

PRIME DOWNTOWN DEVELOPMENT OPPORTUNITY

3 ACRES OF POTENTIAL IN THE
HEART OF INDIANAPOLIS

371 KANSAS ST, INDIANAPOLIS, IN 46225
325 W MORRIS ST, INDIANAPOLIS, IN 46225

PROPERTY HIGHLIGHTS

-  **±3 ACRES | TWO PARCELS**
Rare large-scale site in downtown Indianapolis
-  **4,800 SF BUILDING**
Built in 1998
-  **INCOME-PRODUCING BILLBOARD**
Monthly revenue stream in place
-  **FULLY FENCED & SECURED SITE**
Ready for immediate use or redevelopment
-  **FLEXIBLE ZONING**
I-3 (Industrial Heavy) & C-S (Special Commercial)

UNBEATABLE LOCATION

-  **< 1 MILE**
to Lucas Oil Stadium
Home of the Indianapolis Colts
-  **< 2 MILES**
to Victory Field (Indianapolis Indians),
Indiana Convention Center &
Gainbridge Fieldhouse
-  **WALKING DISTANCE**
to Fountain Square, Mile Square &
downtown entertainment districts
-  **EASY ACCESS**
to I-70, I-65 & South Meridian Street

INVEST IN INDIANAPOLIS' FUTURE

Located in the heart of one of the Midwest's fastest-growing cities, this property is surrounded by tourism drivers, major events, and ongoing development fueling downtown's transformation.

— **PRICE REDUCTION** —

★ **NEW PRICE** ★

\$12,000,000



ENDLESS POSSIBILITIES




**MULTIFAMILY
RESIDENTIAL**




**HOTEL
DEVELOPMENT**




**RESTAURANTS
& BREWERIES**




**MIXED-USE
DEVELOPMENT**




**PARKING
STRUCTURE WITH
RETAIL FRONTAGE**

IDEAL FOR:

- ✓ Investors
- ✓ Mixed-Use Visionaries
- ✓ Developers
- ✓ Entertainment Operators
- ✓ Hospitality Groups
- ✓ Institutional Buyers



**DON'T MISS THIS RARE OPPORTUNITY.
SCHEDULE A SITE TOUR TODAY!**



ROOSEVELT WILLIAMS

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