



26.7 ACRES

OFFERING MEMORANDUM

# AVAILABLE FOR SALE

FUTURE COMMERCIAL OPPORTUNITY

10697 E COUNTY ROAD 450 S, INDIANAPOLIS, IN 46231



# PRESENTED BY



## JASON ALSUP

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With over 19 years of experience in the real estate industry, I specialize in buying, selling, and tenant representation across all aspects of commercial real estate. Whether it's office, retail, industrial, or investment properties, I am dedicated to helping my clients navigate the market with expert guidance and strategic solutions.

I take pride in my strong communication skills, active listening, and ability to truly understand my clients' needs and goals. My extensive network of service providers and deep clientele database allow me to connect buyers, sellers, and tenants efficiently.

In addition to serving Metro Indianapolis, I also specialize in the Southwest Florida market, offering clients access to prime commercial opportunities in this rapidly growing region. Whether you're looking to invest, expand, or relocate your business, I am here to provide exceptional service and results-driven strategies.

Let's connect and turn your commercial real estate goals into reality



# PROPERTY OVERVIEW

FUTURE COMMERCIAL OPPORTUNITY  
10697 E COUNTY ROAD 450 S, INDIANAPOLIS, IN 46231

FEATURES	
ADDRESS	10697 E COUNTY ROAD 450 S, INDIANAPOLIS, IN 46231
LAND USE	FUTURE COMMERCIAL OPPORTUNITY
COUNTY	HENDRICKS COUNTY, IN
PARCEL ID/TAX ID	32-09-32-400-003.000-012
LOT SIZE (ACRES)	26.7 ACRES
ASKING PRICE	\$8,035,195



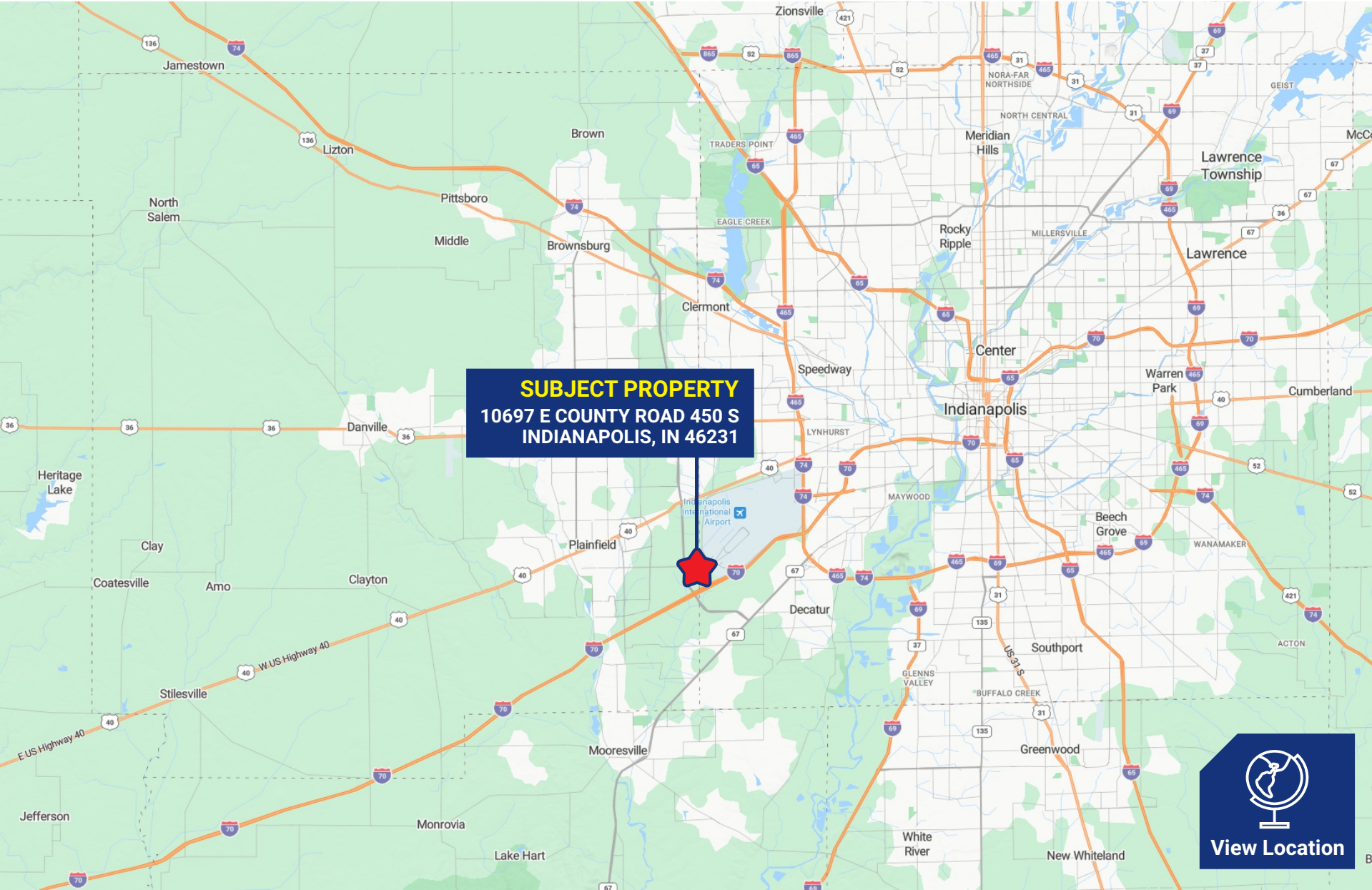
# PROPERTY PARCEL

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# PROPERTY LOCATION

FUTURE COMMERCIAL OPPORTUNITY  
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# AERIAL MAP

FUTURE COMMERCIAL OPPORTUNITY  
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# DEMOGRAPHICS

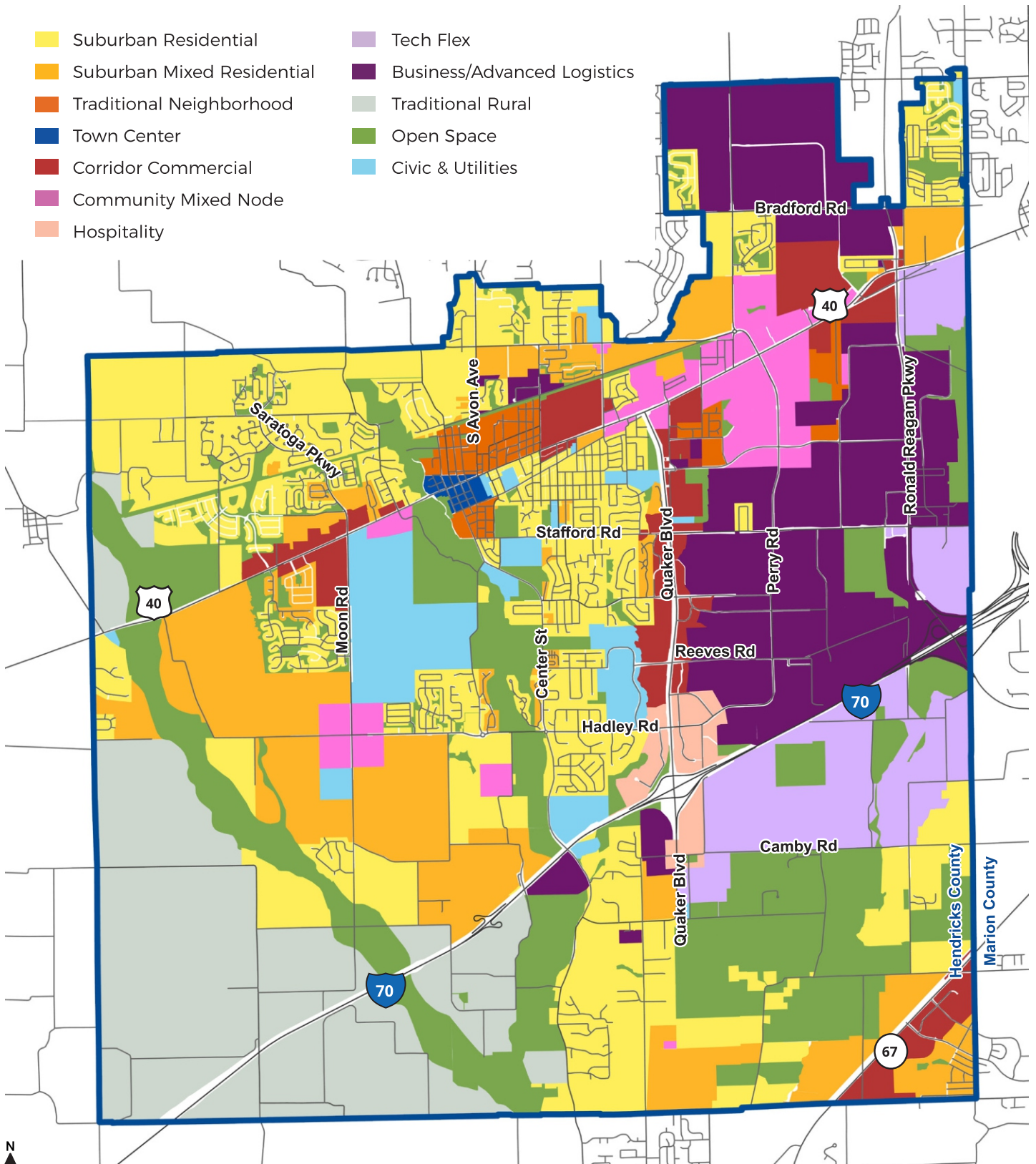
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Category	Subcategory	1 Mile	3 Miles	5 Miles
Population	2024	7,547	46,057	182,873
Population	2023	7,294	48,038	181,848
Population	2022	7,634	48,616	180,316
Population	2021	7,433	47,485	178,952
Population	2020	6,792	45,281	172,347
Household Income	2024 Median Income	\$81,735	\$81,671	\$77,571
Household Income	Under \$25k	423	1,805	7,855
Household Income	\$25k - \$50k	299	2,543	12,614
Household Income	\$50k - \$100k	1,141	6,181	22,664
Household Income	\$100k - \$150k	710	3,656	12,619
Household Income	Above \$150k	418	2,735	11,573
Age	2024 Median Age	37.6	34.8	36.5
Age	Under 20	1,633	13,067	50,927
Age	20 - 25	862	3,303	12,665
Age	25 - 45	2,236	14,519	50,736
Age	45 - 65	1,559	9,883	42,424
Age	Over 65	1,121	4,517	21,281
Employees	Total 2024	6,475	35,502	142,499
Employees	Agriculture	155	186	340
Employees	Construction	560	1,331	6,443
Employees	Manufacturing	1,204	3,587	11,918
Employees	Wholesale Trade	320	644	2,524
Employees	Retail Trade	2,228	3,896	13,202
Employees	Transportation, Warehousing	2,385	5,065	14,513
Employees	Information	60	395	1,099
Employees	Finance, Insurance	551	1,379	5,153
Employees	Professional Services	1,442	3,015	10,896
Employees	Educational, Health Care	2,368	5,430	21,107
Employees	Arts, Entertainment, Food	657	1,714	7,263
Employees	Management, Business, Science, Arts	4,494	10,033	37,765
Employees	Public Administration	309	877	3,810
Employees	Other Services	489	995	4,612
Housing Occupancy	2024 Ratio	21:01	19:01	20:01
Housing Occupancy	Occupied	2,852	16,090	64,046
Housing Occupancy	Vacant	139	830	3,279
Renter To Homeowner	2024 Ratio	9:10	11:20	1:02
Renter To Homeowner	Renters	1,411	5,831	22,414
Renter To Homeowner	Homeowners	1,580	11,089	44,911

# FUTURE CHARACTER & LAND USE MAP

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- |  |   |
|--|---|
|  Suburban Residential       |  Tech Flex                   |
|  Suburban Mixed Residential |  Business/Advanced Logistics |
|  Traditional Neighborhood   |  Traditional Rural           |
|  Town Center                |  Open Space                  |
|  Corridor Commercial        |  Civic & Utilities           |
|  Community Mixed Node       |   |
|  Hospitality                |   |



# WILSON TRACT PER COMP PLAN

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## Tech Flex

Tech Flex areas are employment centers with a mix of high technology, office, commercial, and institutional uses emphasizing biotechnology, life science, research, and high technology. These areas may be arranged in a walkable setting with connecting open space. Limited supportive housing and commercial will be within the area, but these will not form regional commercial nodes.

## INTENT

- » Provide flexible space to support a variety of low-impact but high-value activities.
- » Encourage physical connections to adjacent areas.
- » Encourage the use of higher quality building materials and landscaping for highly visible sites.

## LAND USE MIX

### Primary Uses

High technology assembly, manufacturing, distribution, and research

Office

### Secondary Uses

Commercial

Civic/Institutional

Housing

Convenience commercial

Transit

## FORM ATTRIBUTES

### BUILDING FORM

#### Height

1-4 Stories

#### Setback

Varies

## TRANSPORTATION DESIGN FOCUS

### Primary Mode(s)

Automobile

Transit

### Secondary Mode(s)

Walk/Bike

### Streets

Primarily automobile-oriented development and may include accommodation for large trucks. Site design and block length should encourage pedestrian and cyclist access.

### Parking

Surface lots

## OPEN SPACE

Trail connections, passive preserved land, and landscaped setback areas; generally private.

## EXAMPLE PATTERN



## EXAMPLE CHARACTER



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FOR MORE INFORMATION  
PLEASE CONTACT

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