

PRIME COMMERCIAL DEVELOPMENT SITE

PROPERTY OVERVIEW

This 19.77-Acre prime development site presents an exceptional development opportunity at the southeast corner of US Highway 31 South and Worthsville Road in Greenwood, IN. The property offers direct access to Worthsville Road and is conveniently connected to the Kroger Center via an existing traffic signal, making it highly accessible for retail, office, or mixed-use projects.

PROPERTY HIGHLIGHTS

- **Size:** ±19.77 acres
- **Zoning:** Commercial Large & Multifamily, allowing flexibility for retail, office, or residential projects
- **Prime Frontage:** Approximately 1,300 LF along US Highway 31 South
- **Traffic Exposure:** Over 52,000 vehicles per day along US 31 & Worthsville Road
- **Future Intersection Upgrade:** Planned signalization to improve traffic flow at US 31 & Pushville Road
- **Development Options:** Suitable for mixed-use, retail, office, or multifamily projects
- **Growing Market:** Strong local consumer spending with consistent year-over-year growth
- **Immediate Trade Area:** Approximately 30,000 residents within a five-minute drive



LOCATION OVERVIEW

Located in the rapidly growing city of Greenwood, IN, this site offers exceptional visibility and connectivity along US Highway 31 South. Worthsville Road provides a direct east-west link across the city, with planned traffic upgrades enhancing access. The surrounding area features strong demographics, nearby schools, parks, retail centers, and employment hubs, making it an ideal location for commercial, office, or multifamily development. Greenwood's expanding residential and business base ensures a vibrant and thriving market for future tenants and investors.

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CONCEPTUAL PROPOSED SITE PLAN - 1

CONTACT BROKER FOR PRICING DETAILS

US HIGHWAY 31 S & WORTHVILLE RD



CONCEPTUAL PROPOSED SITE PLAN

Option 1 Site Plan features 356 residential units, studios, one-bedroom units, two-bedroom units, and two-bedroom plus den units, supported by 541 parking spaces. The buildings are arranged in a combination of linear and L-shaped configurations that optimize the property and its green space.

*Conceptual plan for illustrative purposes only. Final layout subject to engineering, permitting, and approvals.

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