

# INTERSTATE 69 & W STATE ROAD 38 PENDLETON, IN 46064

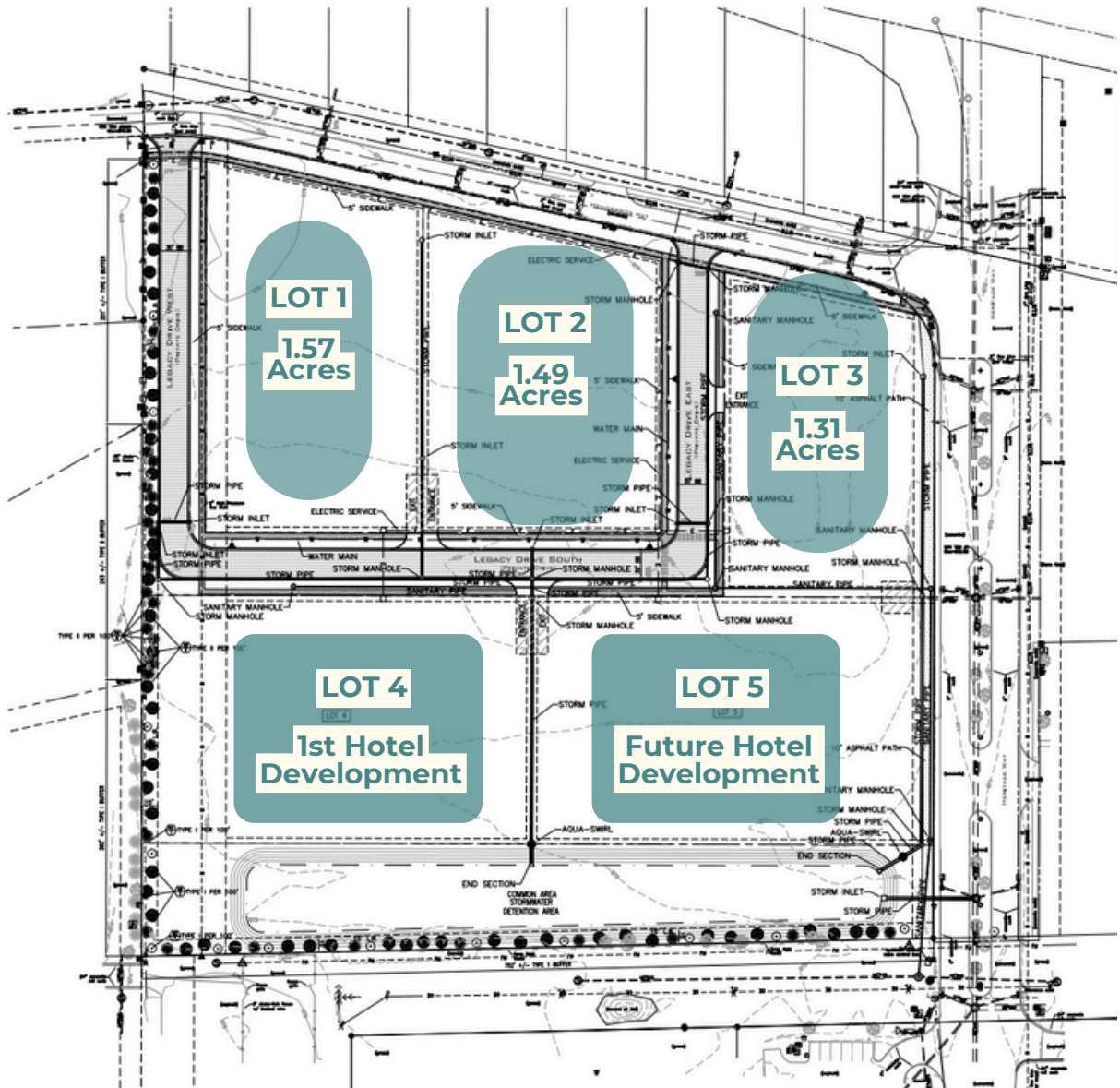
Prime Commercial Real Estate in Pendleton, Indiana  
Seize this exceptional opportunity in a rapidly growing area with high traffic visibility and ready-to-build lots. Positioned in close proximity to major highways and developments, this site offers unparalleled potential for commercial ventures.

## HIGHLIGHTS

- Close Proximity To I-69 Exit - In Excess of 63,000 Vehicles Daily
- Within Sight of Indiana West State Road 38 - In Excess of 11,000 Vehicles Daily
- All Utilities Available to Site
- Favorable Business Zoning - General Business District - GB, City of Pendleton
- Newly improved corridor. Town of Pendleton Invested 2.8 Million Dollars Into
- Improvements Along Indiana State Road 38.
- 4.37 Acres, consisting of Three desirable outlots are available



# PLANNED DEVELOPMENT



## 4.37 Acres | Pendleton, IN | Upcoming: Hotel Development

**Utility Ready** - All essential utilities are available on-site, making it convenient and efficient to start your development.

**Ready for Immediate Development** - An ideal location for retail, dining, or commercial ventures with great traffic visibility and favorable zoning

**Total Acreage:** 4.37 acres across three prime outlots

Lot One: 1.57 acres – Frontage  
Lot Two: 1.49 acres – Frontage  
Lot Three: 1.31 acres – Frontage

# ZONING LAND USE

LAND USES - GENERAL BUSINESS DISTRICT (GB)		
Permitted Uses		Conditional Uses
<b>ACCESSORY USES</b> <ul style="list-style-type: none"> <li>atm machine</li> <li>food truck</li> <li>*solar energy system, accessory</li> </ul>	<b>INSTITUTIONAL USES</b> <ul style="list-style-type: none"> <li>church or place of worship</li> <li>library/museum/art gallery</li> <li>utility facility, public and private</li> </ul>	<b>ACCESSORY USES</b> <ul style="list-style-type: none"> <li>beekeeping</li> </ul>
<b>BUSINESS USES</b> <ul style="list-style-type: none"> <li>local, regional, state, and federal agency</li> <li>professional/business office</li> </ul>	<b>SERVICE USES</b> <ul style="list-style-type: none"> <li>automobile service and gas station</li> <li>automotive repair</li> <li>bank/financial institution</li> <li>barber/beauty shop</li> <li>child care center</li> <li>copy services and printing shop</li> <li>dry cleaning - no flammables</li> <li>equipment rental</li> <li>funeral home</li> <li>health club</li> <li>janitorial service</li> <li>photographer</li> <li>resort</li> <li>retail, service-oriented - medium (6,001-39,000 sqft floor area)</li> <li>retail, service-oriented - small (&lt;=6,000 sqft floor area)</li> <li>tanning, microblading, and massage spa</li> <li>towing business</li> <li>veterinarian</li> </ul>	<b>COMMERCIAL USES</b> <ul style="list-style-type: none"> <li>kennel, public</li> <li>retail, general - large/intense (&gt;=40,000 sqft floor area)</li> </ul>
<b>COMMERCIAL USES</b> <ul style="list-style-type: none"> <li>automobile sales</li> <li>automotive parts and supply (new)</li> <li>gun sales</li> <li>liquor store</li> <li>restaurant, drive-thru</li> <li>restaurant, sit-down with alcoholic beverages</li> <li>restaurant, sit-down without alcoholic beverages</li> <li>retail, general - medium (6,001-39,000 sqft floor area)</li> <li>retail, general - small (&lt;=6,000 sqft floor area)</li> <li>tobacco/vape product sales</li> </ul>		<b>SERVICE USES</b> <ul style="list-style-type: none"> <li>hotel/motel (<i>must acquire and keep current an approved hotel license per Town Code</i>)</li> <li>retail, service-oriented - large/intense (&gt;=40,000 sqft floor area)</li> </ul>
<b>ENTERTAINMENT USES</b> <ul style="list-style-type: none"> <li>athletic facility</li> <li>batting and driving range</li> <li>billiard hall</li> <li>game arcade</li> <li>miniature golf</li> <li>recreation center</li> <li>studio - art, music, dance</li> <li>theater, live</li> <li>theater, movie</li> </ul>		
<p>See Appendix A: Land Use Matrix for a complete list of uses. * Indicates use has specific development standards that apply. See Chapter 4: Use Development Standards.</p>		

DEVELOPMENT STANDARDS - GENERAL BUSINESS (GB)		
Development Standard		Land Use Non-Residential
<b>Structure Standards</b>		
Maximum height of structure	Primary structure	55 feet
	Accessory structure	18 feet
<b>Lot Standards</b>		
Minimum road frontage and lot width		40 feet
Lot area	Minimum area	6,000 sqft
	Maximum area	5 acres
Minimum front yard setback (or average block setback, whichever is less. See Section A.5.b.iii of this Chapter.)	Principal arterial	75 feet
	Minor arterial	75 feet
	Collector street	50 feet
	Local street	40 feet
Minimum side yard setback	Primary structure	10 feet
	Accessory structure	5 feet
Minimum rear yard setback	Primary structure	10 feet
	Accessory structure	5 feet
Maximum impervious surface coverage		60%
<b>Utility Standards</b>		
Municipal water and sewer required		Yes

ADDITIONAL SITE DEVELOPMENT STANDARDS: GENERAL BUSINESS DISTRICT (GB)	
<p>The following site development standards may also apply to development in this district. See Chapter 3: Site Development Standards.</p>	
<ul style="list-style-type: none"> <li>Accessory Structure Standards</li> <li>Architectural Standards</li> <li>Circulation &amp; Parking Standards</li> <li>Landscaping Standards</li> <li>Lighting Standards</li> </ul>	<ul style="list-style-type: none"> <li>Lot &amp; Setback Standards</li> <li>Pond Construction Standards</li> <li>Sign Standards</li> <li>Storage Standards</li> <li>Structure Standards</li> </ul>



[Pendleton Unified Development Ordinance \(UDO\)](#)



[Town of Pendleton Website](#)



[Drone Footage](#)



## COMING SOON

Fairfield Inn & Suites By Marriott, Hotel



## LOCATION



**ALBERT STANCATO**  
CRE BROKER + INVESTOR

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