

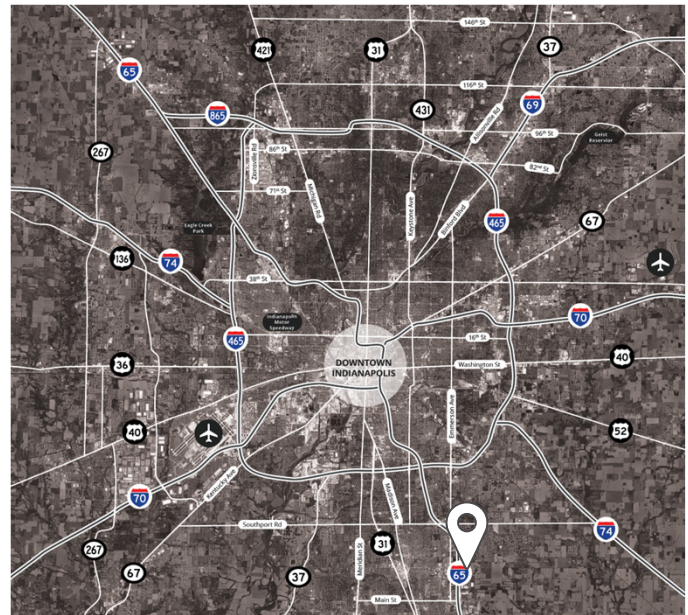


Prime land opportunity in Johnson County, with exceptional interstate access.

# 1330

N Graham Rd  
Greenwood, IN

- Greenwood Gateway Development opportunity on I-65
- ± 31 acres on hard corner site off County Line Rd & Graham Rd
- Zoned Interstate Commercial – Large Format District
- Hotels, restaurants, medical and numerous other amenities adjacent
- Ideal uses include:
  - Corporate office campus
  - Medical offices & services
  - Mixed use retail development
  - Large format entertainment or recreational user



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Stephen Daum  
+1 317 713 2144  
stephen.daum@colliers.com

Billy Powers  
+1 317 713 2169  
billy.powers@colliers.com

Brian Zurawski SIOR  
+1 317 713 2121  
brian.zurawski@colliers.com



# The Site

## 1330 N Graham Rd Greenwood, IN

- ± 30.996 acres
- Zoned – Interstate Commercial Large Format District

### Utilities:

- Water – Indiana American Water
- Sewer – Greenwood Sanitation
- Natural Gas – Vectren
- Electricity – Johnson County REMC



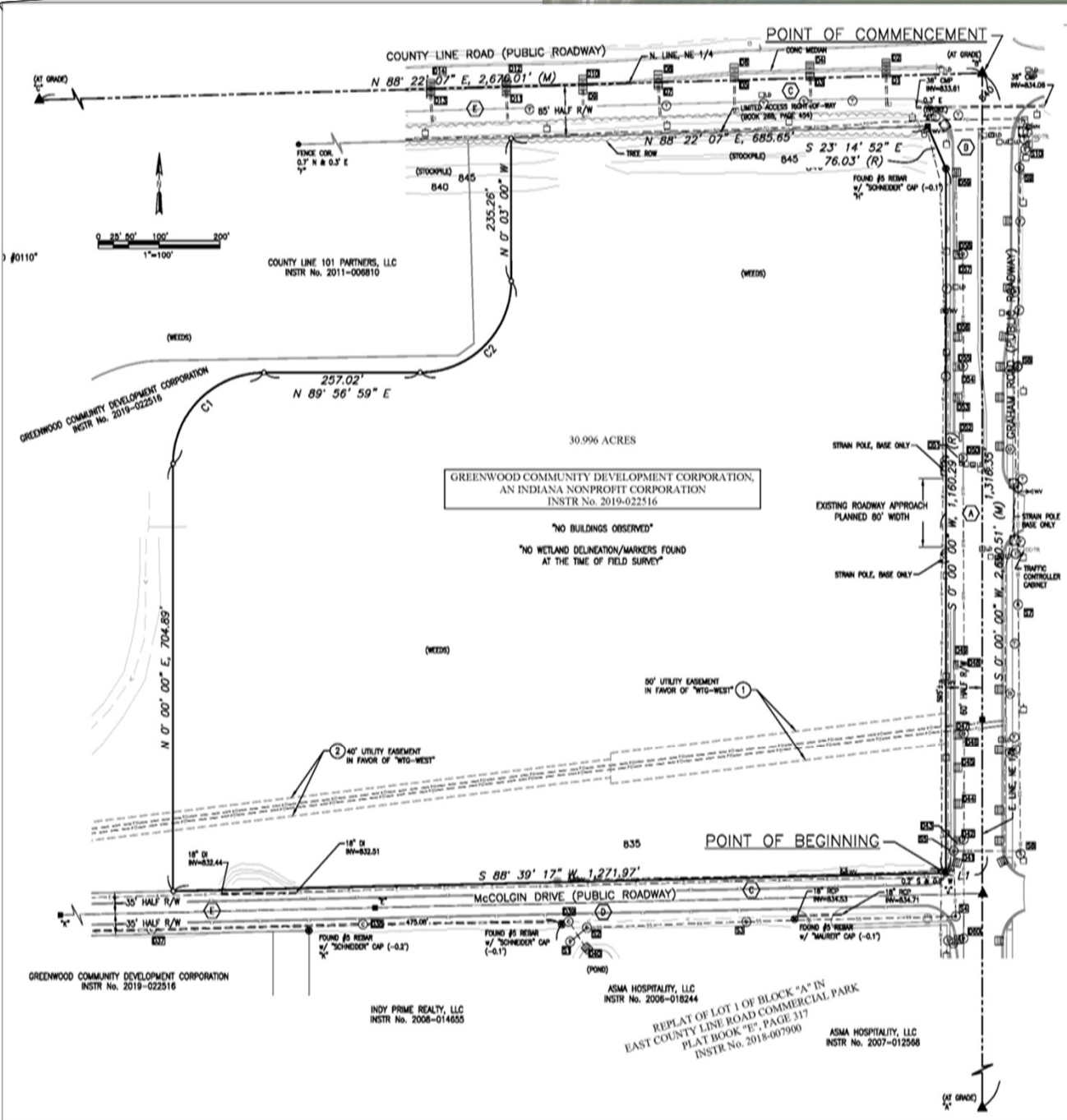
County Line Rd



N Graham Rd

± 30.996 Acres

McColgln Rd



GREENWOOD COMMUNITY DEVELOPMENT CORPORATION,  
AN INDIANA NONPROFIT CORPORATION  
INSTR No. 2019-022516

"NO BUILDINGS OBSERVED"  
"NO WETLAND DELINEATION/MARKERS FOUND  
AT THE TIME OF FIELD SURVEY"

60' UTILITY EASEMENT  
IN FAVOR OF "WTO-WEST"

40' UTILITY EASEMENT  
IN FAVOR OF "WTO-WEST"

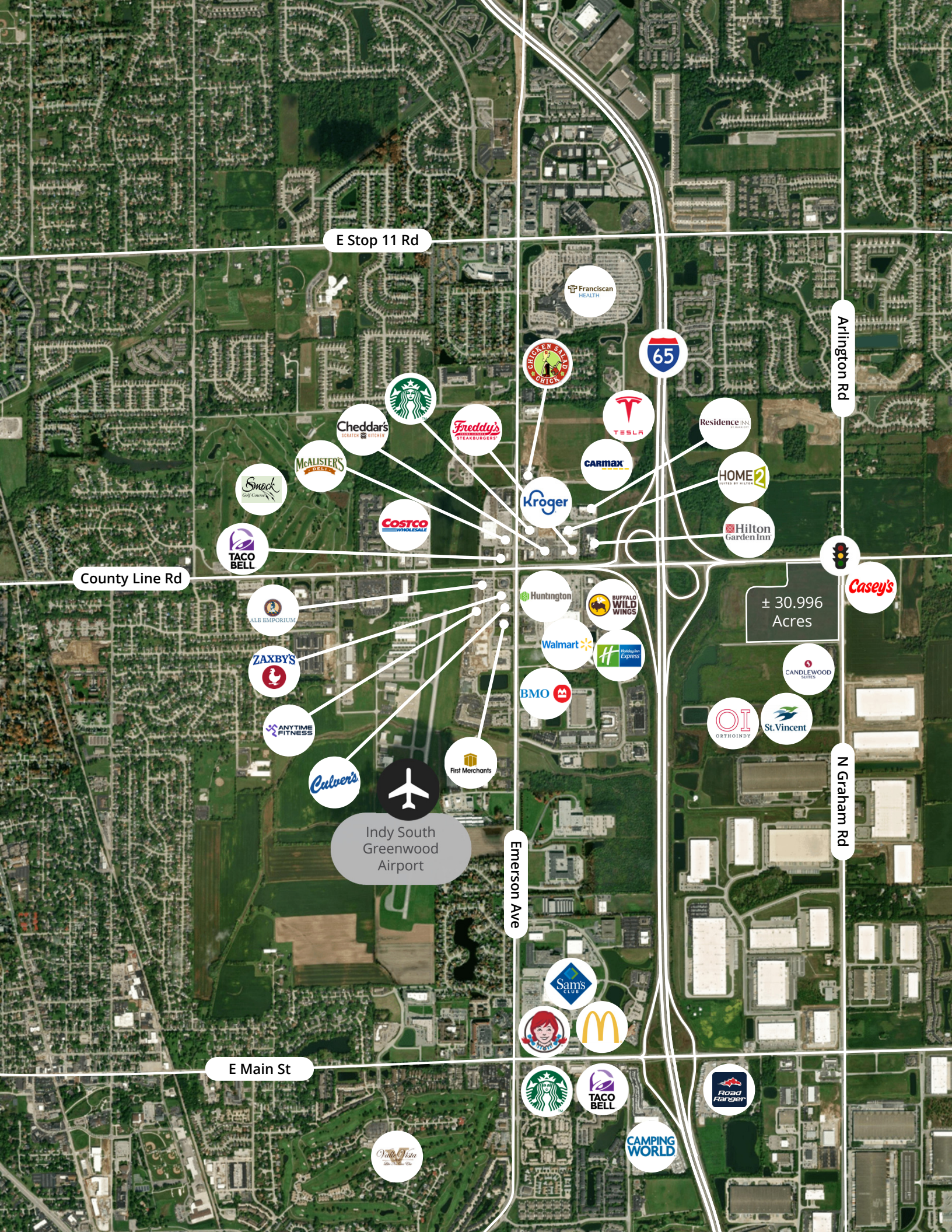
ASMA HOSPITALITY, LLC  
INSTR No. 2006-018244

REPLAT OF LOT 1 OF BLOCK "A" IN  
EAST COUNTY LINE ROAD COMMERCIAL PARK  
PLAT BOOK "E", PAGE 317  
INSTR No. 2018-007900

ASMA HOSPITALITY, LLC  
INSTR No. 2007-012568

GREENWOOD COMMUNITY DEVELOPMENT CORPORATION  
INSTR No. 2019-022516

INDY PRIME REALTY, LLC  
INSTR No. 2006-014655



E Stop 11 Rd

Arlington Rd



County Line Rd

± 30,996 Acres



Indy South Greenwood Airport

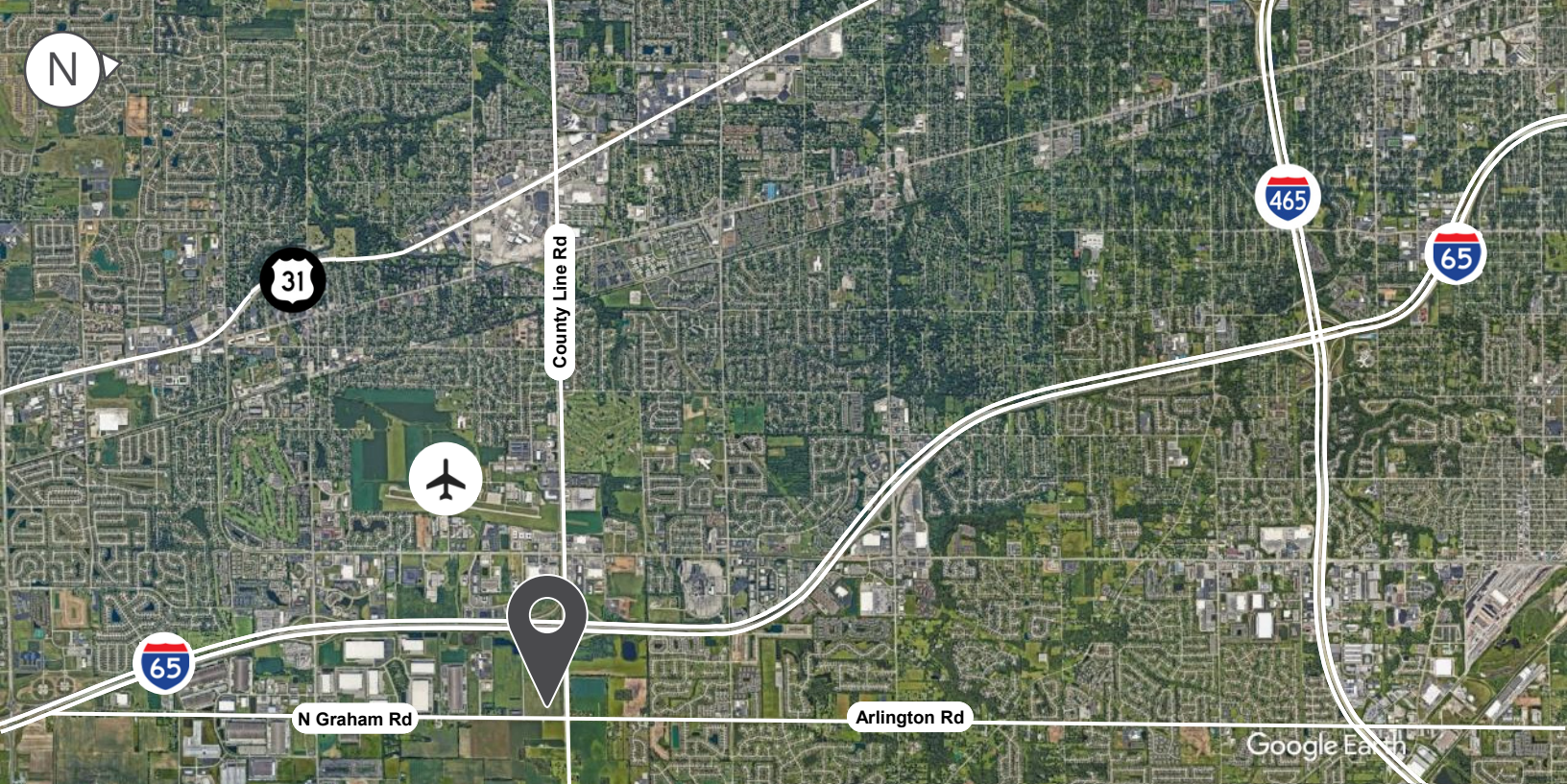
Emerson Ave

N Graham Rd



E Main St





## Location & The Numbers

Destination	Miles
Downtown Indy	15.8
Indianapolis INTL. Airport	22.5
Louisville, KY	104
Chicago, IL	174
Columbus, OH	185
Detroit, MI	296

Roadways	Miles
I-65 South	.5
I-465	8.7
I-74 West	10.2
I-65 North	10.3
I-70 West	17.9
I-69 North	23.2

## Demographics

	1 Mile	3 Miles	5 Miles
Population 2023	4,185	60,938	158,194
Population, proj. 2028	4,177	61,999	159,637
Daytime Population 2023	15,268	34,347	142,533
Average HH Income	\$115,993	\$99,329	\$98,164
Total HH 2023	1,889	23,897	60,960
Households, proj. 2028	1,893	24,499	61,871

## Business Summary

	1 Mile	3 Miles	5 Miles
Total Business	178	1,723	4,037
Total Employees	8,996	36,701	65,098
Total Residential Population	4,185	60,938	158,194
Employee/Residential Population Ratio (per 100)	215	60	41

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