

WHITESTOWN MIXED - USE LAND OFFERING



X

BRIGHTPOINT  
REAL ESTATE

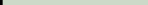





40°00'23.5"N 86°20'19.4"W



# Infrastructure and Braun Property Development Overview



**KEY:**

-  **WHITESTOWN ROAD IMPROVEMENTS (4 LANES)**  
(Will connect major Industrial Areas and Amazon Fufillment Center to residential core area that includes our properties. 575E, which bisects our western properties, to be improved to 4 lanes to act as major North/South Corridor)
-  **FUTURE RONALD REGAN PKWY AND CONNECTOR (4 LANES)**
-  **NEW MIDPOINT I-65 INTERCHANGE**  
(Mostly completed on west side, East side will be completed by Fall of 2022)
-  **146TH ST/300S ROAD IMPROVEMENTS (4 LANES)**  
(Extension of 146th Street, Zionsville has agreed to extend 4 lanes all the way across to connect with the 4 lanes coming from Carmel. This will be a major east/west corridor.)
-  **RAIL TRAIL**  
(Will extend North-West to connect with Lebanon and South-East to connect with Zionsville. We own the Mile portion between 575E and 500E that we are in the process of turning over to Whitestown Parks.)
-  **FUTURE ROUND-ABOUT**


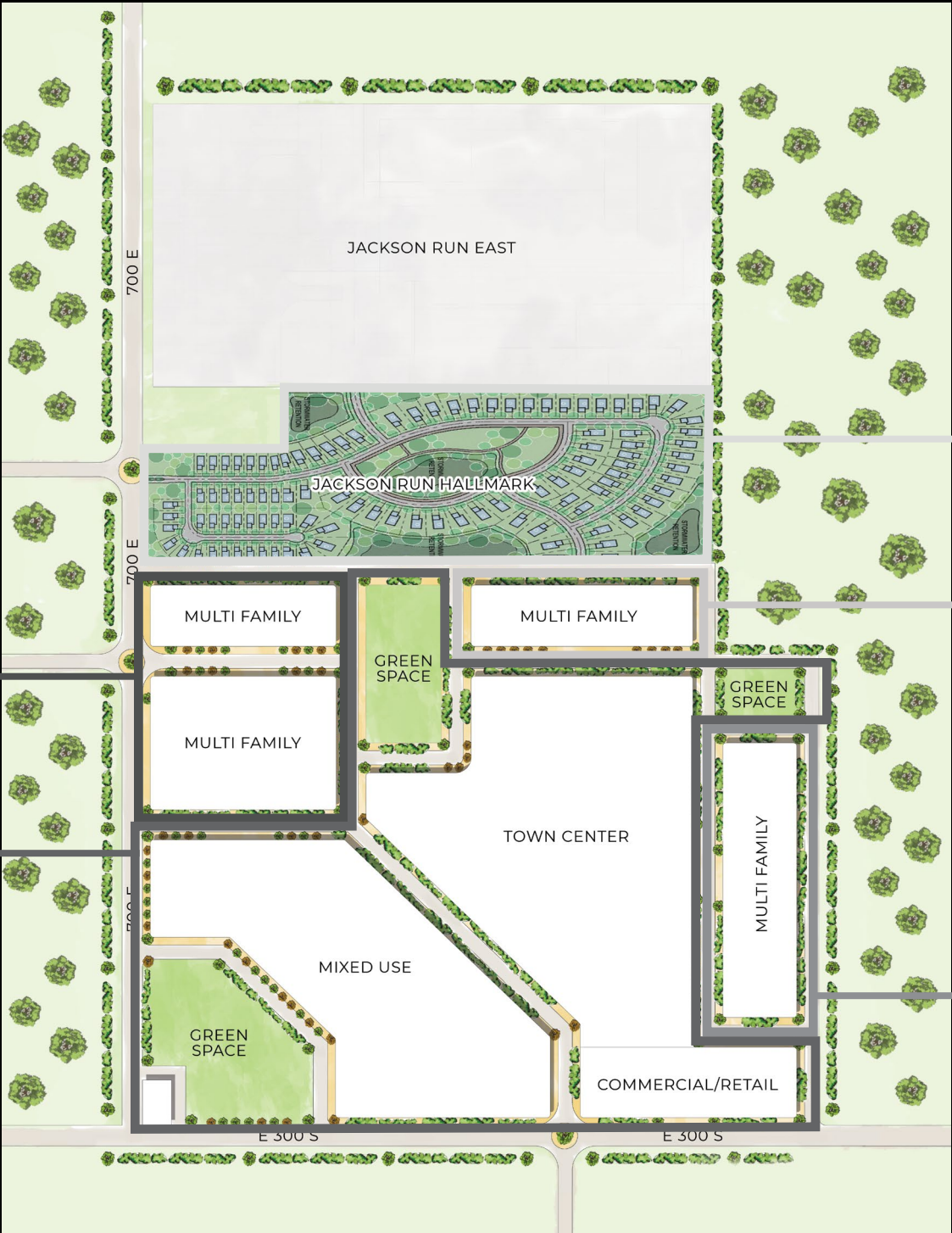


# DEVELOPMENT LAYOUT

Multi Family | Retail LL  
Indoor | Outdoor



Green Space | Mixed - Use  
Town Center | Commercial/Retail



JACKSON RUN EAST

**Data Matrix:**

- Single-Family Lot Size: 50'x110'
- Single-Family Units: 105 (3.47 unit/acre)
- Amenity Space: 2.88 acres
- Storm Water Acreage: 6.32 acres
- Total Acreage: 30.17 acres

Multi Family



Multi Family  
(No Retail Below)



SUBJECT PROPERTY



# Property Highlights

## PHASE 1 OFFERING

- » Zoned For Multifamily, +/- 30 Acres
- » 15 Units Per Acre Are Permitted
- » Major Infrastructure Improvements Planned
- » Indiana's Fastest Expanding City For 10 Consecutive Years
- » As Whitestown's Daytime Population Continues To Increase Above The City's Current Housing Stock, The Expanding Industrial Growth (AllPoints At Anson) Is Driving Up Demand For Housing, Particularly Multifamily
- » Boone County Has Seen Massive New Investment And The Creation Of Numerous High-Paying Jobs, Featuring Project LEAP, Hickory Junction & WaterFord
- » Contiguous To 298 Homes At JACKSON RUN Housing Development By Lennar Currently Under Construction



Multi Family | Retail LL  
Indoor | Outdoor



Multi Family



Multi Family  
(No Retail Below)









NEARBY DEVELOPMENTS



**PROJECT LEAP**  
10,000-ACRE STATE SPONSORED,  
MULTI-BILLION-DOLLAR, INNOVATION  
AND RESEARCH DISTRICT

**WATERFORD**  
21,000-ACRE MASTER PLANNED  
MIXED USE LIFESTYLE COMMUNITY

**HICKORY JUNCTION**  
95-ACRE MASTER PLANNED MIXED  
USE COMMUNITY ANCHORED BY  
SPORTS FIELDHOUSE

**SUBJECT PROPERTY**

**JACKSON RUN**

**ALLPOINTS**

**WHITESTOWN**

**THE FARM AT ZIONSVILLE**

**HOLIDAY FARMS**

**DOWNTOWN ZIONSVILLE**

**ZIONSVILLE**

**LILY**  
\$2.1 BILLION  
MANUFACTURING FACILITY



# AllPoints

## Anson



More than **seven million** square feet of distribution, build-to-suit, data center, and advanced manufacturing facilities in sizes ranging from **32,000 square feet to 1,200,000 square feet** may be found at AllPoints at Anson, a 616-acre park located along the I-65 corridor in Boone County, Indiana. Over **65,000 vehicles** pass by interstate locations each day, giving them visibility. With quick access to housing, shopping, and medical facilities, AllPoints at Anson is a part of a significant commercial development. The only park in the northwest submarket that has specialized bus service routes from the Central Indiana Regional Transportation Authority is AllPoints at Anson (CIRTA). Real and personal property tax abatement incentives are available in some areas of the park.

### NOTABLE TENANTS

- » Kenco
- » GNC
- » Amazon
- » Telamon
- » Daimler Trucks
- » Regofix
- » Pop Weaver
- » Express Scripts
- » Brooks
- » Kuehne +Nagel
- » PTS Diagnostics
- » Royal Interpacks
- » Facility Concepts
- » TF Publishing



# Project LEAP



**The LEAP Innovation District Park will adapt to local, regional, and national demands. LEAP aims to improve Hoosier economic opportunity and performance for decades.**

LEAP Innovation District Park was developed in 2022 as part of a statewide goal to recruit future industries, reshore production and essential industry, support regional supply chain, boost Indiana's economy, assist regional growth, and improve Hoosiers' quality of life.

LEAP would include **20 million** square feet of constructed space on **7,000 acres** near the midway of a 70-mile technology corridor connecting Indianapolis and Purdue University. The park is near three freeway interchanges and 30 miles from the world's largest FedEx Hub and the country's #1 airport, Indianapolis International Airport.

LEAP will house hundreds of enterprises employing over **50,000** people in health sciences, microelectronics, aerospace and transportation, agtech, sustainable energy, and other nextgen hard tech. The park will enhance knowledge and jobs by providing a unique space for R&D labs and sophisticated manufacturers to collaborate.

LEAP will include pedestrian-friendly, sustainably designed and powered residential, retail, office, hotel, green space, and trails. LEAP will engage with industry to establish and program a Center for Excellence Training Center. The training center will upskill the current manufacturing workforce and provide a pipeline for future talent in conjunction with K12 schools. High-paying STEM employment will help Indiana and the Midwest retain college graduates. Ten of the top 30 engineering schools within 250 miles of central Indiana.

LEAP is within a 40-minute drive of Indianapolis, Zionsville, Carmel, Lebanon, Whitestown, Westfield, Fishers, and Noblesville, which rate among the nation's greatest cities to raise a family. 70% of the U.S. population can reach these communities within a day.



# Developments in Boone County



## HICKORY JUNCTION / CARD & ASSOCIATES

Card & Associates has recently introduced an initial phase of \$115 million fieldhouse which will serve as a 270,000 square-foot anchor for a 95 acre development. The development will also include restaurant, retail, medical, and residential opportunities. The first building and hotel are expected to open in early 2024.



## WATERFORD / HENKE

Henke has recently introduced an initial phase of Waterford, a “lifestyle district” which will be home to more than 1,500 residential homes, 27 hole golf course, clubhouse, mix-use businesses. It will also host an industrial and office park.



# JACKSON RUN



Jackson run is a community of new homes for sale in the ever-growing city of Whitestown, IN. With a wide range of onsite amenities, Jackson run residents can enjoy an active lifestyle and outdoor recreation. Residents will be conveniently located in proximity to outdoor activities including parks, lakes, Moontown Brewery and I-65 for quick access to downtown Indianapolis and its surrounding suburbs.

The Jackson Run single-family home development consists of five sections with homes built by four different builders. Lennar is completing the second phase of the Jackson Run section across 700 E from the site and three more sections will be starting in Spring 2023. Homes at Jackson Run will range between \$300,000 and \$450,000 and 1,600 to 3,100 square feet. The development has sold at an average velocity of 5.3 units per month for the last 20 months. Upon completion, there will be over 700 single family dwellings.

# Demographics

2022 Summary	1 mile	3 miles	5 miles
Population	2,739	12,135	34,985
Households	1,018	4,207	11,983
Families	710	3,171	9,567
Average Household Size	2.69	2.88	2.91
Owner Occupied Housing Units	935	3,699	10,182
Renter Occupied Housing Units	83	509	1,801
Median Age	35.3	35.9	36.8
Median Household Income	\$72,255	\$86,922	\$104,112
Average Household Income	\$90,682	\$127,843	\$154,635
2027 Summary	1 mile	3 miles	5 miles
Population	3,427	13,752	38,206
Households	1,274	4,823	13,176
Families	891	3,609	10,456
Average Household Size	2.69	2.85	2.89
Owner Occupied Housing Units	1,191	4,295	11,145
Renter Occupied Housing Units	83	528	2,031
Median Age	35.6	36.1	36.9
Median Household Income	\$71,227	\$91,848	\$117,621
Average Household Income	\$105,539	\$143,056	\$172,945
Trends: 2022-2027 Annual Rate			
Population	4.58%	2.53%	1.78%
Households	4.59%	2.77%	1.92%
Families	4.65%	2.62%	1.79%
Owner Households	4.96%	3.03%	1.82%
Median Household Income	-0.29%	1.11%	2.47%

## 5 - MILE HIGHLIGHTS

### KEY FACTS

34,985

POPULATION

36.8

MEDIAN AGE

2.9

AVG. HH SIZE

### BUSINESSES



748

TOTAL  
BUSINESSES



10,904

TOTAL  
EMPLOYEES

81%

White Collar

12%

Blue Collar

7%

Services

### INCOME



\$154,635

AVERAGE  
HH INCOME



\$52,712

PER CAPITA  
INCOME



\$319,421

MEDIAN  
NET WORTH



# WHITESTOWN COMMUNITY BACKGROUND



## WHITESTOWN ECONOMIC TREND

As a percentage of Whitestown's employed population, the three largest employment sectors for 2020 were educational services, healthcare and social assistance (28.6%); followed by professional, scientific, and management/administrative services (18.6%); and manufacturing (14.6%). The top three occupations in 2020 were management, business, science and arts occupations (65.7%); followed by sales and office occupations (14.3%); and production, transportation and material moving occupations (9.7%).

## ANSON

The Anson PUD is a 1700-acre, mixed-use, masterplanned community located southwest of Whitestown's original Town limits. This PUD is named for Boone County native son Anson Mills (1834-1924), an accomplished civil engineer, Union Army officer, and entrepreneur who grew up in nearby Thorntown. The Anson PUD's proximity to Indianapolis and Chicago and its easy access to I-65 make it a desirable location for businesses, housing, and recreational amenities. The site was annexed into Whitestown in 2007.



Nearby neighborhoods, such as Walker Farms, Maple Grove, and Eagles Nest surrounding the Anson PUD also contributed greatly to the explosion of new housing in the area. These neighborhoods, along with smaller developments in proximity to Anson represent approximately 1,600 single-family lots developed between 2000 - 2015.

## THE BIG 4 TRAIL

The Big 4 multi-use trail, formerly known as the Farm Heritage Trail, includes a 2.4-mile section through Whitestown along the former Big 4 rail bed. Ultimately, it will be part of a larger, 60+ mile regional trail network connecting The Cultural Trail in Downtown Indianapolis to Prophetstown State Park just north of Lafayette, Indiana. A 10-mile segment from the west side of Lebanon to the north side of Thorntown at Sugar Creek is open for use, and the trail extends south through Whitestown and the Legacy Core.

In addition to serving as a recreational amenity, the Big 4 Trail will foster economic development in the community. It attracts both residents and visitors to the Legacy Core to shop, dine, and enjoy recreational activities, and serves as the backbone for an extensive network of planned trails throughout Whitestown.







MAJOR RETAILERS



- MCDONALDS
- CULVERS
- OLIVE GARDEN
- STARBUCKS
- TACO BELL
- BURGER KING
- CHICK-FIL-A
- ARBY'S
- WENDY'S
- JIMMY JOHN'S
- CRUMBL COOKIES
- ZAXBY
- + MORE



- TARGET
- MEIJER
- THE HOME DEPOT
- BEST BUY
- ALDI
- KOHL'S
- WALMART
- CHASE
- KROGER
- COSTCO
- + MORE



# The Neighborhood



HOLLIDAY FARMS GOLF CLUB



INDIANPOLIS EXECUTIVE AIRPORT



HOTEL TANGO DISTILLERY



EAGLE CREEK GOLF COURSE



HICKORY HALL POLO CLUB



BRICK STREET INN



NOAH GRANTS



PATACHOU ON PINE STREET



LA CAFE



TRADERS POINT CREAMERY



MOONTOWN BREWING COMPANY



WOLF RUN GOLF CLUB



MAIN STREET PARK



ANSON ACRES PARK



PANTHER PARK



BIG 4 LINEAR TRAIL PARK



EBOOM ELECTRIC BIKES & SERVICE



THE CLUB AT CHATHAM HILLS



PROMONTORY OF ZIONSVILLE



## CONTACT US

### **EVAN KROOT**

CO-FOUNDER | BROKER

317.625.4377

[ekroot@brightpointre.com](mailto:ekroot@brightpointre.com)

### **COOPER LAIKIN**

CO-FOUNDER | MANAGING BROKER

317.989.6444

[claikin@brightpointre.com](mailto:claikin@brightpointre.com)





9450 N MERIDIAN ST. SUITE 200  
INDIANAPOLIS, IN 46260

[www.brightpointrealestate.com](http://www.brightpointrealestate.com)