

Land For Sale

Development Land Opportunity

NWQ of W US 40 and Windswept Rd.
Greenfield, IN (Hancock County)





Parcel 1 Overview

Parcel ID 30-10-01-200-001.001-009

Lot Size ±10.45 Acres

Zoning [Sawmill PUD](#)

Parcel 2 Overview

Parcel ID 30-10-01-200-009.000-009

Lot Size ±2.96 Acres

Zoning [Sawmill PUD](#)

Property Features

SVN Northern Commercial is pleased to present this commercially-zoned development land opportunity near downtown Greenfield in the master-planned Sawmill PUD mixed-use district along US 40. This 13.41-acre property is located at both the northeast and northwest corners of N Windswept Road and US 40 in Greenfield, Indiana.

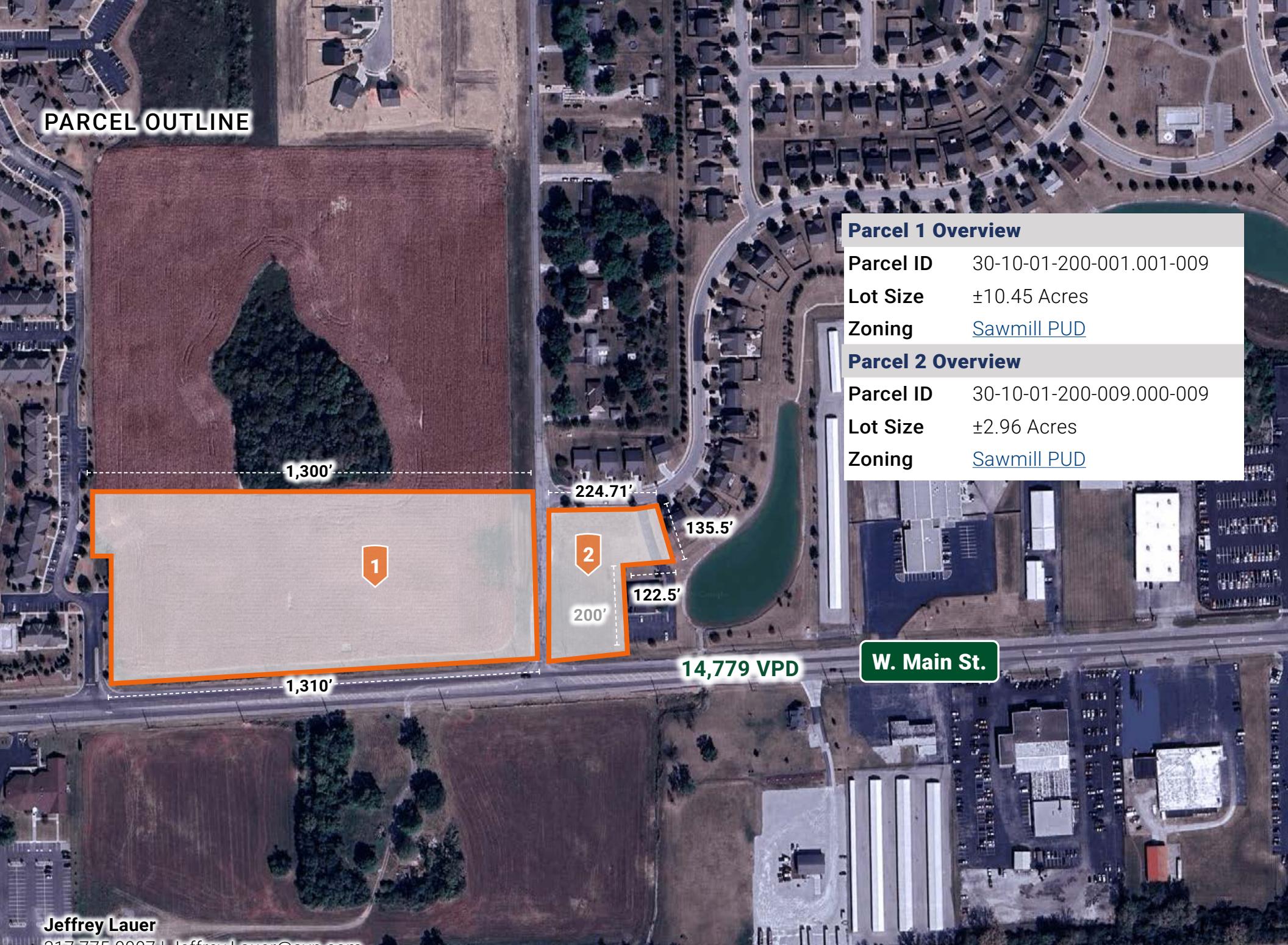
The property is well-positioned just west of downtown Greenfield with ample frontage on US 40, and west of Covance Laboratory. The property is only six minutes from the amenities, restaurants, and ambiance of downtown Greenfield, sixteen minutes from the Indianapolis Regional Airport in Mt. Comfort, and 36 minutes from downtown Indianapolis.

Jeffrey Lauer

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This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.

PARCEL OUTLINE

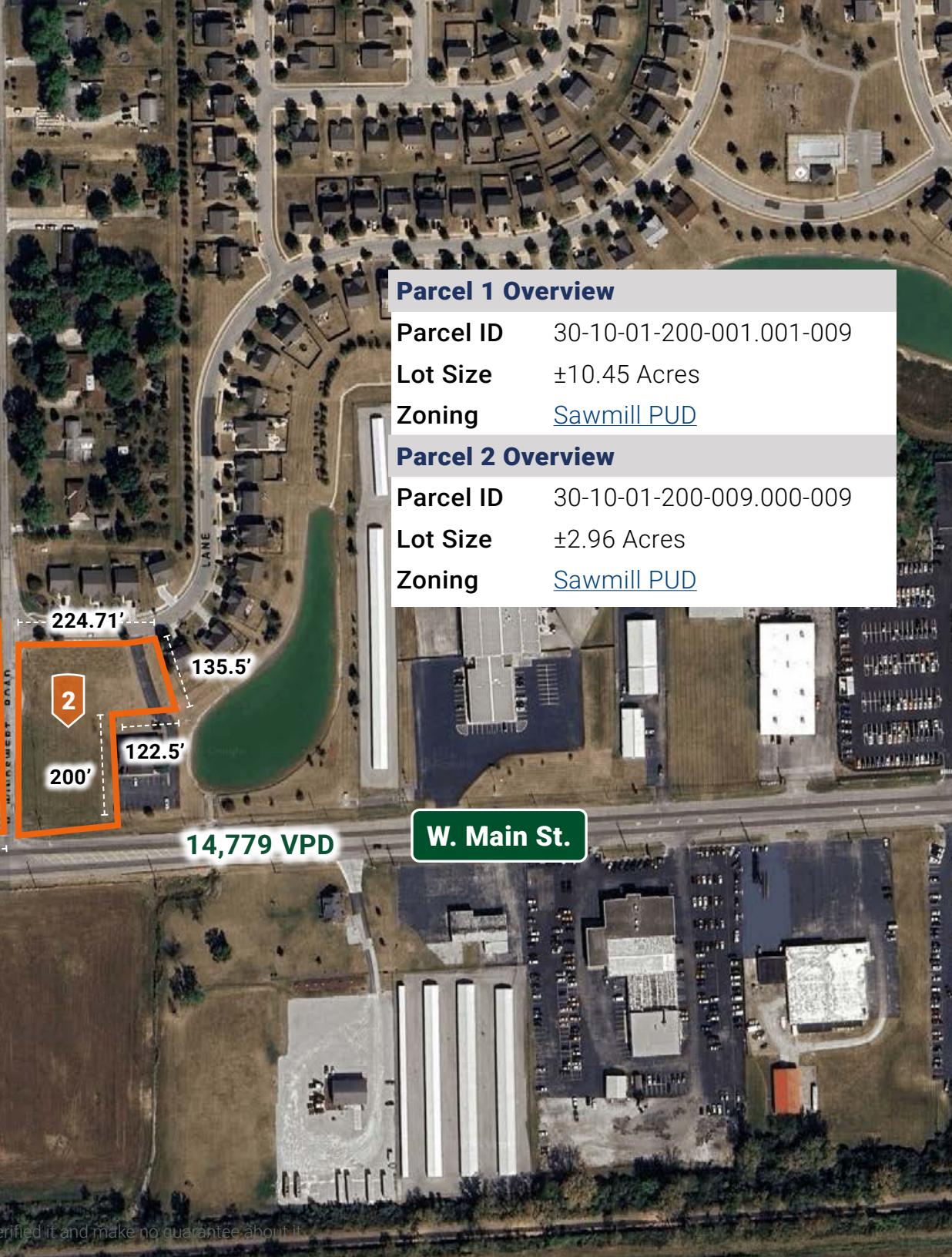
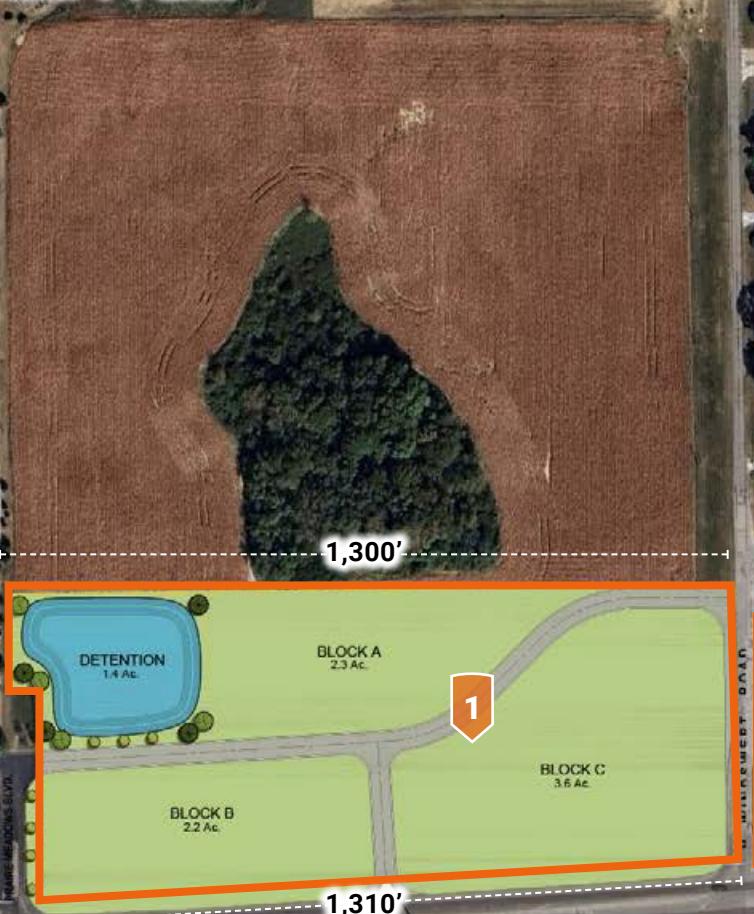


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CONCEPT PLAN



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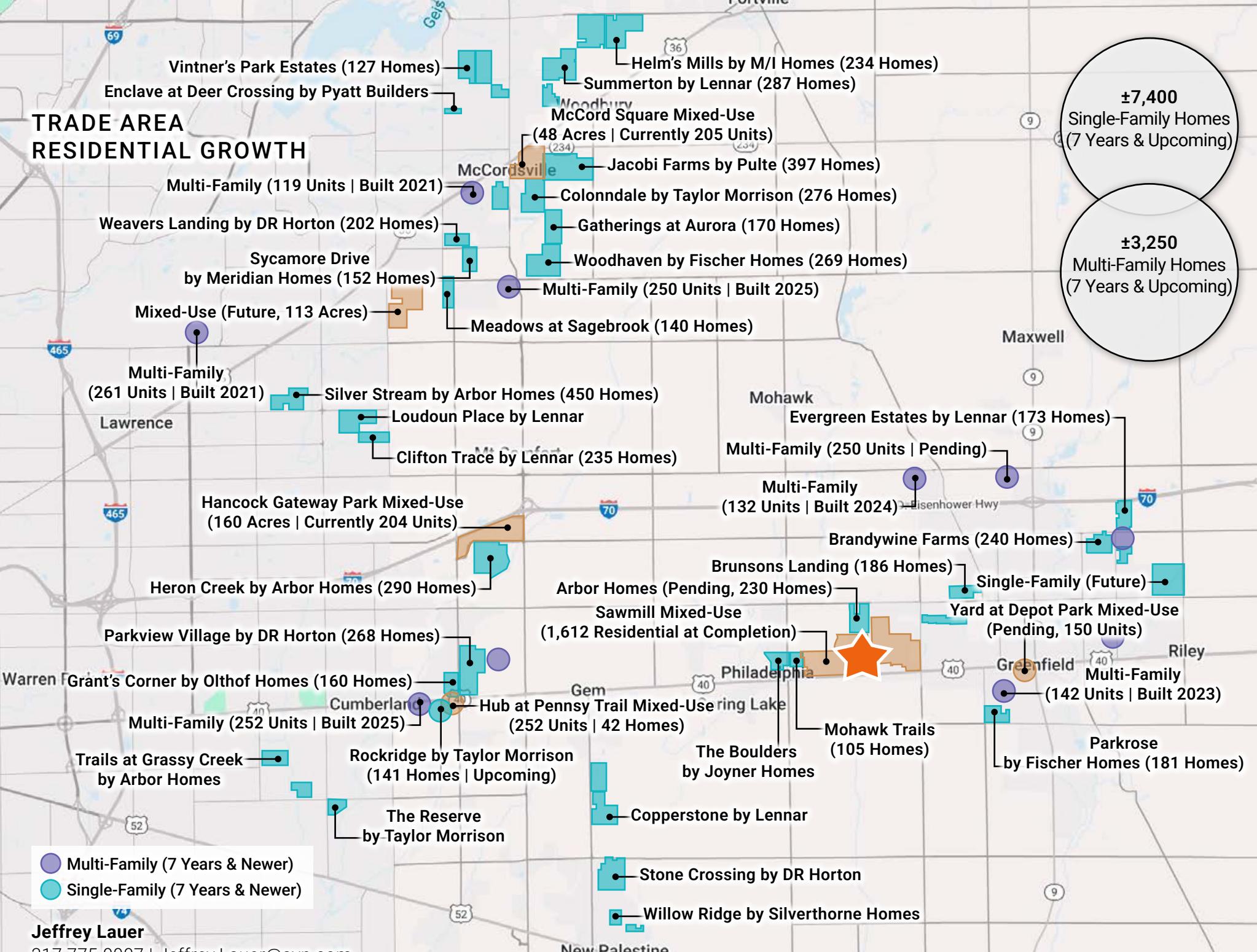
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TRADE AREA RESIDENTIAL GROWTH



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TRADE AREA ECONOMY

McCordsville Residential Permits

382 Single-Family Permits (2025)
531 Single-Family Permits (2024)
75 Multi-Family Permits (2024)

Greenfield Residential Permits

219 Single-Family Permits (2025)
201 Single-Family Permits (2024)

Fortville Residential Permits

148 Single-Family Permits (2025)
84 Single-Family Permits (2024)

Cumberland Residential Permits

89 Single-Family Permits (2025)
19 Single-Family Permits (2024)
64 Multi-Family Permits (2024)

Unincorporated Residential Permits

117 Single-Family Permits (2025)
147 Single-Family Permits (2024)

As of September 2025



Alliance Interstate Park

Hancock Gateway Park

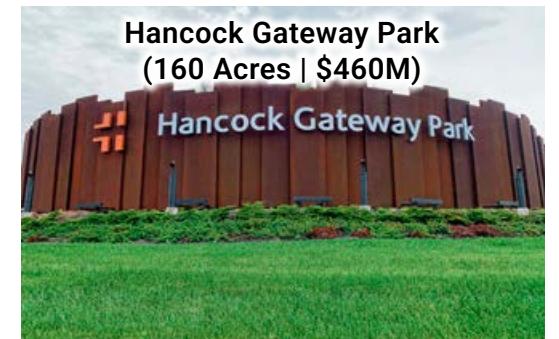
Companies Moving and/or Expanding into Hancock County



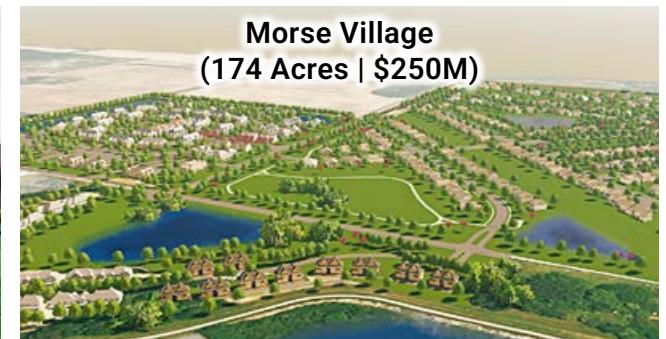
6,000 New Jobs

Through New Industrial Developments in the Mount Comfort Corridor

New Mixed-Use Developments in Hancock County



Hancock Gateway Park
(160 Acres | \$460M)



Morse Village
(174 Acres | \$250M)

Hancock County was the second fastest growing county in Indiana in 2024, according to analysis from the Indiana Business Research Center at the Indiana University Kelley School of Business. The County posted a 3.1% gain—2,634 residents—for an estimated total population of 88,810 as of July 1, 2024.

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TRADE AREA DEMOS

Population

	3 Mile	5 Mile	10 Mile
2025 Estimated Population	24,556	39,476	112,481
2030 Projected Population	28,479	45,157	121,153
Projected Annual Growth 2025 to 2030	3.2%	2.9%	1.5%
2025 Est. Median Age	39.6	39.3	38.0

Housing & Households

	3 Mile	5 Mile	10 Mile
2025 Estimated Households	10,188	16,019	43,217
2030 Projected Households	11,986	18,572	47,089
2025 Median Home Value	\$211,288	\$231,251	\$250,711
2025 Median Rent	\$921	\$958	\$965

Businesses & Employees

	3 Mile	5 Mile	10 Mile
2025 Average Household Income	\$101,483	\$109,184	\$113,430
2025 Est. Total Employees	10,832	12,322	30,152
2025 Est. Total Businesses	1,091	1,306	3,705
2025 White Collar Workers	63.0%	65.5%	66.8%
2025 Blue Collar Workers	37.0%	34.5%	33.2%

Household Expenditures

	3 Mile	5 Mile	10 Mile
2025 Total Household Expenditure	\$983.63 M	\$1.64 B	\$4.58 B
2025 Apparel	\$18.27 M	\$30.41 M	\$85.39 M
2025 Entertainment	\$56.61 M	\$94.17 M	\$264.43 M
2025 Food, Beverages, Tobacco	\$120.07 M	\$197.06 M	\$557.75 M
2025 Health Care	\$67.67 M	\$106.79 M	\$285.47 M
2025 Household Furnishings and Eq	\$26.25 M	\$43.82 M	\$122.76 M
2025 Household Operations, Shelter,	\$222.99 M	\$363.59 M	\$1.02 B

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SVN® Core Services & Specialty Practices

THE SVN® ORGANIZATION is comprised of over 2000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network® and just one of the many ways that SVN® Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Capital Markets
- Corporate Services
- Tenant Representation
- Accelerated Sales

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

Specialty Practices

 Hospitality  Industrial  Land  Multifamily  Office  Retail  Special Purpose



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