

FOR SALE

LAND FOR SALE / BTS / CONTRACT / LEASE

2235 Marketplace Blvd, Shelbyville, IN 46176



PROPERTY DESCRIPTION

Don't miss this exceptional opportunity to secure a prime piece of Progress Parkway, a main North-South corridor connecting the south Shelbyville residential growth to Retail, Professional, and Highway Access. Whether you are a retail, medical, professional, or light industrial business, this location offers the perfect blend of visibility, accessibility, and potential for growth. New development in the area includes a 20,000 sf retail strip, a new Fairfield Inn hotel, and gas station on the corner. Contact us today to explore the possibilities.

KW COMMERCIAL - G2 Real Estate Group

8555 N River Road, Ste. 200
Indianapolis, IN 46240

ROBERT BUTCHER, Director, Commercial Broker #RB18000445

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Each Office Independently Owned and Operated kwcommercial.com

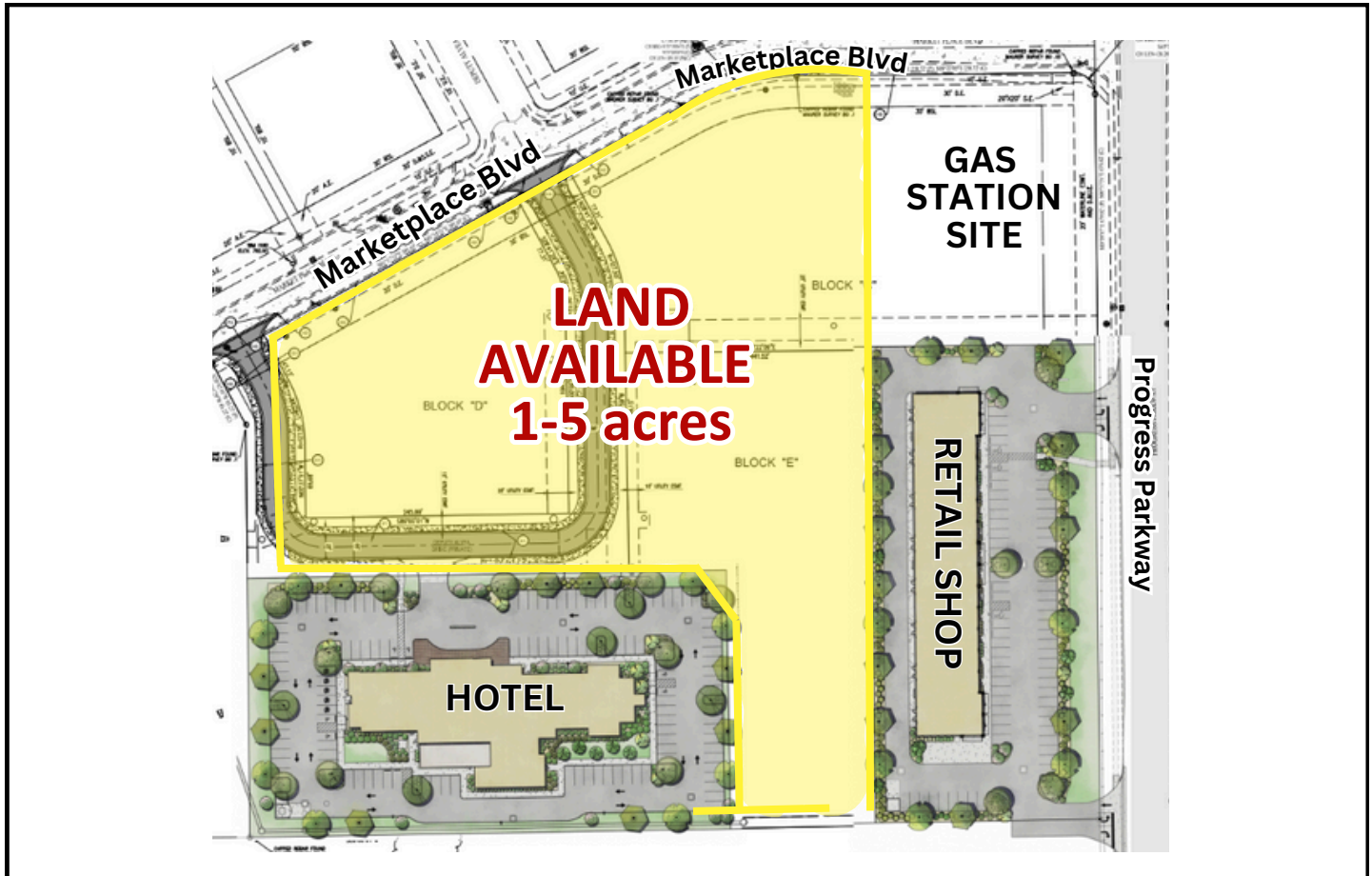
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LOCATION + DEVELOPMENT PLAN



Income	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Median	\$45,193	\$38,557	\$38,557	Total Units	1,414	8,619	10,499
< \$15,000	276	1,105	1,264	Occupied	1,314	7,704	9,394
\$15,000-\$24,999	207	1,009	1,173	Owner Occupied	785	4,618	5,739
\$25,000-\$34,999	124	979	1,310	Renter Occupied	529	3,086	3,655
\$35,000-\$49,999	243	1,409	1,638	Vacant	100	915	1,105
\$50,000-\$74,999	259	1,587	1,947				
\$75,000-\$99,999	65	575	827	Age	1 Mile	3 Miles	5 Miles
\$100,000-\$149,999	59	448	706	Ages 0-14	733	3,689	4,603
\$150,000-\$199,999	30	92	126	Ages 15-24	544	2,724	3,335
> \$200,000	125	217	227	Ages 25-54	1,200	7,369	9,064
				Ages 55-64	433	2,331	2,881
				Ages 65+	523	2,528	3,291

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POINT OF INTEREST



Travel time from the property	
20 mins	Rushville
25 mins	Franklin
20 mins	Greenfield
30 mins	Indianapolis

 Nearby new housing developments, totaling 637 units (Bear Run, Stratford Place, Summerfield, The Point at Central Park, Twelve Oaks)

Revitalized "Downtown Shelbyville" is bustling with new activities

							
18	123	600+	68	13	72	38	\$22m
Blocks	Businesses	Employees	1st Floor Store Fronts	Restaurants	Services	Retail Stores	In Renovations

Blue River Memorial Park

186 acres of busy park amenities including a nationally recognized cross country course, multiple softball and soccer fields that host families + tournaments throughout the year, pickleball courts, dog park, fishing and canoe/kayak drop, playgrounds, splash pods, shelters and veterans memorial.

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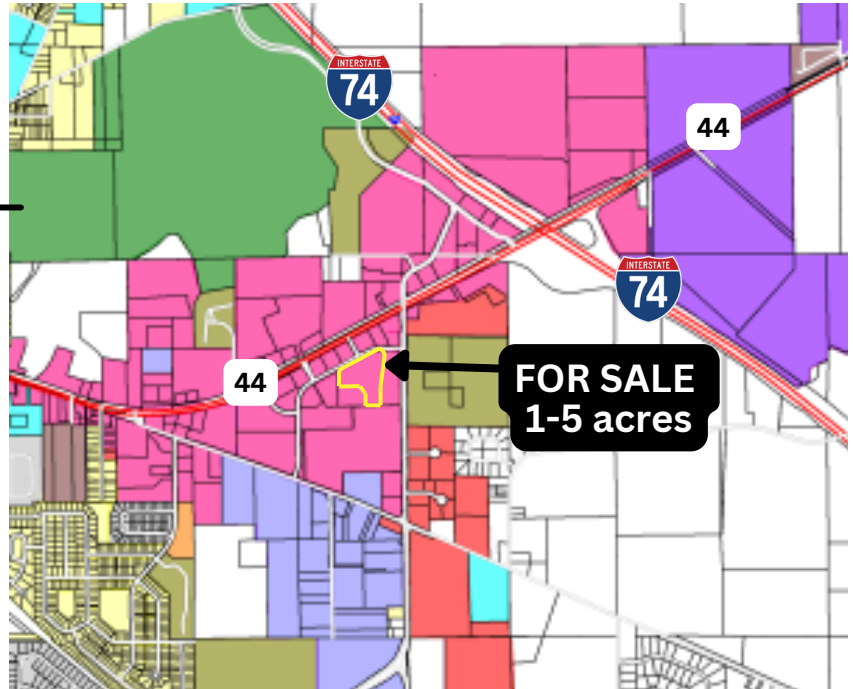
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ZONING USE

Zoning Districts:

- AG Agriculture
- BC Business Central
- BG Business General
- BH Business Highway**
- BN Business Neighborhood
- HI High Impact
- IG General Industrial
- IL Light Industrial
- IS Institutional
- MP Manufactured Home Park
- PD Planned Development
- PK Parks and Open Space
- R1 Single Family Residential
- R2 Two-Family Residential
- RM Multiple-Family Residential



Business Highway (BH) District

2

2.23 BH District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Business Highway (BH) District is intended to provide areas for business that either services travelers or requires immediate access to high-volume streets for the delivery of goods and services. Shelbyville should strive to provide specific areas for highway-serving businesses and prevent these uses from conflicting with industrial, residential, and other commercial uses. This district should be integrated into the community at its entrances and in centers along major transportation routes.</p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • animal grooming • auto-oriented uses (large scale) • auto-oriented uses (medium scale) • auto-oriented uses (small scale) • bank/financial institution • conference center • drive-up/drive thru facility (accessory use) • hotel/motel • office uses • personal service uses • recreation uses (small scale) • restaurant • retail uses (type 1) • retail uses (type 2) • retail uses (type 3) <p>Institutional Uses</p> <ul style="list-style-type: none"> • medical or health clinic • parking lot or parking garage (primary use) • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, multiple-family 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural product sales, distribution, and storage facility • commercial greenhouse • farm equipment sales and service • farmer's market (for sale of products grown off-site) <p>Commercial Uses</p> <ul style="list-style-type: none"> • bus/mass transit terminal • kennel • mobile/manufactured home sales • recreation uses (medium scale) • truck stop <p>Industrial Uses</p> <ul style="list-style-type: none"> • agricultural products terminal • truck freight terminal • truck sales and service center • warehouse and distribution facility • wholesale facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • government facility • government office • hospital or medical center • museum or gallery <p>Residential Uses</p> <ul style="list-style-type: none"> • boarding house

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