



NEW CITY DEVELOPMENT

Padgett Commons

The New Gateway to Whitestown, IN

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PROJECT OVERVIEW

Whitestown, IN

Introducing Whitestown's Gateway I-65 project - Located at the newly-built interchange of I-65 and CR 550 S, this multifaceted development will feature retail and entertainment anchors, with flexible housing options including multi-family and senior living spaces. The project is master-planned to serve as the new anchor of burgeoning Whitestown, IN, amenitizing the area with restaurants, shops, hotels, housing, and public parks.



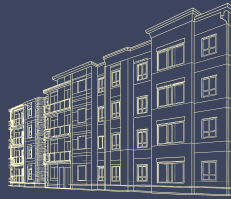
RETAIL
250,000 SF



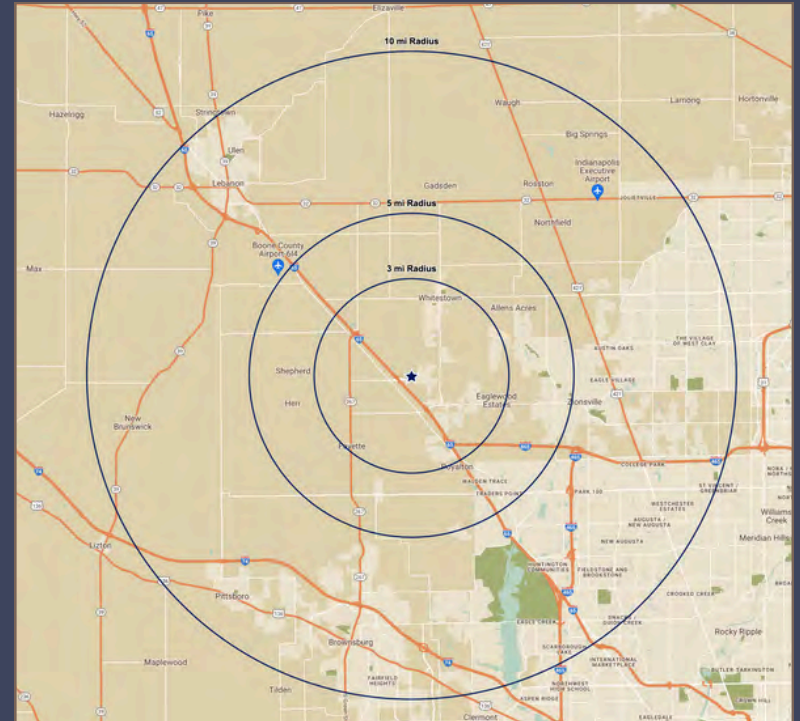
MIXED-USE
15,000 SF



SENIOR HOUSING
78 UNITS



MULTI-FAMILY
120 UNITS



DYNAMIC CIRCULATION

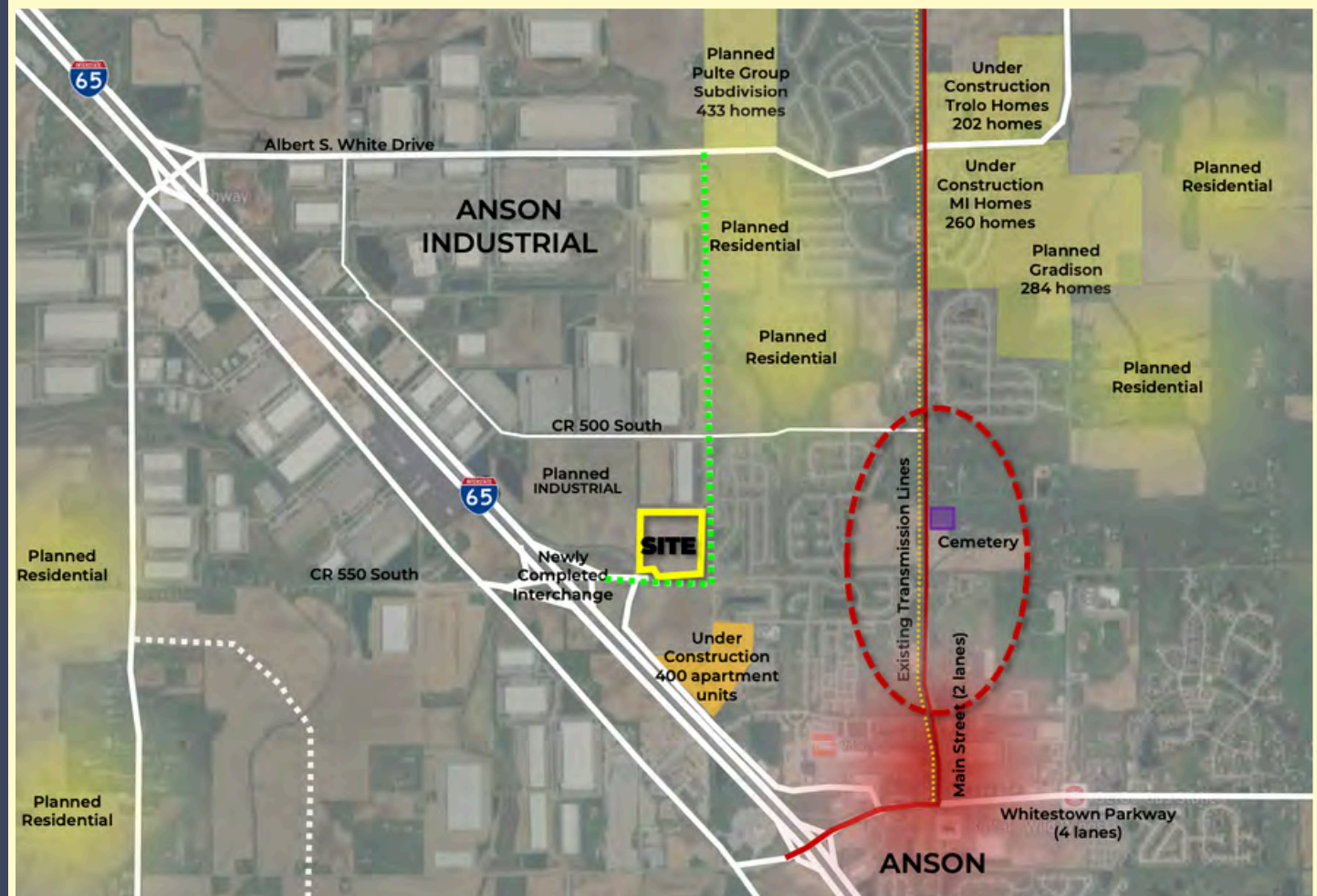
Whitestown, IN

Since 2020, Whitestown has been the fastest-growing community in Indiana, with over 2,000 new housing units planned for the next three years. To keep up with this growth, the community is making significant improvements to its infrastructure, particularly to relieve current congestion along Whitestown Parkway.

Currently, most Whitestown residents and visitors exit I- 65 and use Whitestown Parkway and Main Street. Due to the recent population increase, high congestion is occurring on both Whitestown Parkway and Main Street, which is only two lanes wide. However, Main Street cannot be expanded to four lanes because of existing transmission lines and a nearby cemetery.

A newly built interchange at CR 550 South, along with road extensions, is expected to shift the majority of Whitestown's traffic from Whitestown Parkway to CR 550 South, helping to alleviate the congestion.

NEW I-65 INTERCHANGE WILL SHIFT WHITESTOWN TRAFFIC



TRADE AREA OVERVIEW

Whitestown, IN

- Fast-Growing Whitestown expects its population to double in the next decade.
- YoY Boone County Home permit filings have increased by 26.7%
- The town has attracted industrial and logistics occupiers like Amazon, Cummins, GNC, Home Depot, Frito Lay, Lacrosse Footwear, Daimler Truck North American, PopWeaver, Shein, and Ryder Logistics.
- Eli Lilly is investing \$9B in the expansion of their new 600-acre Lebanon campus, a development expected to create 1,000+ jobs once fully operational.
- Whitestown Gateway is located within 10 minutes of the transformational LEAP Lebanon Innovation District; 9,000+ acres for manufacturing, R&D facilities, and corporate campuses under development now. (www.iedc.in.gov/leap-lebanon)

WHITESTOWN, IN



14,742
Population



5,537
Households



3,600+
Employees

43.48% Population Growth
Since 2020

BOONE COUNTY



79,023
Population



30,120
Households



24,179
Employees



(Schooler Dr. / Gateway Dr. - Anson)

ATTRACTIONS AND ACCOLADES

Whitestown, IN

Whitestown is home to the Little League Central Region Headquarters and Sports Complex

Whitestown was ranked Top 25 Most Popular Small Towns to Live in the U.S. (Whitestown.in.gov)

For nearly a decade, Whitestown has been the fastest growing community in Indiana (Whitestown.in.gov)

With immediate access to I-65, this site will serve surrounding communities from Northwest Indianapolis to Lafayette and beyond

TOP WHITESTOWN EMPLOYERS

AMAZON
FULFILLMENT

WEAVER
POPCORN

TRADERS
POINT

5-MILE DEMOGRAPHICS

37,132

POPULATION

13,511

HOUSEHOLDS

\$196,887

AVG. HH INCOME

18,802

DAYTIME POP.

37.7

MEDIAN AGE

NEARBY DEVELOPMENTS

Whitestown, IN

8,000 New Homes in the pipeline in Boone County

0% Retail Vacancy in Whitestown

Single-Family Housing

1 - Waterford Development	2,000 units
2 - Peabody Farms	433 units
3 - Trailside	581 units
4 - Jackson Run	151 units
5 - Bridle Oaks	209 units
6 - Bridle Creek	202 units
7 - The Heritage	260 units
8 - Windswept Farms	284 units
9 - Wild Aire	399 units
10 - Cardinal Pointe	250 units

Multi-Family Housing

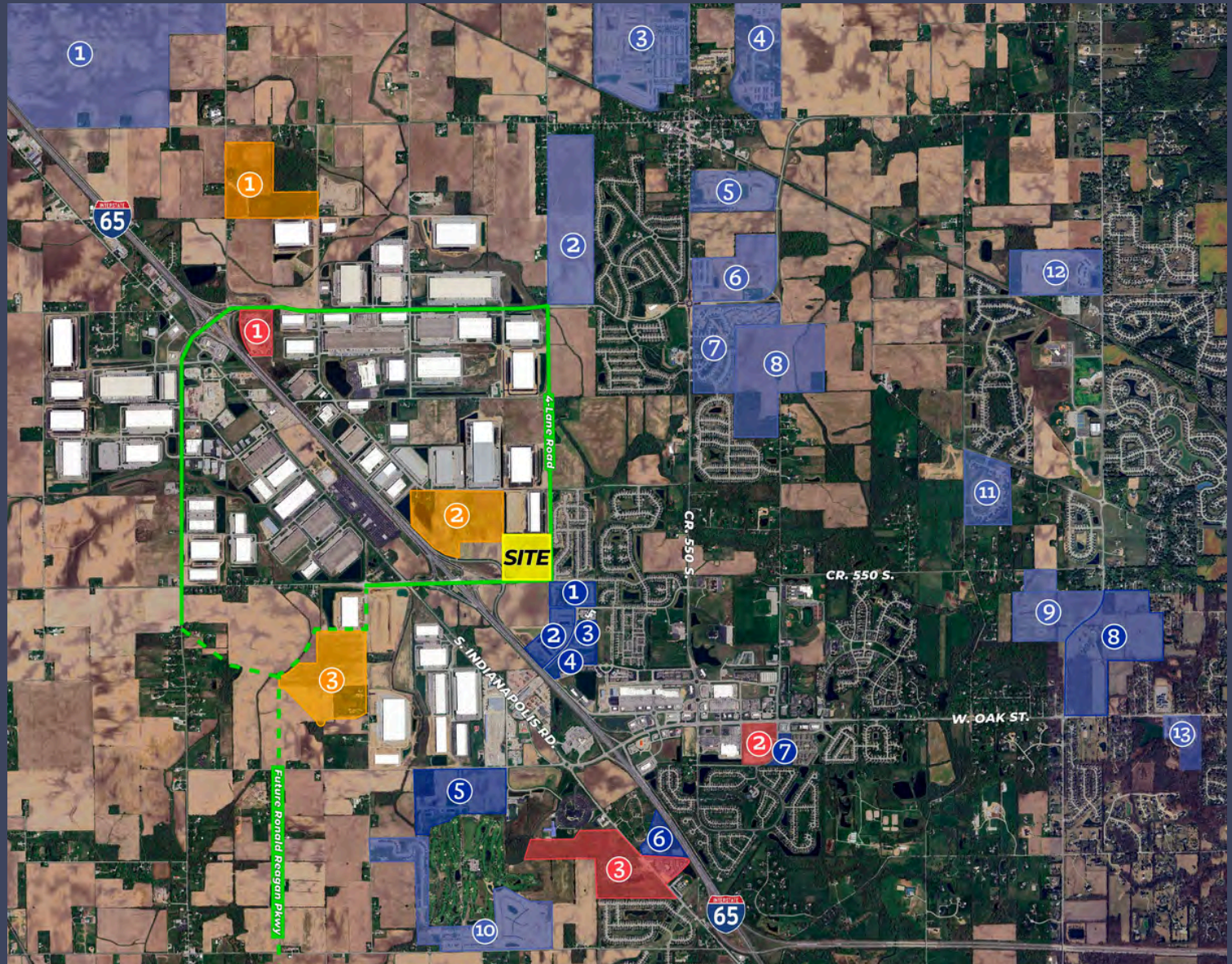
1 - Redwood	248 units
2 - The E	408 units
3 - Greenview	216 units
4 - The Grove	188 units
5 - The Maddox	400 units
6 - Nese	240 units
7 - The Adler	179 units
8 - Wild Aire	300 units

Industrial


1 - 450 Logistics	96 AC
2 - Indianapolis Logistics NW	95.5 AC
3 - 65 West Commerce Park	100 AC

Retail / Other

1 - Wally's	248 units
2 - Hy-Vee	408 units
3 - Maurer Commons	
125-room Hotel	
200,000sf Fieldhouse	
50,000sf Medical / Office	
50,000sf Retail	
34-acres Recreational Area / Park	



Whitestown, IN

	 3 MI	 5 MI	 10 MI
POPULATION	18,173	37,132	215,615
DAYTIME POPULATION	8,464	18,802	173,831
HOUSEHOLDS	6,745	13,511	84,573
MEDIAN HOUSEHOLD INCOME	\$127,083	\$140,899	\$119,347
AVG. HOUSEHOLD INCOME	\$178,614	\$196,887	\$155,959



MASTER PLAN

Whitestown, IN

39.74 acres
LAND AREA

250,000 sf
RETAIL SPACE

78 units
SENIOR HOUSING

15,000 sf
MIXED-USE

120 units
MULTI-FAMILY



PROJECT LAYOUT

Whitestown, IN

VIEW LOOKING WEST FROM CR 575 EAST



PROJECT RENDERING

Whitestown, IN



VIEW LOOKING NORTHEAST FROM CR 550 SOUTH

DKGr



VIEW LOOKING SOUTHWEST FROM CR 575 EAST



RETAIL CONCEPT VIEW #1

DKGr



RETAIL CONCEPT VIEW #2

DKGr