

Colliers



Parkwood Land Portfolio - Carmel, IN

60.94 Acres | Prime Development Opportunity | Flexible Zoning | High Visibility Along I-465



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Executive Summary

Colliers is pleased to present a rare opportunity to acquire up to 60.94 acres of prime land in Carmel, Indiana—one of the state's most dynamic and desirable residential and commercial markets. This offering, located near the highly regarded Parkwood Office Park, includes a mix of farmland, commercial land, and income-producing residential properties, ideal for a range of development strategies.

Divided into four distinct zones, the property supports flexible acquisition—buyers can purchase the entire portfolio for scale or select individual zones to meet targeted investment goals. The parcels have been analyzed for their highest and best use, with zoning in place to support medical, office, multifamily, and residential development.

Positioned along I-465 with excellent access to key thoroughfares, the site benefits from high visibility, strong surrounding demographics, and proximity to major employers and retail destinations. Whether approached as a long-term land play or an immediate development opportunity, this portfolio offers compelling upside in a high-demand submarket.

Total Size: 60.94 acres across 4 unique zones

- **Zoning:** Mix of PUD, MC, Commercial, and S-2 zoning—flexible for office, medical, and residential development
- **Visibility:** Prominent exposure along I-465 and major arterial roads
- **Access:** Superior ingress/egress via Springmill Rd, 96th St, and Meridian St
- **Versatility:** Buy in bulk or zone-by-zone to match development goals
- **Location:** Adjacent to Parkwood Office Park and near prominent employers, healthcare, and upscale residential neighborhoods
- **Market:** Carmel consistently ranks among Indiana's top places to live and invest

Zone Overview

Total

Entire Parcel

Located on the north side of 96th Street in Carmel, IN, the subject properties are a combination of uses and sizes.

Zone 1

Parkwood West

Combination of farmland and circulation land surrounding Parkwood West office building.

Zone 2

North Meridian Land

Undeveloped commercial land with visibility from I-465 and access via Superior St.

Zone 3

NWC 96th & Springmill

Currently farmland, largest usable acreage, suitable for residential or commercial development.

Zone 4

Lacoma Estates

Residential neighborhood with 9 leased homes (rental income).



Zone	Common Name	Acres
Total	Entire Parcel	60.94
1	Parkwood West	22.83
2	North Meridian Land	11.41
3	NWC 96th & Springmill	14.73
4	Lacoma Estates	11.97



Zone 1

Parkwood West

Strategically positioned adjacent to the Parkwood West office campus with frontage along I-465, this zone includes farmland and land surrounding the office building and parking garage. It offers connectivity, visibility, and potential for integration into a larger office or mixed-use development.

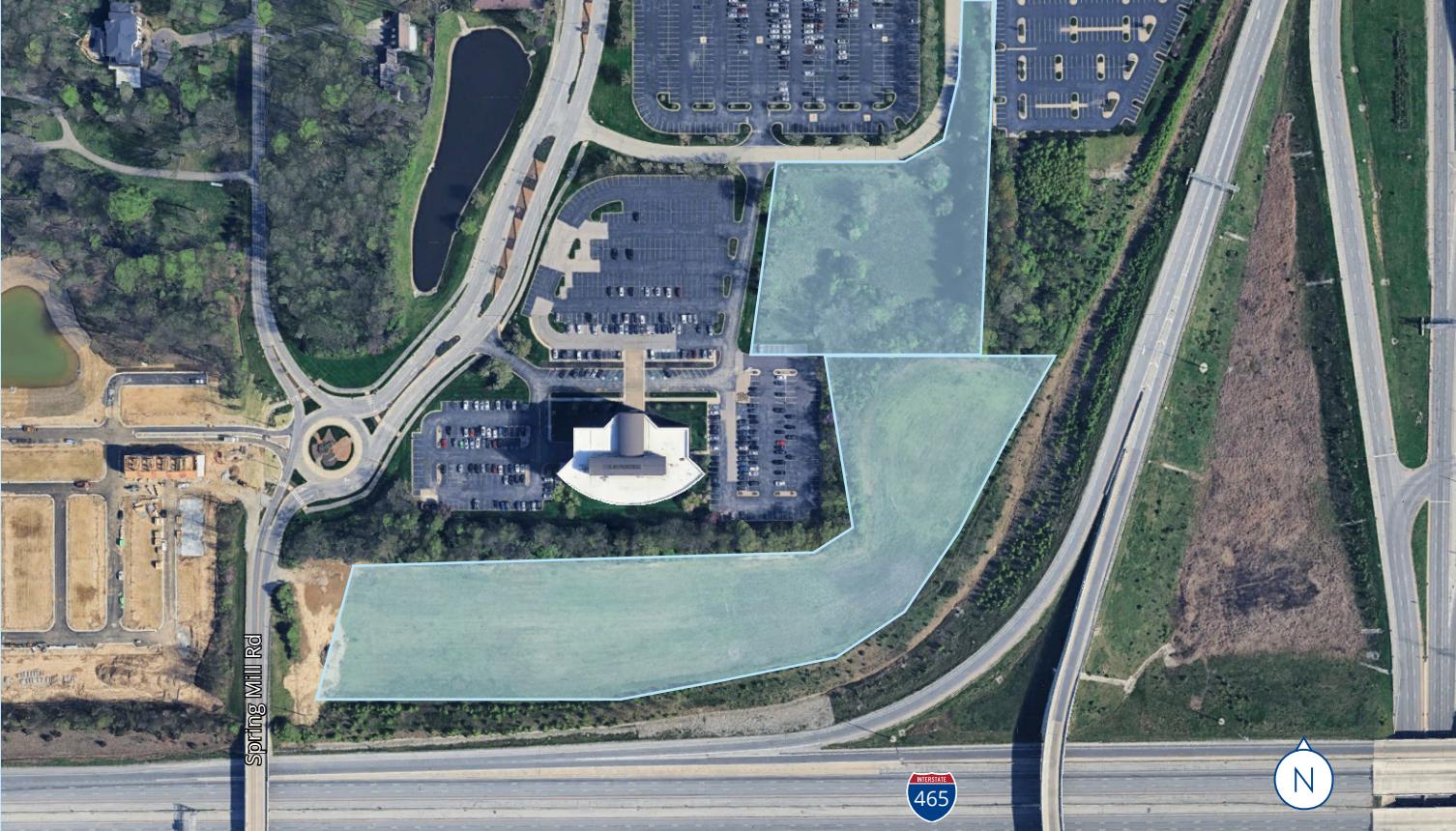


Address	Acres	State Parcel Number	Zoning
530 W 96th St, Indianapolis, IN 46060		29-13-11-000-026.007-018	
0 N Meridian St, Indianapolis, IN 46280	22.83	29-13-11-000-026.007-018	PUD + Commercial
96th West Dr, Carmel, IN 46074		29-13-11-000-026.006-018	

Zone 2

North Meridian Land

Located directly east of Parkwood West, Zone 2 features high-visibility frontage on Meridian St (US-31) and immediate access to I-465. This undeveloped land is ideal for a variety of build-to-suit opportunities.



Address	Acres	State Parcel Number	Zoning
0 N Meridian St, Carmel, IN 46280	11.41	29-13-11-000-027.007-018	MC & PUD
0 Superior St, Carmel, IN 46280		29-13-11-000-036.011-023	

Zone 3

NWC 96th & Springmill

The largest contiguous usable parcel, Zone 3 sits at the northwest corner of 96th & Springmill Road. Currently farmland, this site is suited for residential or mixed-use development, with potential for luxury townhomes, single-family homes, or senior living concepts.



Address	Acres	State Parcel Number	Zoning
96th West Dr, Carmel, IN 46274	14.73	29-13-10-000-038.007-018	S-2

Zone 4

Lacoma Estates

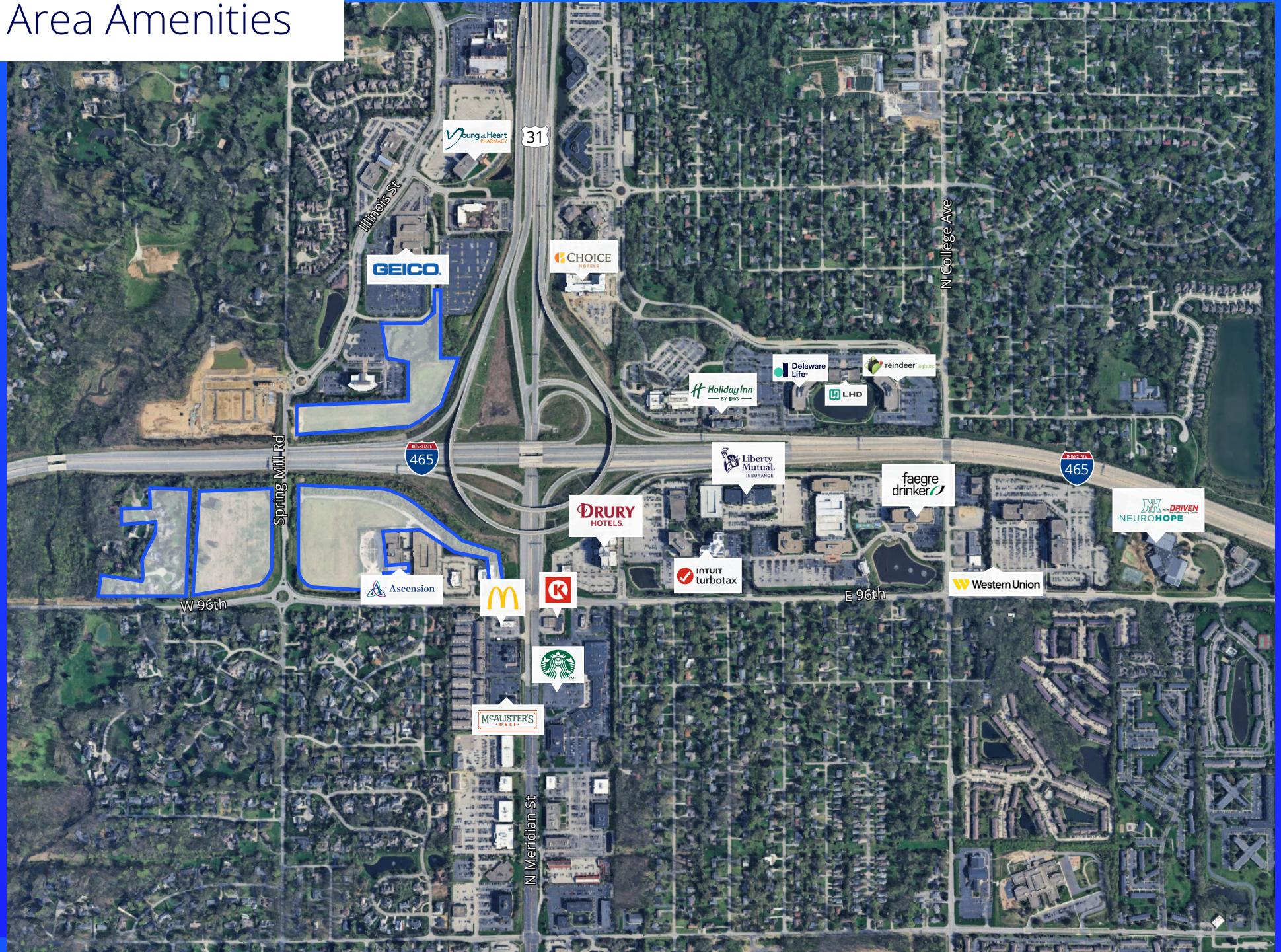
This established residential pocket includes 9 rental homes with near-term lease expirations and stable occupancy. Investors can benefit from immediate cash flow while exploring redevelopment options or portfolio rental strategy. Located in a quiet neighborhood with easy access to 96th St and Springmill.



Address	Acres
9601 Copley Dr. Carmel, IN 46290	
501 Copley Dr. Carmel, IN 46290	
540 Copley Dr. Carmel, IN 46290	
616 Copley Dr. Carmel, IN 46290	
9651 Copley Dr. Carmel, IN 46290	11.97
9671 Copley Dr. Carmel, IN 46290	
9685 Copley Dr. Carmel, IN 46290	
9678 Copley Dr. Carmel, IN 46290	
9608 Copley Dr. Carmel, IN 46290	



Area Amenities





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