

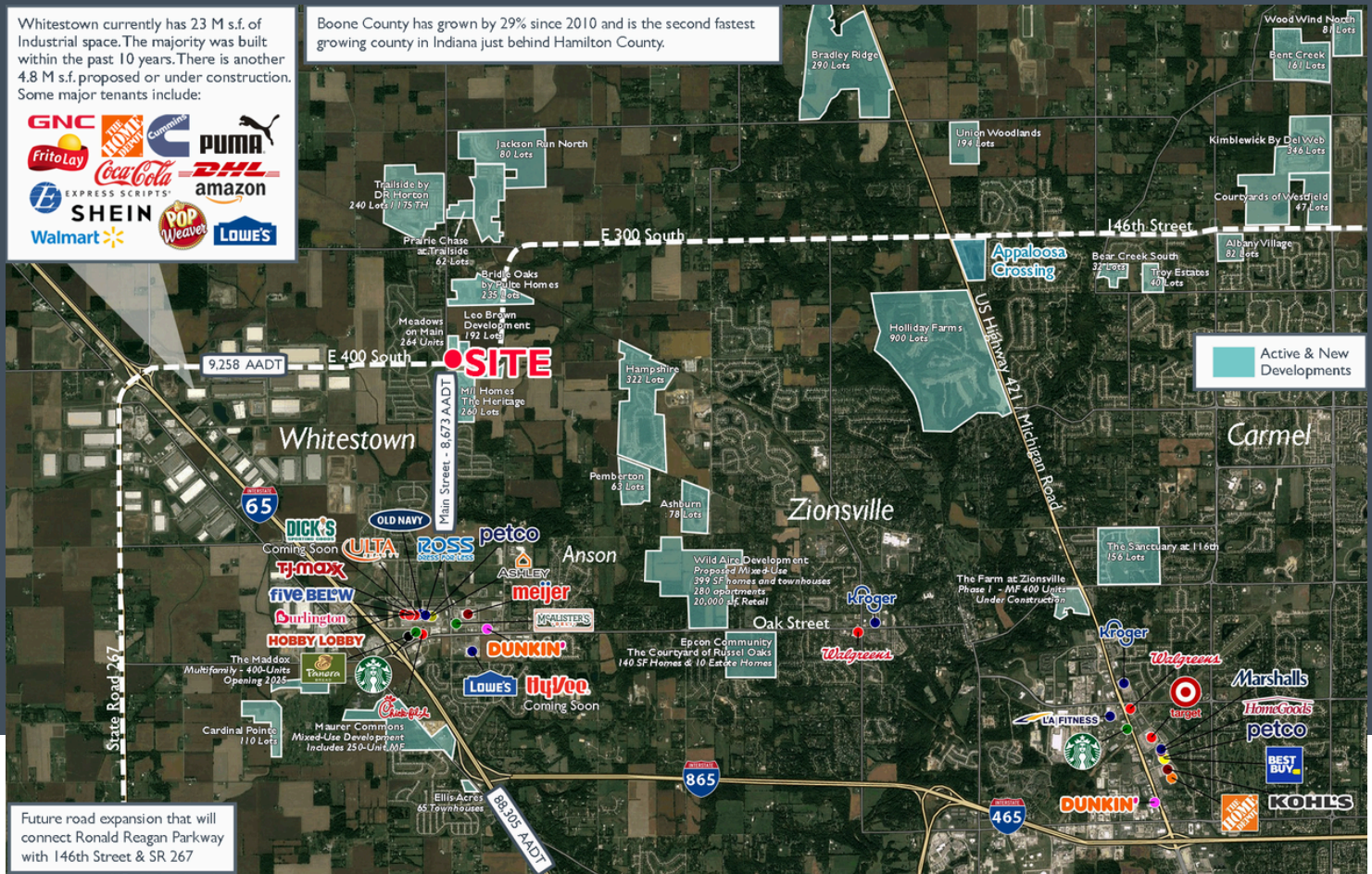
For Sale

2.73 - 17.49 AC Development Land

Whitestown currently has 23 M s.f. of Industrial space. The majority was built within the past 10 years. There is another 4.8 M s.f. proposed or under construction. Some major tenants include:



Boone County has grown by 29% since 2010 and is the second fastest growing county in Indiana just behind Hamilton County.



NEC S 650 E & E 400 S

Whitestown, IN, 46075

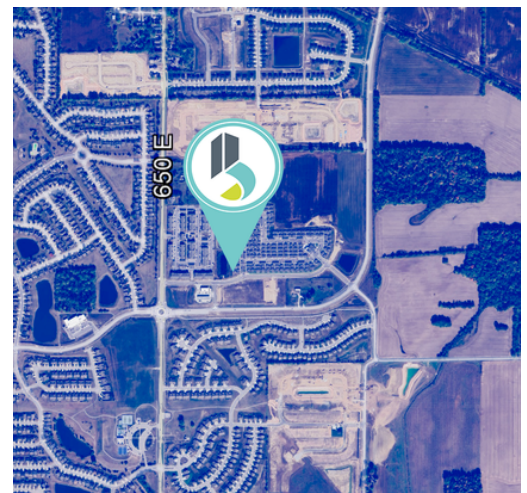
Lot Size 2.73 AC - 17.49 AC

Property Type Land

This mixed-use PUD development is being built along the Ronald Reagan Parkway expansion at the NEC of Main Street and Albert S White. The Intersection and adjoining area is under construction with the new residential developments totaling over 1,000 new single family and apartment homes, not including the existing housing.

Highlights

- 2.73-acre parcel available (can be divided)
- Additional 17.49 AC and 8.6 AC land parcels available
- PUD zoning allowing for retail, restaurants, drive-thrus, office, storage, and multi-family



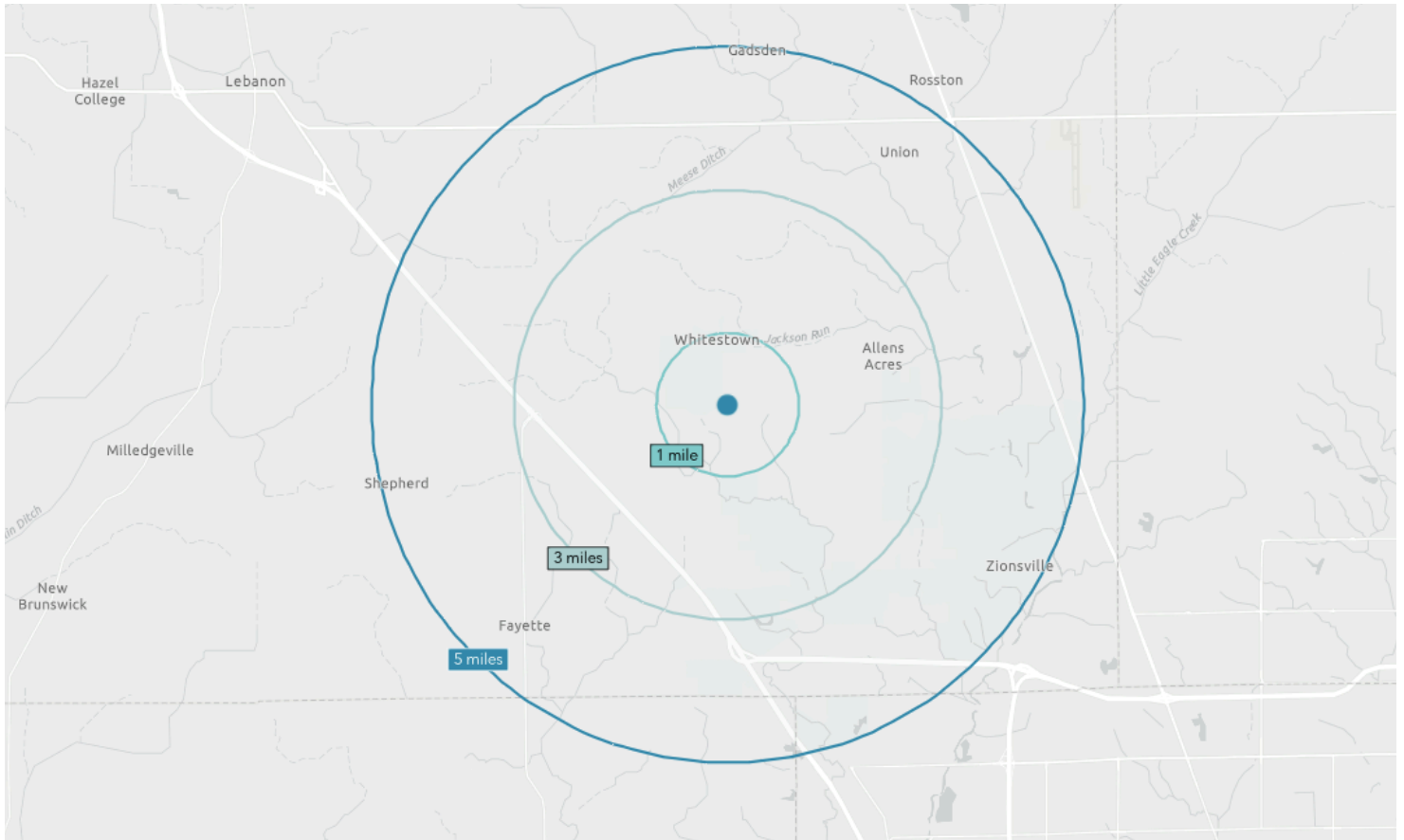
Site Plan

NEC S 650 E & E 400 S, Whitestown, IN 46075



Demographics

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Demographics Summary

The surrounding trade area features an affluent and expanding population, with increasing household incomes and home values across the 1-, 3-, and 5-mile radius. This profile supports strong demand for commercial uses and long-term investment stability.

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,590	22,495	49,303
Average Age	32.2	34.5	37.0
Total Households	1,819	8,289	17,807
Average HH Income	\$156,180	\$182,911	\$206,410
Median House Value	\$260,905	\$383,172	\$441,712