



AVAILABLE

FOR SALE | LAND
40+ ACRES

6745 | 6775 S 475 E ZIONSVILLE, INDIANA 46052

LOCATED AT **6745 & 6775 S 475 E IN ZIONSVILLE, INDIANA**, THIS 40+ ACRE LAND OPPORTUNITY OFFERS A RARE OPPORTUNITY WITHIN ONE OF BOONE COUNTY'S MOST DESIRABLE GROWTH CORRIDORS. COMPRISED OF **FOUR CONTIGUOUS** PARCELS AND CURRENTLY ZONED AGRICULTURAL, THE PROPERTY PROVIDES FLEXIBILITY FOR **FUTURE DEVELOPMENT**, SUBJECT TO APPROVALS. ITS PROXIMITY TO WHITESTOWN PARKWAY AND I-65, COMBINED WITH SURROUNDING RESIDENTIAL GROWTH AND INFRASTRUCTURE INVESTMENT, POSITIONS THE SITE AS A COMPELLING LONG-TERM OPPORTUNITY FOR DEVELOPERS AND INVESTORS.

THE PROPERTY

AVAILABLE | **FOR SALE**

TOTAL ACERAGE | **40.36**

ZONED | **AGRICULTURAL**

DEVELOPMENT OPPORTUNITY

BOONE COUNTY

EASY ACCESS | **I-65 & WHITESTOWN PARKWAY**

ASKING PRICE | **\$3.6 MILLION**

PARCELS | **4 TOTAL**

6745 S 475 E | **20.25 ACRES TOTAL**

6775 S 475 E | **20.11 ACRES TOTAL**

PERRY TOWNSHIP

EXISTING STRUCTURES | **BARN, TOOL SHED, UTILITY STRUCTURES**

INTERSTATE ACCESS



TRAFFIC COUNTS

INTERSTATE 65 | **68,398** VPD

WHITESTOWN PARKWAY | **32,452** VPD



LOCATION

NESTLED JUST 1.38 MILES FROM THE INTERSECTION OF WHITESTOWN PARKWAY AND INTERSTATE-65, THIS PROPERTY BENEFITS FROM DIRECT REGIONAL ACCESSIBILITY, MAKING THE SITE AN IDEAL CANDIDATE FOR USES THAT LEVERAGE BOTH COMMUTER TRENDS AND LOGISTICAL CONNECTIVITY.

ZIONSVILLE HAS EXPERIENCED SUSTAINED GROWTH AND TRANSFORMATION, WITH POPULATION INCREASES AND EXPANDING RESIDENTIAL COMMUNITIES UNDERPINNING RISING DEMAND FOR COMMERCIAL AND MIXED-USE OFFERINGS. THE AREA CONTINUES TO ATTRACT QUALITY-OF-LIFE-FOCUSED DEVELOPMENT WHILE ADVANCING STRATEGIC COMMERCIAL CORRIDORS TO DIVERSIFY THE LOCAL TAX BASE.



DEMOGRAPHICS

POPULATION AND HOUSING	1mi	3mi	5mi
TOTAL POPULATION	7,261	23,083	46,693
PROJECTED ANNUAL GROWTH (2025-2030)	4.2%	4.1%	3.3%
TOTAL HOUSEHOLDS	2,624	8,347	17,266
MEDIAN HOME VALUE	\$412,398	\$397,360	\$450,247
INCOME AND BUSINESS	1mi	3mi	5mi
AVERAGE HH INCOME	\$208,585	\$199,251	\$204,951
DAYTIME POPULATION(16+ YRS)	2,761	8,612	27,263
TOTAL BUSINESSES	218	587	1,994
TOTAL EMPLOYEES	1,248	4,506	16,601

MAJOR RETAILERS



STRATEGIC OPPORTUNITY

CURRENTLY ZONED AGRICULTURAL, THIS LAND OPPORTUNITY PRESENTS AN EXTRAORDINARY PRE-ENTITLEMENT DEVELOPMENT STAGE FOR INVESTORS AND DEVELOPERS. THE PROPERTY'S CURRENT ZONING (AGRICULTURAL) ALLOWS FOR A BLANK-SLATE APPROACH, OFFERING POTENTIAL FOR:

- COMMERCIAL RETAIL OR MIXED-USE CENTERS
- MULTI-FAMILY OR RESIDENTIAL COMMUNITIES
- OFFICE PARKS OR CORPORATE CAMPUSES
- LIGHT INDUSTRIAL, LOGISTICS, OR R&D CAMPUS SPACE
- PLANNED UNIT DEVELOPMENTS BLENDING HOUSING, RETAIL, AND LIVE/WORK AMENITIES

UNLIKE MANY INFILL OPPORTUNITIES WITH RESTRICTIVE ZONING, THIS SITE'S GREENFIELD STATUS INVITES A RANGE OF POTENTIAL LAND USE PATHWAYS HELPING ALIGN THE VISION WITH MARKET DEMAND AND MUNICIPAL PLANNING PRIORITIES.



ASSEMBLAGE OPPORTUNITY | ADDITIONAL ±60 ACRES

ADJACENT LANDOWNER OPEN TO SELLING
POTENTIAL FOR SITE ASSEMBLAGE

OPPORTUNITY TO INCREASE TOTAL ACERAGE
BROKER CAN ASSIST WITH COORDINATION

THE ADJACENT PROPERTY OWNER HAS INDICATED A WILLINGNESS TO SELL THEIR NEIGHBORING PARCELS (±60 ACRES), PROVIDING BUYERS WITH THE POTENTIAL TO EXPAND THE OVERALL SITE SIZE. THIS CREATES A UNIQUE OPPORTUNITY FOR LARGER-SCALE DEVELOPMENT OR INVESTMENT USE ADJACENT TO WHITESTOWN PARKWAY. ADDITIONAL DETAILS REGARDING THE NEIGHBORING PROPERTY CAN BE PROVIDED UPON REQUEST.



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