

Karan Cheema

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Rize Commercial Realty

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RIZE
COMMERCIAL REALTY

For Sale

\$5,300,000

3725 W 30th St, Indianapolis, IN 46222

21.2 Acres Of I-3 Zoned Land Near Indianapolis Motor Speedway

W30th St

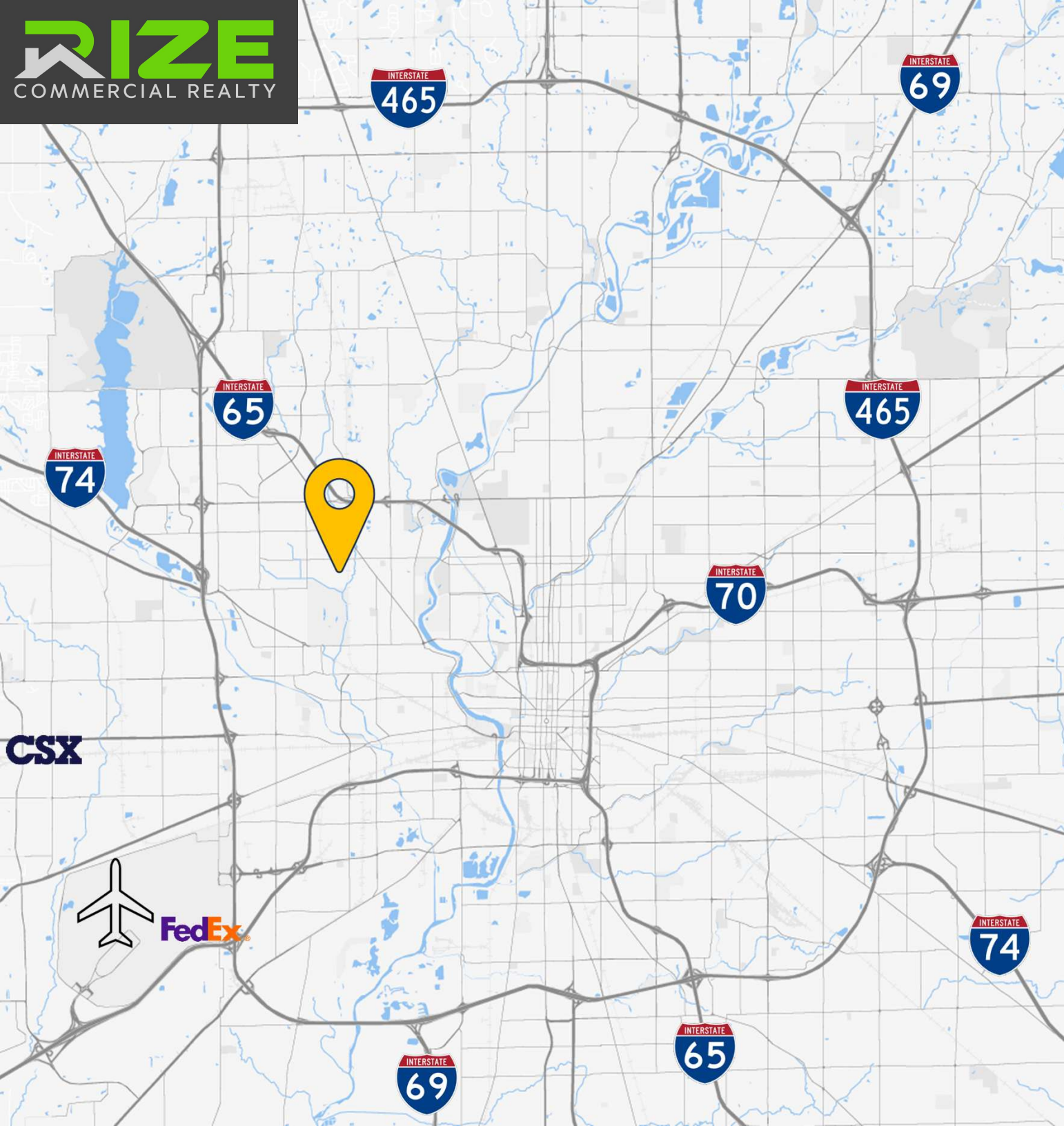
Outline is an estimate



This 21.2-acre site is located just around the corner of the Indianapolis Motor Speedway and within 5 miles of downtown Indianapolis. Its size, location, and zoning makes it a one-of-a-kind property.

Property Details

Acreage	21.2
Zoning	I-3
Utilities	All Near Site
Road Frontage	±393 Feet
Available Documents	<ul style="list-style-type: none"> • Phase I Environmental Assessment • Boundary & Topographic Survey



Local Connectivity

	1.8 Miles
	3.5 Miles
	3.6 Miles
	5.9 Miles
	12.9 Miles

FedEx World Hub	10.7 Miles
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CSX Rail Yard	11.2 Miles
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Indianapolis Int'l Airport	12.4 Miles
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Regional Connectivity

Cincinnati, OH	120 Miles
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Louisville, KY	123 Miles
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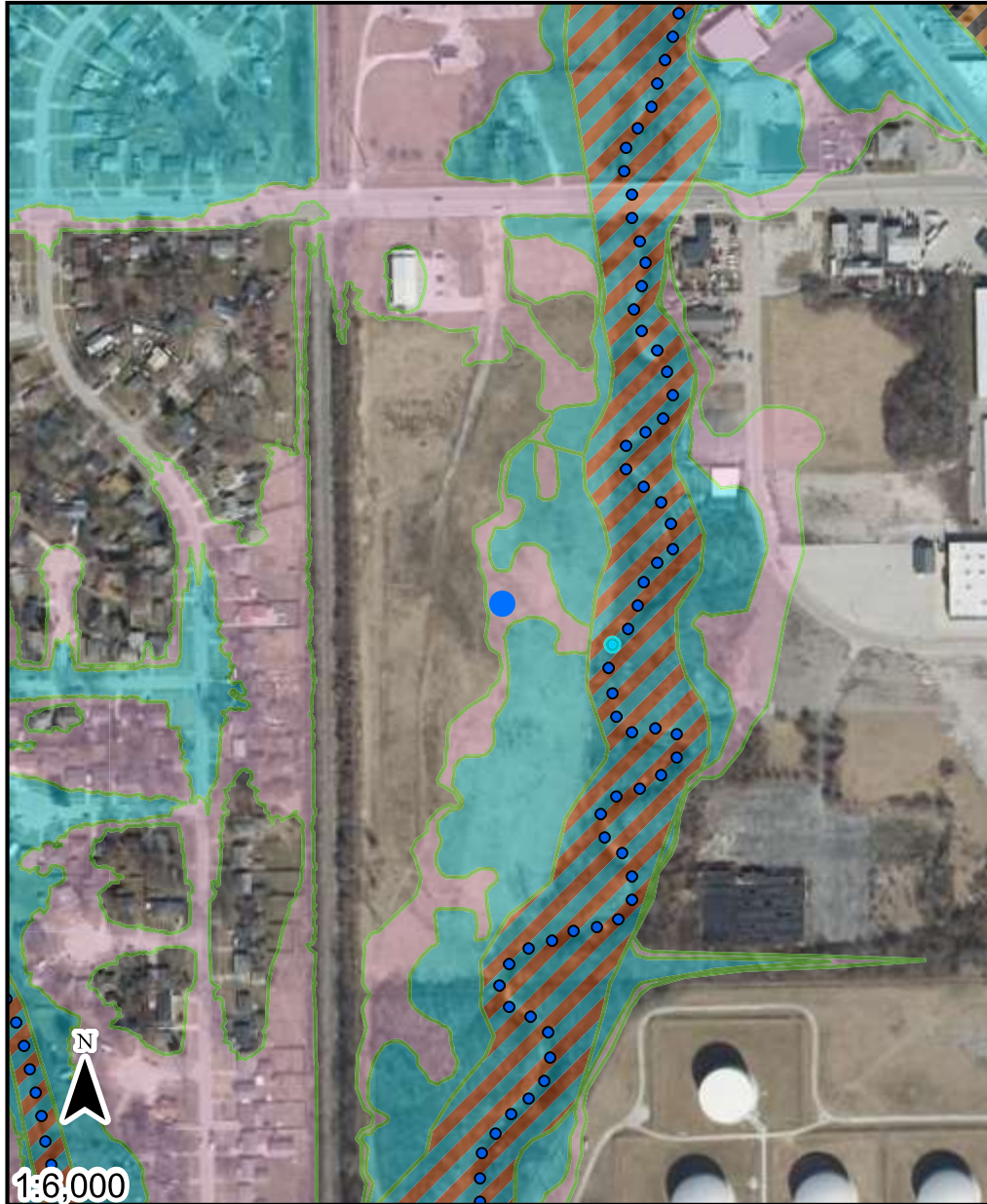
Chicago, IL	178 Miles
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Columbus, OH	180 Miles
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St. Louis, MO	243 Miles
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Detroit, MI	284 Miles
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- Point of Interest
- Base Flood Elevation Point
- POI
- FEMA Zone AE Floodway; FEMA Administrative Floodway
- FEMA Zone AE
- Additional Floodplain Area; DNR .2 Percent Flood Hazard
- FEMA Protected by Levee
- Not Mapped
- FPA Jurisdictions
- RGB**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Long: -86.22444495767212

Lat: 39.807317067750425

The information provided below is based on the point of interest shown in the map above.

County: **Marion**

Approximate Ground Elevation: **747.3 feet (NAVD88)**

Stream Name:

Base Flood Elevation: **733.8 Feet (NAVD88)**

Little Eagle Creek

Drainage Area: **Not Available**

Best Available Flood Hazard Zone: **0.2 PCT ANNUAL CHANCE FLOOD HAZARD**

National Flood Hazard Zone: **0.2 PCT ANNUAL CHANCE FLOOD HAZARD**

Is a Flood Control Act permit from the DNR needed for this location? **See following pages**

Is a local floodplain permit needed for this location? **Contact your local Floodplain Administrator-**

Floodplain Administrator: **Alena Jones, Administrator, Stormwater and Infrastructure**

Community Jurisdiction: **City Of Indianapolis, City proper**

Phone: **(317) 327-7294**

Email: **Alena.Jones@Indy.Gov**

US Army Corps of Engineers District: **Louisville**

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