

±2 ACRES FOR SALE - FISHERS, INDIANA

INFILL
DEVELOPMENT
OPPORTUNITY

PROPERTY HIGHLIGHTS

- Site is ±2 acres
- Suitable for retail, office, restaurant or hotel
- Indianapolis Metropolitan Airport is 1.3 miles from subject property.
- Indianapolis International Airport is 31.3 miles from subject property.
- Population exceeds 160,000 within 5 miles.
- Site is zoned I-69 Overlay

Asking Price:

\$1,600,000
\$800,000/acre

 For *more* information

Steve Pastor

Vice President Global Supply Chain & Ports/Rail Logistics Practice
NAI Global Industrial Chairperson

 201 478 7376

 spastor@naihanson.com

Kimberly Kocur

Senior Vice President
Corporate Services

 201 488 5800 x291

 kkocur@naihanson.com

Luke Troyer

Broker
NAI Cressy

 574 261 8912

 ltroyer@cressy.com

Location - Rare, two (2) acre infill opportunity within Crosspoint Development. The site has two access drives, via Crosspoint Commons and Hague Road (signalized).

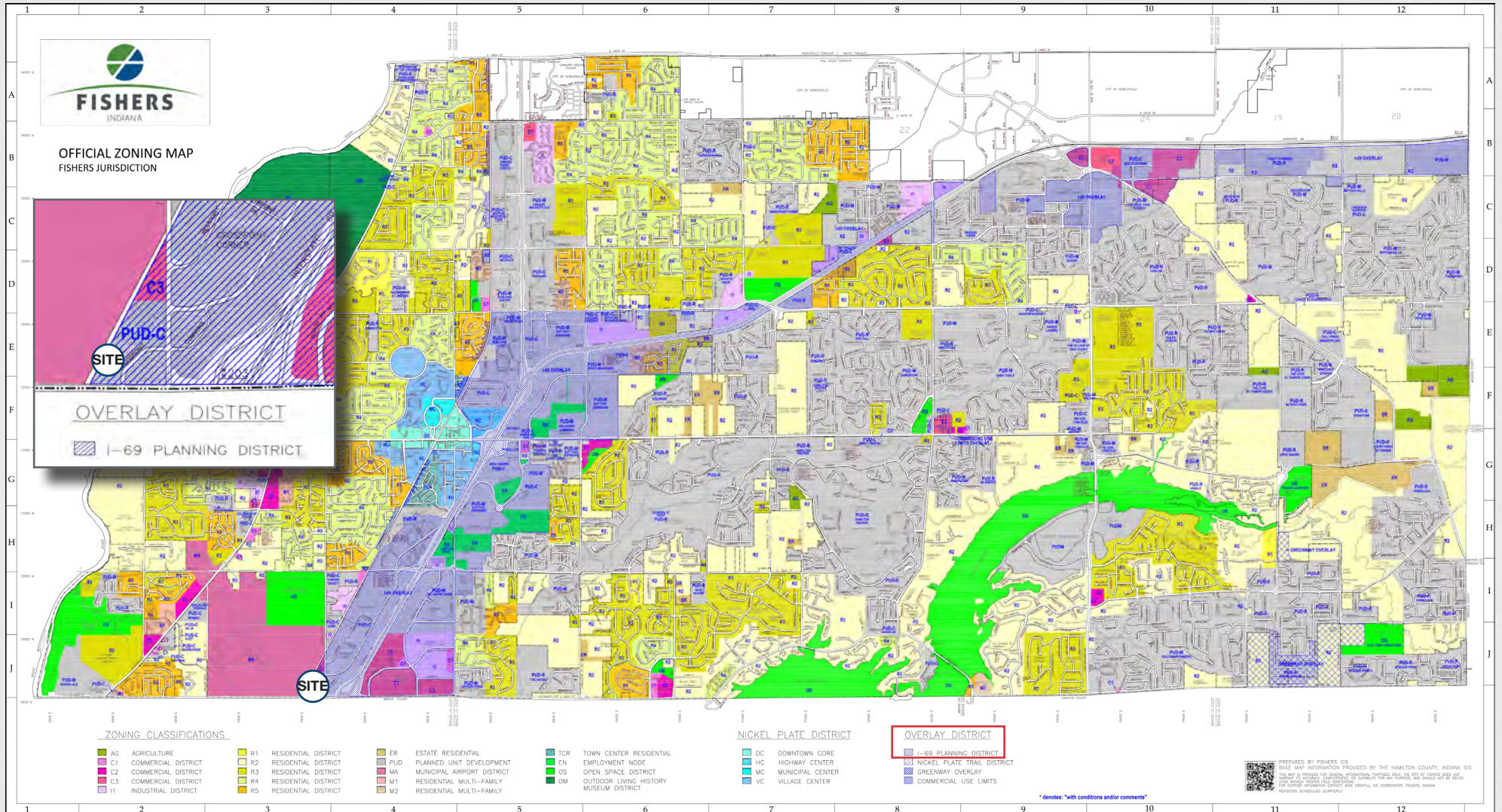
Infrastructure - Excellent interstate accessibility, less than half mile to I-69/96th Interchange, which borders Fishers (Hamilton County) and Indianapolis. Recent completion of the 106th and I-69 interchange to the north has enhanced access and traffic flow. The I-69/I-465 interchange is nearing completion, as well.

Highest & Best Use Considerations - Subject site is viable for a hotel development, similar to the Spring Hill Suites immediately north, as well as for retail and office development.



ZONING MAP - FISHERS, INDIANA

INFILL
DEVELOPMENT
OPPORTUNITY



Click [HERE](#) to view
City of Fishers Unified
Development [Ordinance](#)

Sec. 4.2.3. 169-0L Interstate-69 Overlay District

A. Intent

It is the purpose and intent of the Interstate-69 Overlay District (169-0L) is to limit certain uses that could negatively impact the aesthetics image and economic opportunities for properties that have limited access along the 169 corridor.

B. Applicability

The provisions of the 169-0L District apply to all properties lying wholly or partially within the District as shown on the Official Zoning Map.

C. Boundaries

The boundaries of the 169-0L District are hereby established for the entire length of Interstate-69 within the City, and land area on either side of the right-of-way for Interstate-69 in the City.

D. Development and Design Standards

1. No clearing or other disturbance of land shall occur and no building, structure, or use shall be established except in compliance with the provisions of this Ordinance.
2. Interstate Corridor Buffer. Properties within the 169-0L District shall install a minimum of one (1) canopy deciduous or evergreen tree per 60 feet of property that is contiguous to the 1-69. If the abutting property has less than 60 feet of contiguous frontage on 1-69, then a minimum of one (1) tree shall be planted. Trees shall be planted within 15 feet of the property line that abuts the i-69 right-of-way.
3. Building Orientation. All structures shall give the appearance of foursided architecture.
4. Flex Use. Commercial uses with a street level designated as a storefront available for flex use as a retail store or office. All floors are available for flex use as office or retail. Parking is provided in rear or in a parking garage.

5. Large Scale Commercial. A commercial type in the form of large individual buildings designated as available for a retail store. Parking is generally provided in front of buildings in surface lots.

6. Overnight Lodging. Hospitality uses in the form of one (1) or more multi-story buildings designated as available for lodging with limited ground floor flex use as retail. Parking is generally provided in surface lot or common parking garage.

7. Trash Collection. Trash collection and recycling areas shall not be visible from the interstate and shall be screened in accordance with Article 6.2. Accessory Structure Standards.


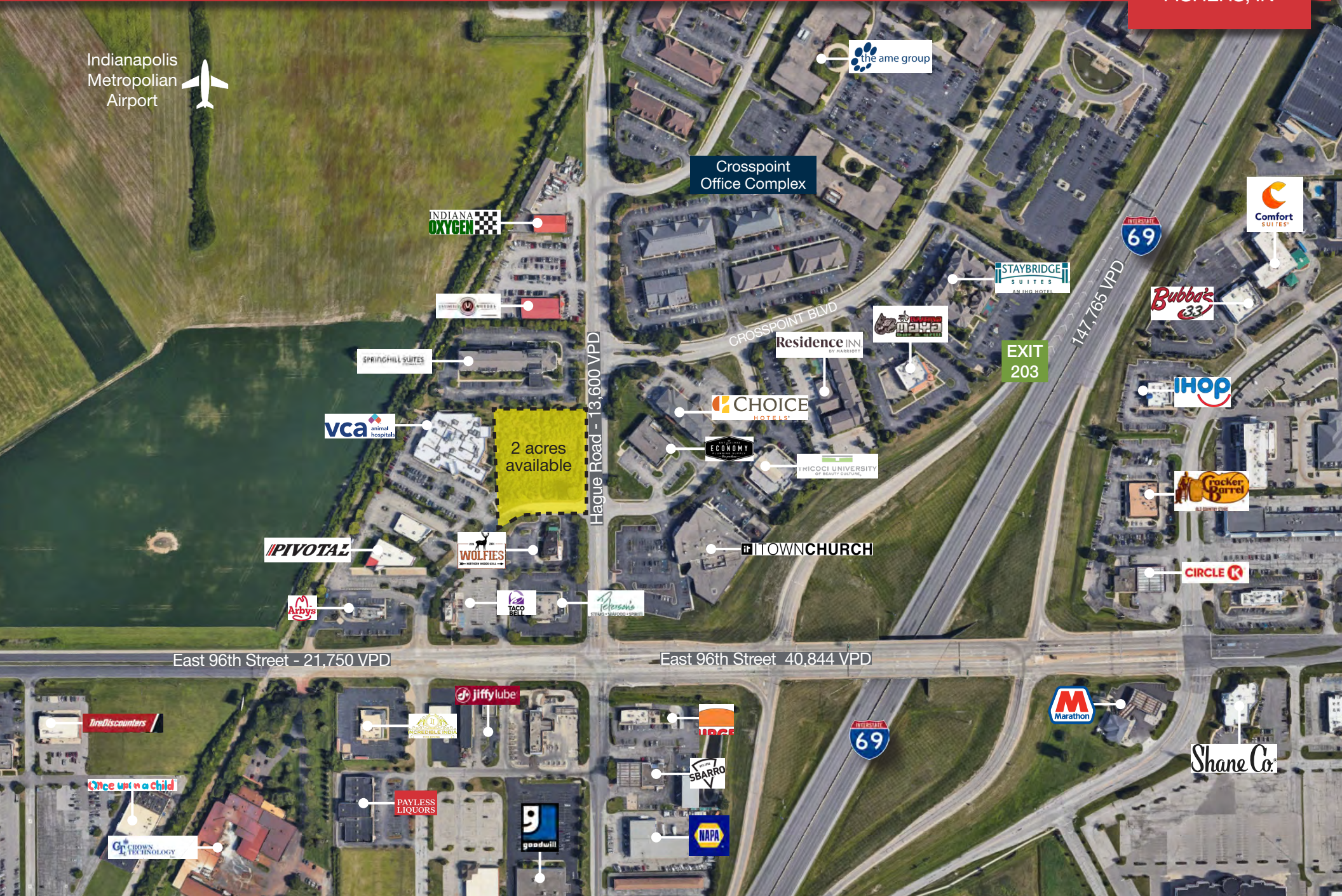
8. Excluded Use. Institutional Uses exempt from paying Indiana property taxes and associated accessory structures shall be prohibited from the underlying zoning districts within the 169-0L District.

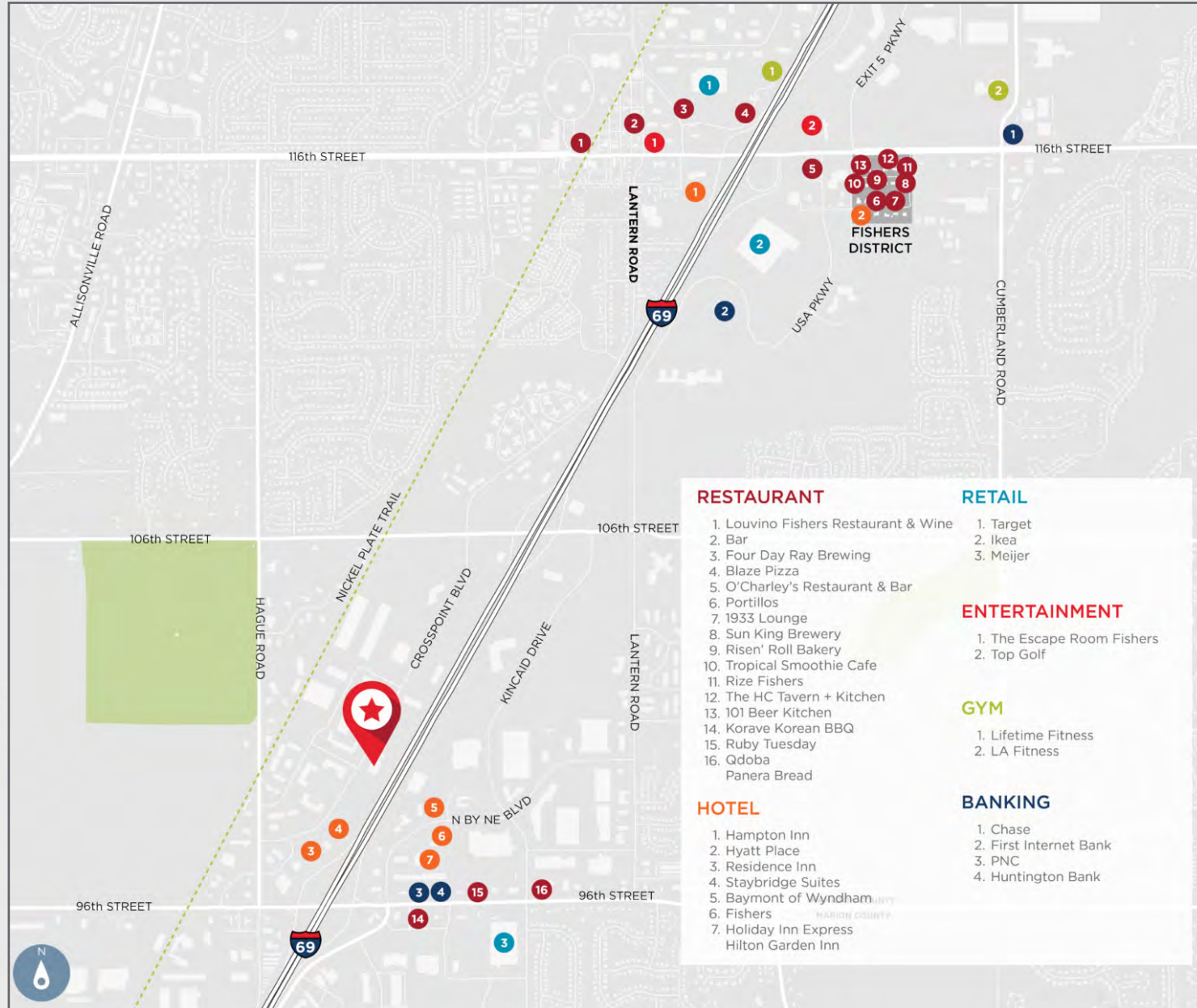
9. Legally Non-Conforming. If a use is legally established on a parcel or portion of a parcel at the time the 169-0L District is enacted, but is no longer permitted according to this Section, it shall be considered legally non-conforming. A parcel containing a legally nonconforming use may be developed, maintained, or reconstructed in furtherance of the existing legal non-conforming use (a) established on that parcel and (b) by the owner of the parcel at the time the legally non-conforming use is established. All uses which are permitted in the underlying zoning district(s), except those uses expressly excluded (this Section) shall be permitted in the 169-0L District.

IN THE AREA

CROSSPOINT
DEVELOPMENT
FISHERS, IN

Indianapolis
Metropolitan
Airport

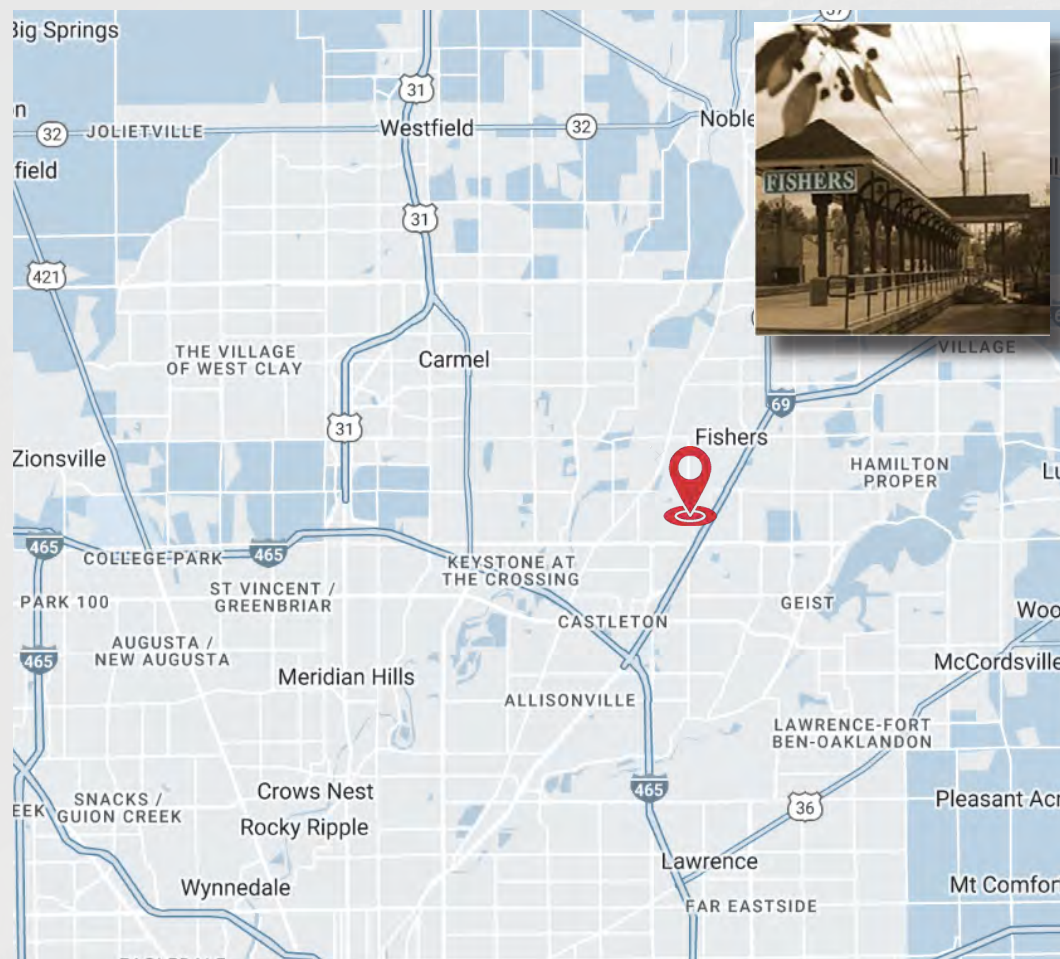





Source: crosspointcenter.com

Fishers is a suburb of Indianapolis with a population of 97,154. Fishers is in Hamilton County and is one of the best places to live in Indiana. Living in Fishers offers residents a sparse suburban feel and most residents own their homes. In Fishers there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Fishers and residents tend to lean conservative. The public schools in Fishers are highly rated.

#	Employer	# of employees
1	Hamilton Southeastern Schools Corporation	2,626
2	Navient	1,650
3	City of Fishers	536
4	Stratosphere Quality	517
5	Topgolf	500
6	Freedom Mortgage	436
7	Stanley Convergent Security Solutions, Inc.	350
8	Community Home Health Services	330
9	Conner Prairie	337
10	US Foods	320



Source: lifeininday.com, niche.com

Fishers
FUN FACTS

1

Fishers is home to Conner Prairie, one of the most well-known interactive living history museums in the United States.

2

In Fishers, we have 24 vibrant parks with 591 acres of land and over 104 miles of multi-use nature trails.

3

Fishers only recently became an official city as of January 1, 2015.

ABOUT NORFOLK SOUTHERN

INFILL
DEVELOPMENT
OPPORTUNITY



Norfolk Southern Corporation (NYSE: NSC) is one of the nation's premier transportation companies. Its Norfolk Southern Railway Company subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern is a major transporter of industrial products, including chemicals, agriculture, and metals and construction materials. In addition, the railroad operates the most extensive intermodal network in the East and is a principal carrier of coal, automobiles, and automotive parts.

About NORFOLK SOUTHERN



MAKING CONNECTIONS

Norfolk Southern (NYSE: NSC) has served the freight transportation needs of America for nearly two centuries, connecting businesses and communities to the marketplaces of the world — creating jobs, supporting economies, and transporting goods on safe, environmentally friendly rail.

- 43 PORTS SERVED**
- 61 AUTOMOTIVE FACILITIES SERVED**
- 55 INTERMODAL TERMINALS**
- 154 TUNNELS**
- 62,700 FREIGHT CARS**
- 250 SHORT LINE CONNECTIONS**
Adds 20,000+ miles to NS network
- CONNECTS**
with Western rail carriers
- 4,155 LOCOMOTIVES**
- 9,706 BRIDGES**
- 41 RAIL-TRUCK TRANSFER FACILITIES**

↔ GATEWAY CITIES TO WESTERN CARRIERS