

Prime Commercial Land

154 N SR-135, Bargersville, IN



For Lease or Sale

MATT GRAY
Broker – Merrill Property Group
P: 317-753-1954
matt@merrillpropertygroup.com

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE: Inquire with Broker

LOT SIZE: 0.75 AC Outlot

ZONING: C-3

TRAFFIC COUNT: 13,000

USES: Quick Service Restaurant, Retail, Office, Medical Office

PROPERTY OVERVIEW

0.75± acre high-visibility outlot along SR 135 (±13,000 VPD), positioned just ¼ mile north of the SR 135 & CR 144 intersection in one of Indiana's fastest-growing communities. Adjacent to Pulte's planned Iron Horse mixed-use development and The Jefferson by Barrett & Stokely, and within 1.75 miles of IU Health's proposed 150-acre medical campus, the site offers strong long-term positioning for retail, medical, office, or service users.

PROPERTY HIGHLIGHTS

- Prime frontage along SR 135 with strong visibility
- 13,000 vehicles per day
- Adjacent to Pulte Iron Horse master-planned development
- Near IU Health's 150-acre medical campus
- Positioned within a rapidly expanding residential corridor
- Proposed SR 135 & CR 144 roundabout (est. 2027)

Prime Commercial Land

154 N SR-135, Bargersville, IN



For Lease or Sale

MATT GRAY
Broker – Merrill Property Group
P: 317-753-1954
matt@merrillpropertygroup.com

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

Strategic Corridor Positioning

Population Expansion

Bargersville continues to rank among Indiana's fastest-growing communities, with projections estimating population growth doubling to approximately 25,000 residents by 2035.

Sustained residential expansion supports long-term retail absorption and land value fundamentals.

Established Commercial Node with Major Growth

Strategically located between neighborhood retail and accelerating residential growth, the site captures current retail traffic with strong upside as major residential and commercial developments come online.

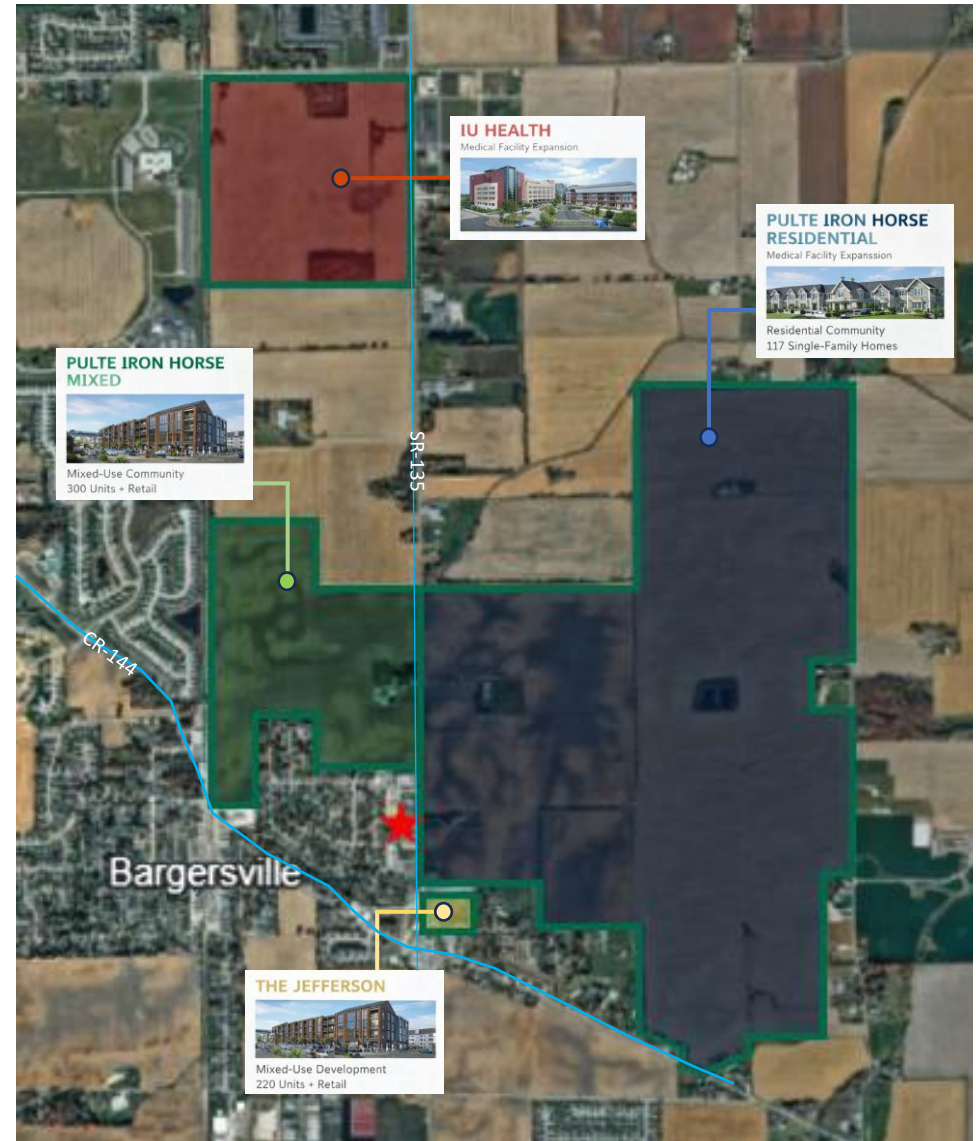
Infrastructure Investment

A proposed roundabout at SR 135 and SR 144 just ¼ mile south of the property is anticipated for construction beginning in 2027. This will enhance traffic flow, accessibility, and long-term corridor efficiency.

Additionally, the expansion of Baldwin Street north of CR-144 out to SR-135 will create seamless connectivity to the heart of Bargersville's downtown area.

Healthcare Employment Catalyst

IU Health's planned 150-acre medical campus at SR 135 and Whiteland Road is expected to become a significant regional healthcare and employment hub, increasing daytime population and supporting commercial demand within the corridor.



Prime Commercial Land

154 N SR-135, Bargersville, IN



For Lease or Sale

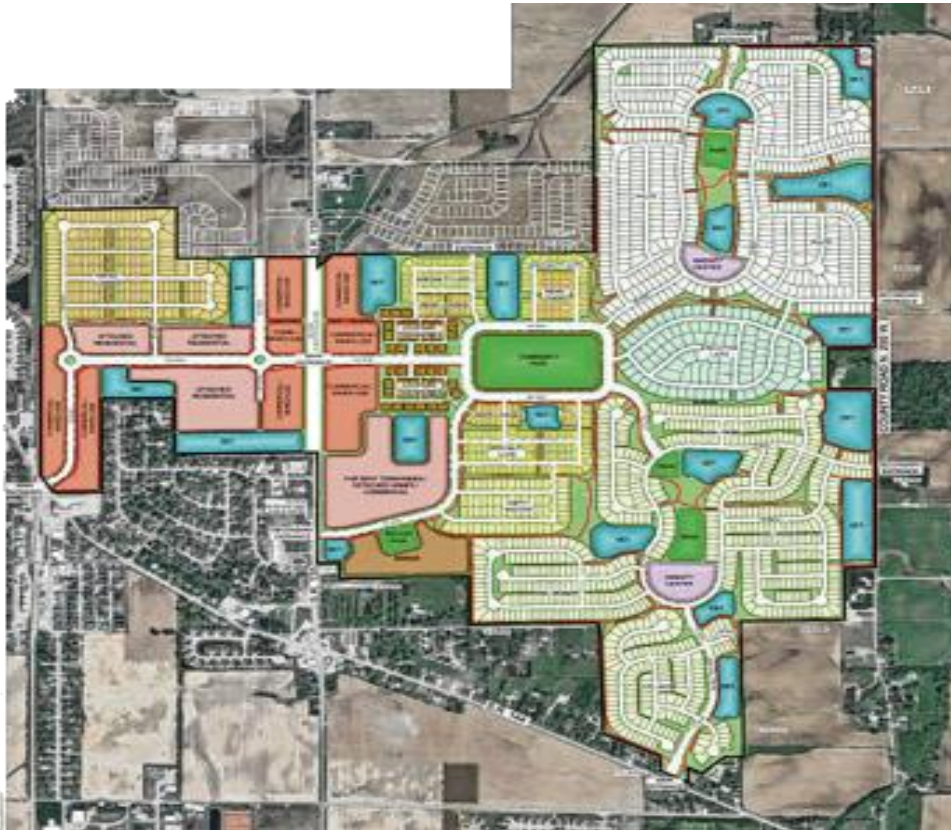
MATT GRAY
Broker – Merrill Property Group
P: 317-753-1954
matt@merrillpropertygroup.com

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

Residential Growth Catalyst

Pulte Iron Horse

Directly East and North of the Subject Site, The Pulte Iron Horse project spans 873 acres, bringing a mix of commercial, office, multi-family, single-family and empty-nester residential units. The Iron Horse project is meant to draw new residents to the community and keep them there, as it is being positioned as a place where people can buy their first and last homes. This development will include more than 3200 residential and commercial units upon its completion.



The Jefferson

Located 0.25 Miles South of the Subject Site, The Jefferson is anticipated to break ground in the second quarter of 2026. Barrett & Stokely will redevelop the former Bargersville flea market site into a \$59M luxury apartment complex with 255 apartment homes and 11,000 SF of retail on the ground floor. The Jefferson is expected to serve as a catalyst for the gateway to downtown revitalization.



Prime Commercial Land

154 N SR-135, Bargersville, IN



For Lease or Sale

MATT GRAY
Broker – Merrill Property Group
P: 317-753-1954
matt@merrillpropertygroup.com

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com

Location & Visibility

Prime Frontage Along SR 135

Located on a primary north-south corridor carrying approximately 13,000 vehicles per day.

¼ Mile North of SR 135 & CR 144

Immediate proximity to a key proposed roundabout within the town's commercial corridor.

Rooftop Density as Value Support

The planned residential density materially expands the immediate trade area, supporting long-term retail absorption and enhancing underlying land value fundamentals.

Long-Term Growth Alignment

Phased development anticipated through 2026-2027 positions the corridor for sustained appreciation driven by population growth and expanding consumer demand.



Prime Commercial Land

154 N SR-135, Bargersville, IN

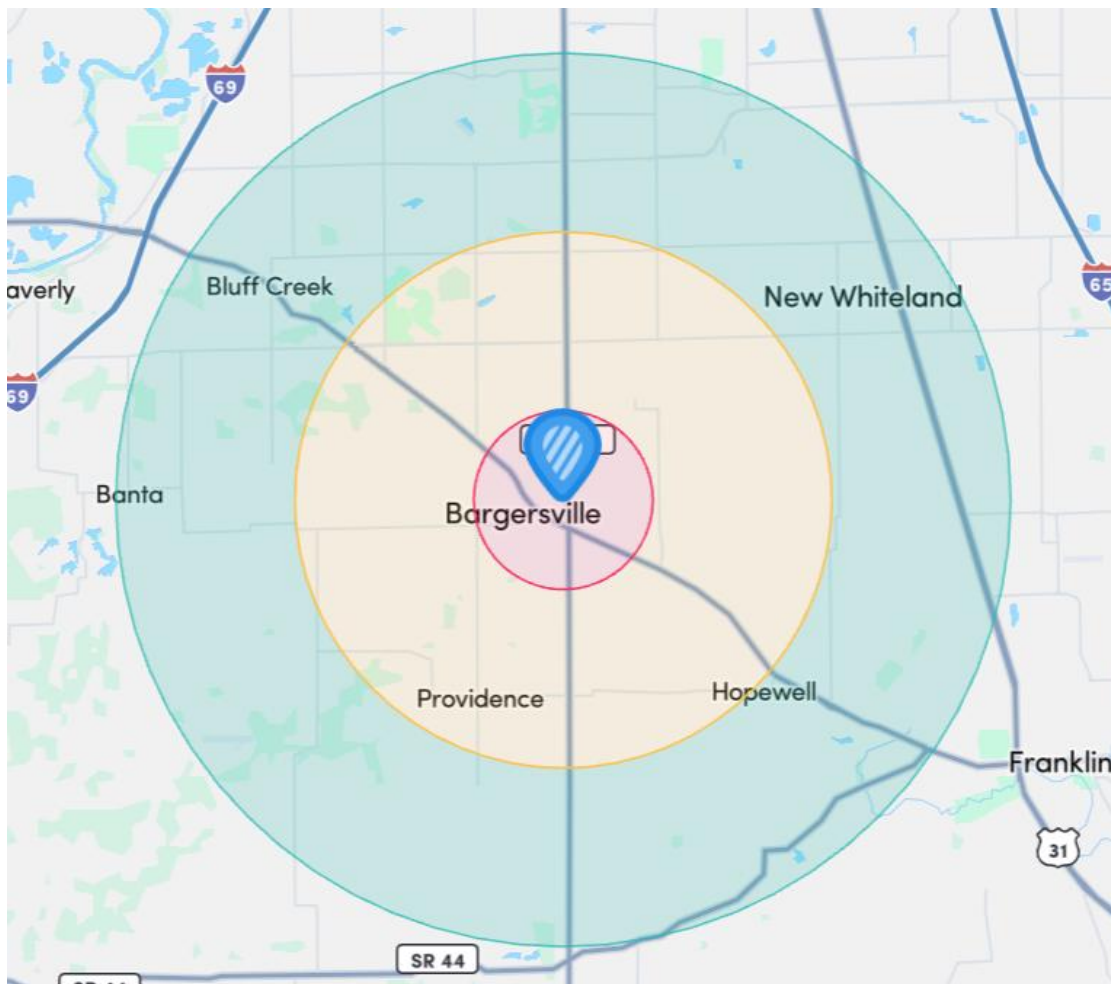


For Lease or Sale

MATT GRAY
 Broker – Merrill Property Group
 P: 317-753-1954
 matt@merrillpropertygroup.com

MORGAN METCALF
 Broker – Merrill Property Group
 P: 317-496-7606
 morgan@merrillpropertygroup.com

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,248	5,044	20,051
Female	1,259	5,229	20,641
Total Population	2,507	10,273	40,692

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	548	2,410	8,826
Ages 15-24	280	1,336	5,576
Ages 25-54	972	3,790	15,123
Ages 55-64	283	1,193	4,831
Ages 65+	422	1,545	6,337

Income	1 Mile	3 Miles	5 Miles
Median	\$83,200	\$105,800	\$99,400
< \$15,000	40	265	746
\$15,000-\$24,999	55	196	626
\$25,000-\$34,999	97	186	797
\$35,000-\$49,999	155	329	1,273
\$50,000-\$74,999	118	348	2,047
\$75,000-\$99,999	125	517	2,385
\$100,000-\$149,999	171	599	2,811
\$150,000-\$199,999	57	352	1,357
> \$200,000	160	807	2,201

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,022	3,734	14,719
Occupied	978	3,588	14,244
Owner Occupied	773	2,878	11,633
Renter Occupied	205	710	2,611
Vacant	44	146	476

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.