	1,716
\$100,000 - 125,000	49	952	1,393
\$125,000 - 150,000	85	443	844
\$150,000 - 200,000	59	310	545
\$200,000+	10	379	521



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## FOR MORE INFORMATION:

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