



**GARDNER
PROPERTY
GROUP**

EXCLUSIVE OFFERING

OLIVE STREET DEVELOPMENT LAND

INDIANAPOLIS, IN, 46203



FOR SALE | CONTACT BROKER

FOR MORE INFORMATION, PLEASE CONTACT

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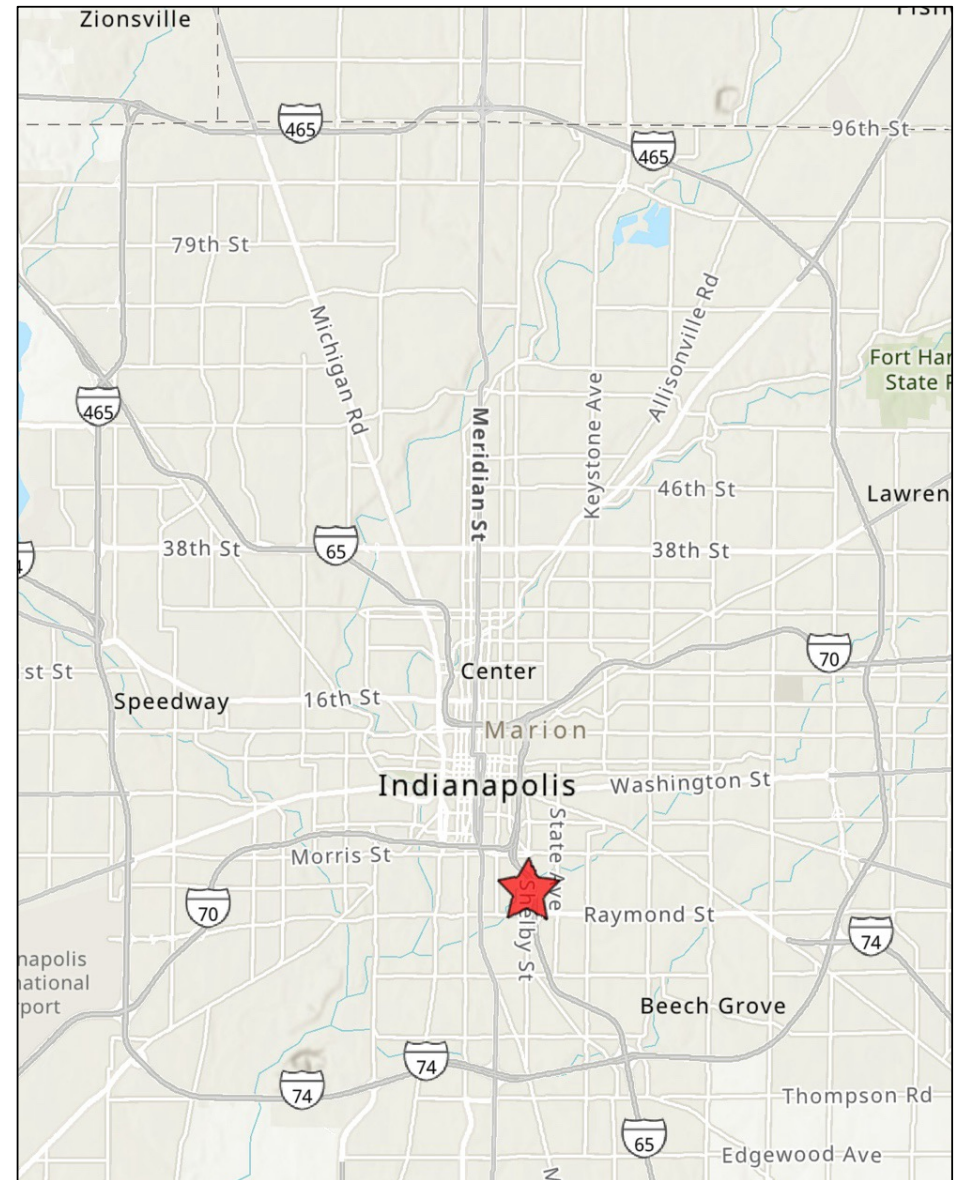
PROPERTY OVERVIEW

Gardner Property Group is proud to offer the Olive St. Development Land, a rare opportunity to develop over 21,000 square feet of prime residential land. Located just minutes from Downtown Indianapolis and near the lively Fountain Square neighborhood, this site offers an excellent foundation for new development.

The site includes two existing residential structures and is zoned residential with support from the zoning commission for increased density. The site is well-suited for multifamily housing, townhomes, or a Planned Unit Development (PUD). Its location next to the Red Line transit stop, the Pleasant Run Trail, and the Indianapolis Cultural Trail offers easy access to public transit, walkable streets, and outdoor recreation.

Indianapolis has a growing need for housing, especially in the “Missing Middle” segment. Options like townhomes or smaller multifamily units that bridge the gap between single-family homes and larger apartment buildings. This site is in a great position to meet that demand and create a development that fits the needs of the community while benefiting from the area’s ongoing growth.

With its close proximity to downtown amenities, access to transit and trails, and flexibility for a variety of housing options, this site is an opportunity to be part of Indianapolis’s evolving urban landscape.



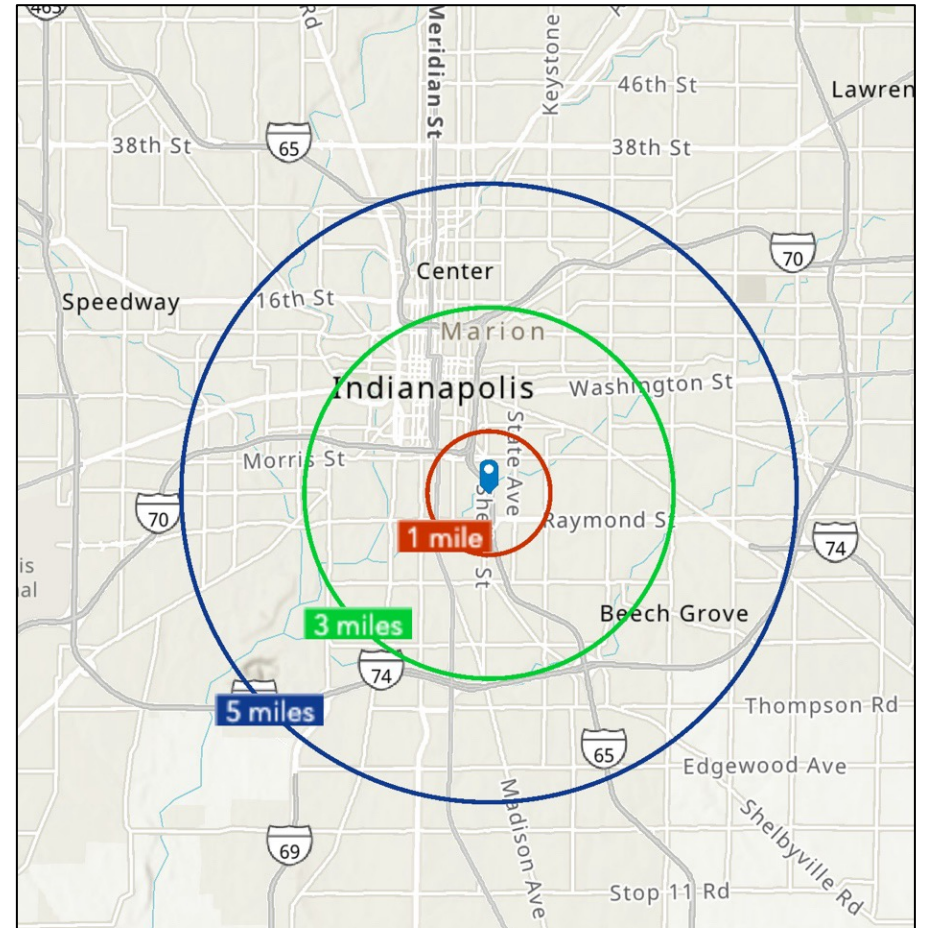
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PROPERTY HIGHLIGHTS

- TOD Development Overlay
- +/- 21,700 Sq. Ft.
- D5 Residential Zoning
- Supported Zoning D8 & PUD
- Utilities On Site
- Includes Two Residential Structures
- Site Survey Available

DEMOGRAPHICS

Olive Street	1 Mile	3 Miles	5 Miles
2024 Total Population	16,564	102,548	240,759
2024-2029 Population: CAGR	0.27%	0.36%	0.37%
2024 Average HH Income	\$85,259	\$83,767	\$77,744
2024 Median HH Income	\$58,108	\$57,383	\$53,469
2024-2029 Median HH Income: CAGR	5.49%	4.65%	3.62%



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Fountain Square is a neighborhood near Downtown Indianapolis known for its:

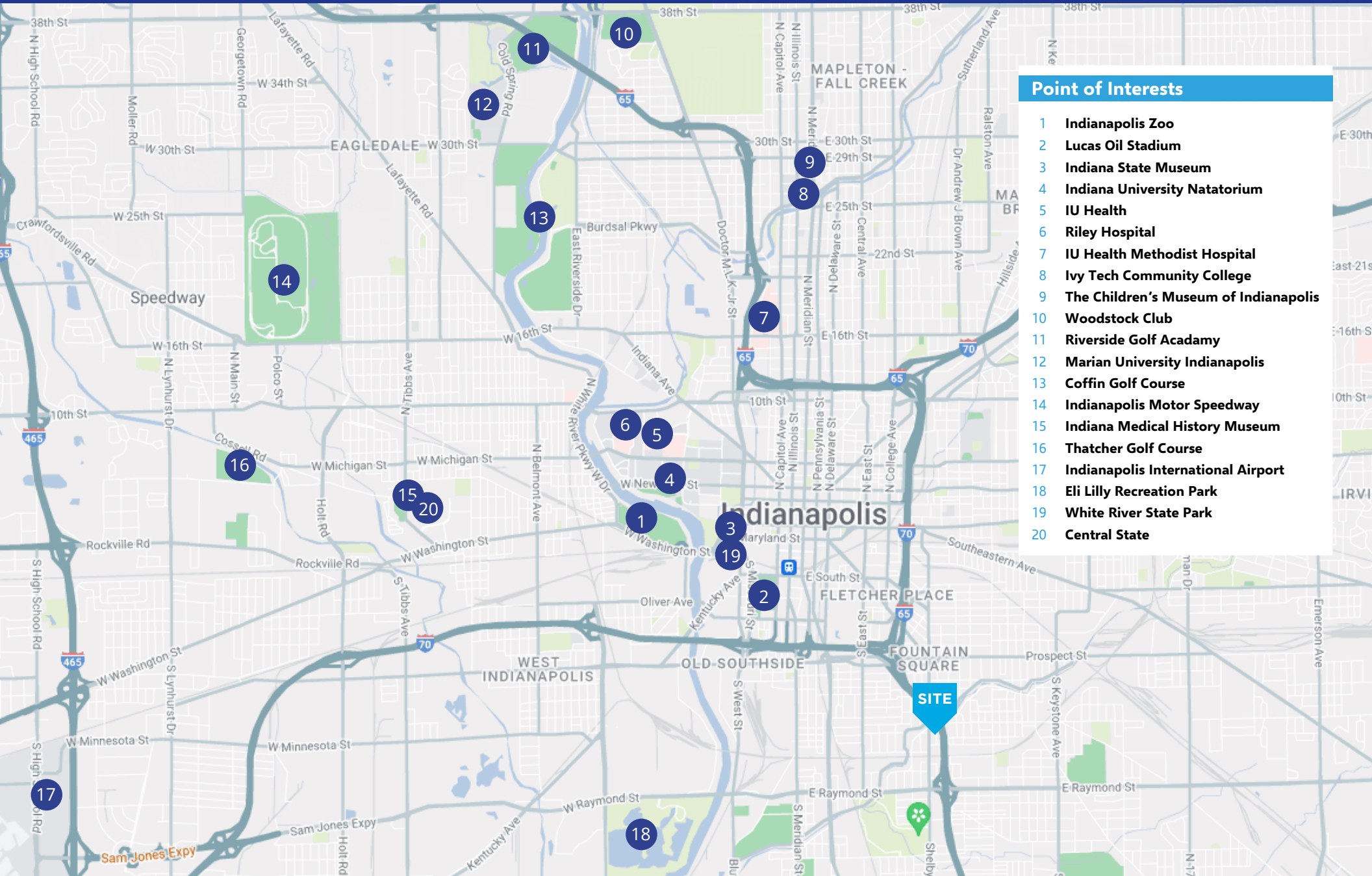
- Walkability to restaurants, nightlife, and shopping
- Eclectic mix of retro architecture and modern, urban design
- Easy access to major highways (I-65 & I-70)
- Cultural district with vintage and antique shops, live music, and performance with a funky and quirky atmosphere

The neighborhood derives its name from the successive fountains that have been prominently featured at the intersection of Virginia Ave, East Prospect St, and Shelby St. Fountain Square is the first commercial district in Indiana founded in the 1870s. From the 1920s to 1950s, Fountain Square was the city’s main entertainment district, with as many as seven theaters in operation at one point in time. The area has gone through a re-gentrification period over the last decade, bringing more young adults to the area to live and more restaurants and bars to the neighborhood. Some of the neighborhoods top restaurants include: Milktooth, Bluebeard, Maialina Italian Kitchen + Bar, to name a few.

The neighborhood is estimated to have over 9,800 residents at this time. The current median home sale price is \$298,500, a 1.2% increase from 2022, yet the neighborhood is still affordable for young professionals looking to purchase a home near downtown Indianapolis.






Point of Interests

- 1 **Indianapolis Zoo**
- 2 **Lucas Oil Stadium**
- 3 **Indiana State Museum**
- 4 **Indiana University Natatorium**
- 5 **IU Health**
- 6 **Riley Hospital**
- 7 **IU Health Methodist Hospital**
- 8 **Ivy Tech Community College**
- 9 **The Children's Museum of Indianapolis**
- 10 **Woodstock Club**
- 11 **Riverside Golf Academy**
- 12 **Marian University Indianapolis**
- 13 **Coffin Golf Course**
- 14 **Indianapolis Motor Speedway**
- 15 **Indiana Medical History Museum**
- 16 **Thatcher Golf Course**
- 17 **Indianapolis International Airport**
- 18 **Eli Lilly Recreation Park**
- 19 **White River State Park**
- 20 **Central State**



MARKET OVERVIEW

With a highly educated and productive work force, strategic geographical location and transportation support systems, Indianapolis is an increasingly sought-after place to do business. Indianapolis is the 16th largest city and the 27th largest metropolitan area in the U.S. Its population is over 898,000 with an extended MSA population of 2,177,581. The state capital is strategically located in the center of Indiana and the epicenter of Midwest U.S. travel. A beneficial feature of Indianapolis — 4 primary interstates converge at the core of the city: I-65, I-69, I-70, and I-74.

- Indiana ranked 6th Best State for Business according to a survey of 500 CEOs across the country. *ChiefExecutive.net 2022*
- Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation. *Site Selection Magazine 2022*
- #2 in US - # Manufacturing Jobs (% of workforce) Business Facilities 2022
- Central Indiana shines nationally for every type of logistics infrastructure: 1st in interstate highways, 2nd largest FedEx Air Hub in the world, 8th largest cargo airport, and 4th in first class railroads. *2021 Conexus Indiana*
- 1 Best Place to start a business in 2023 Forbes
- Indiana is within a one-day drive of 80% of the U.S. population and a half-day's drive to more than 20 major metropolitan markets. *Indy Partnership*
- Carmel, IN is the #10 Best City to Live in the USA. *Livability.com 2022*
- Indiana is nationally recognized as a low tax state for business, ranking 10th nationally and 1st in the Midwest. *Tax Foundation's Business Tax Climate Index 2020*
- Indiana is one of only thirteen states to earn the top bond (AAA credit) rating from all three major credit rating agencies. *Indiana Finance Authority*
- Top Workplaces - Indiana ranks 2nd in the Midwest and 10th nationwide for Top States for Doing Business. *Area Development Magazine 2019*
- IND averages 127 daily flights to 45 nonstop destinations. For 11 consecutive years, Airport Council International has named Indy Best Airport in North America serving 5 to 15 million passengers. *Indianapolis Airport Authority*
- Each year, \$1.1 billion of freight travel through Indiana, making it the 4th busiest state for commercial freight traffics. Indiana ranks 7th in value of NAFTA exports, totaling \$16 billion per year. *Indiana Department of Transportation*
- Indiana has the only statewide port system that provides international connections via the Great Lakes and Ohio-Mississippi River system. *Ports of Indiana*

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Gardner Property Group, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Gardner Property Group, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Gardner Property Group, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Gardner Property Group, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.