Rare mixed use all contiguous one owner opportunity

US **40**

257 +/- acres

Well suited for light industrial, light manufacturing, and contractor warehousing

SR **39**

Well suited for residential mix of low, medium and high density housing as the land reaches toward the golf course

525 +/- acres

70 +/- acres may also be available

Golf Club

Potential for office or residential

123 +/- acres

SR **39**

Golf Course included - $25,000 per acre

$25,000 Per acre. Seller will subdivide, but price will change depending on size of split. Nice assemblage of land along the State Road 39 corridor between U.S. 40 and Interstate 70. Land is suitable for large box distribution centers, small flex developments, mixed use industrial, single family, multi-family and retail development. Deer Creek Golf Club also part of listing, both land and business. Hendricks County is open to discussing the creation of a TIF district in this area. This property is located approximately 3 miles north of the I70 interchange.

Albertson & son inc
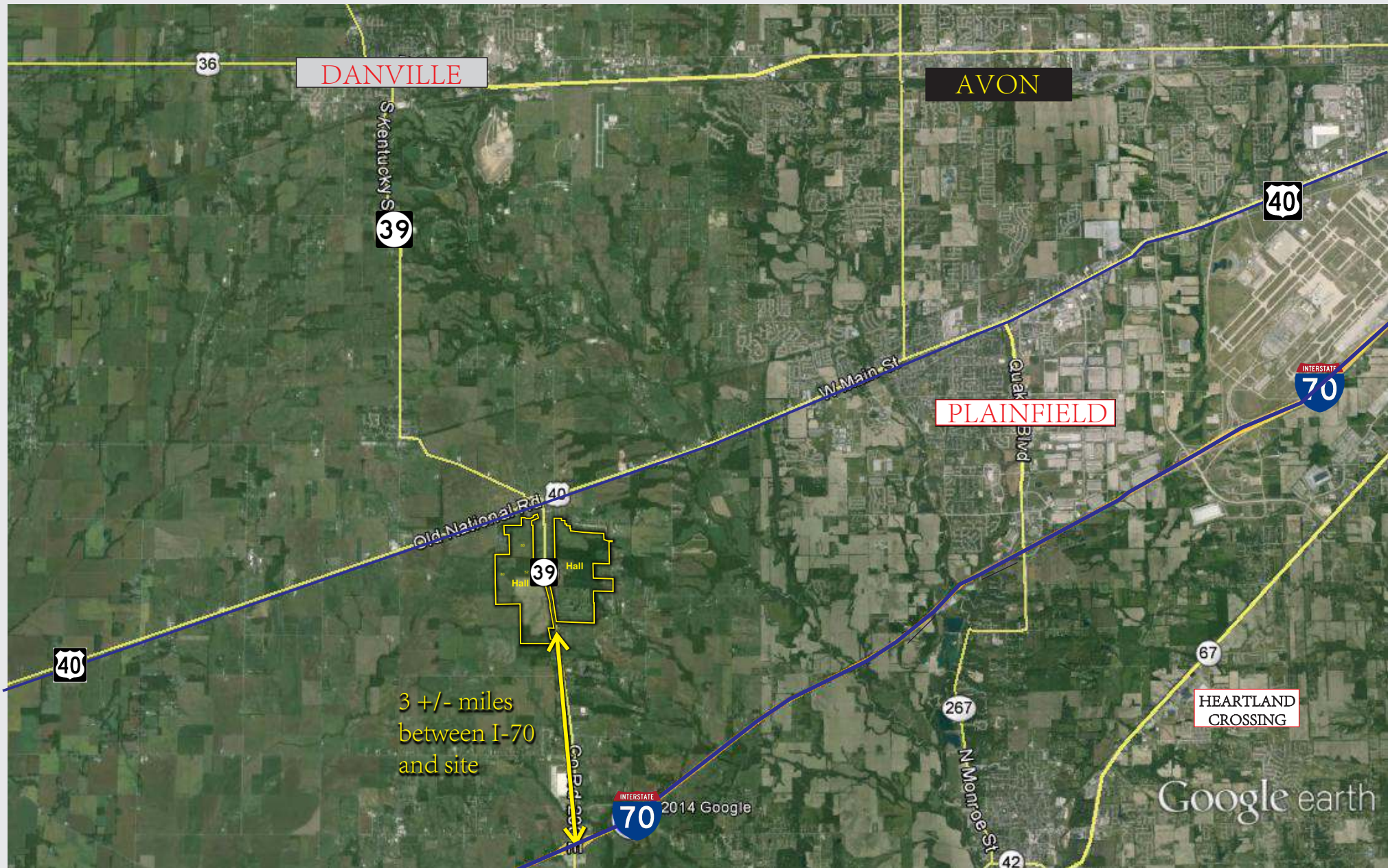
(317) 203-5062

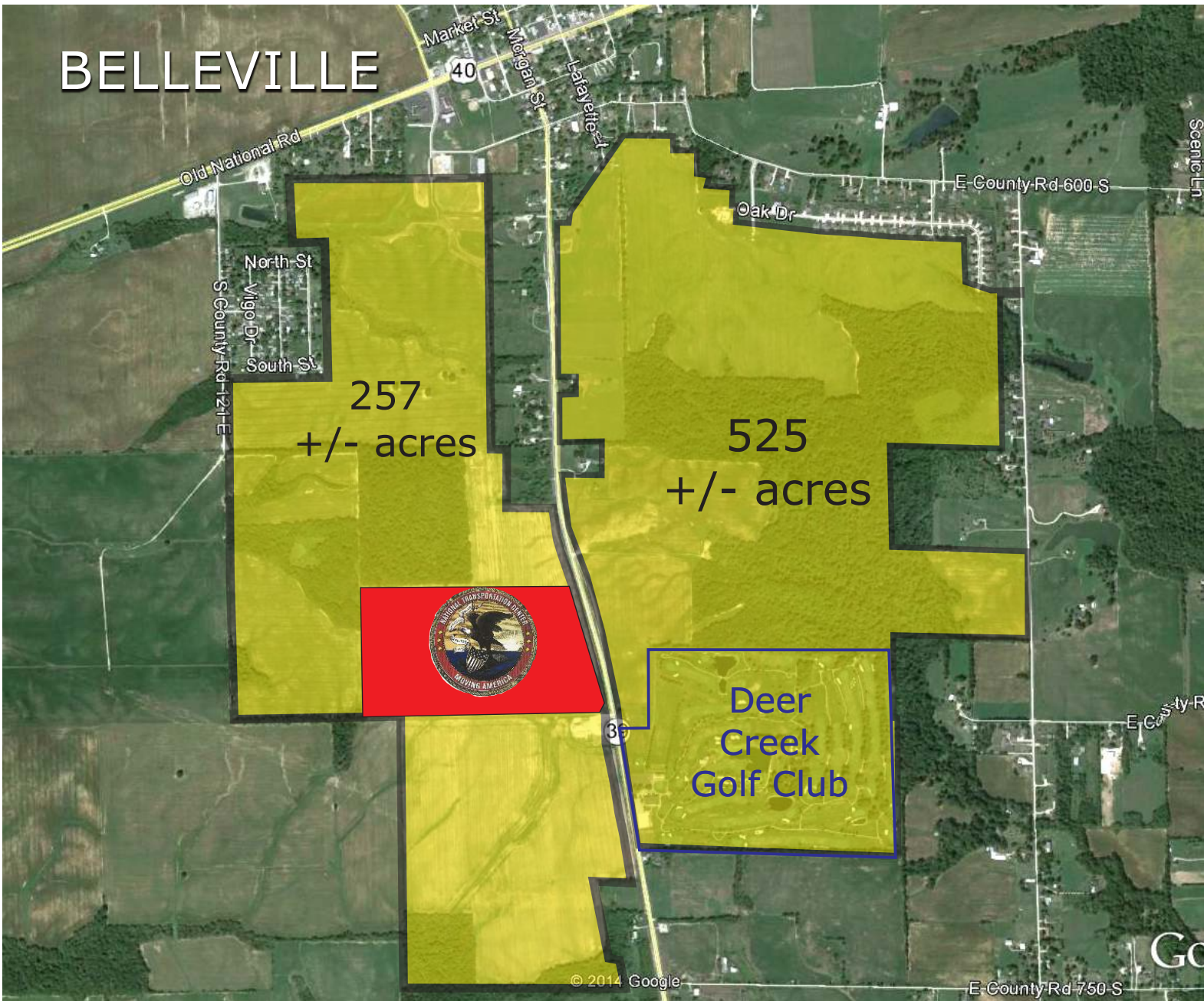Jointly marketed by:

VORNHOLT & ASSOCIATES
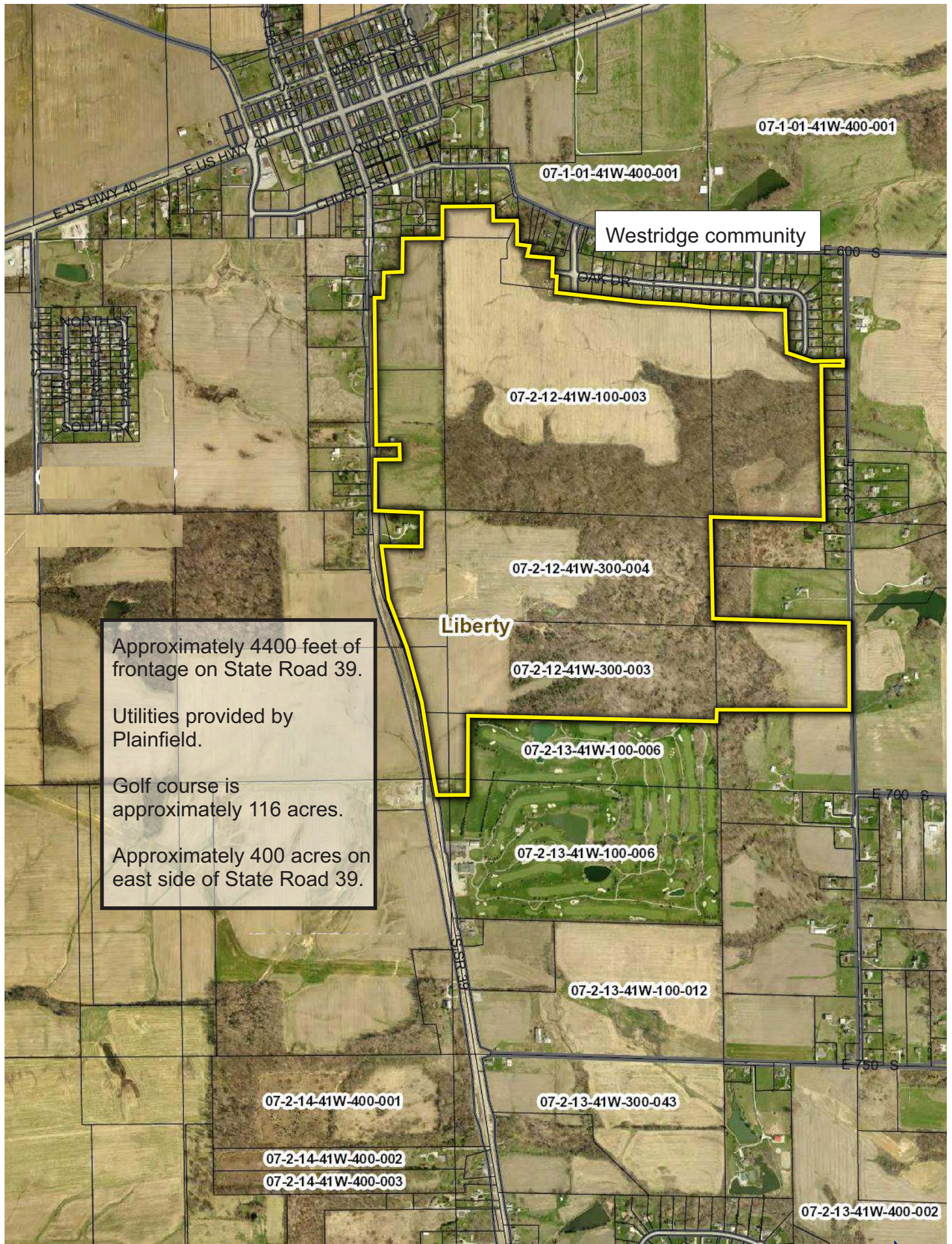
landman1031@gmail.com
(317) 431-2672

PLAINFIELD

Hendricks County - Belleville Area

DANVILLE

AVON

PLAINFIELD

HEARTLAND CROSSING

3 +/- miles between I-70 and site

36

39

40

40

70

70

67

267

42

S Kentucky S

Old National Rd

W Main St

Quak Blvd

N Monroe St

Hall

Hall

Google earth

2014 Google

FOR SALE

BELLEVILLE

257 +/- acres

525 +/- acres

Deer Creek Golf Club

Westridge community

07-1-01-41W-400-001

07-1-01-41W-400-001

E 600 S

OAK DR

07-2-12-41W-100-003

07-2-12-41W-300-004

Liberty

07-2-12-41W-300-003

Approximately 4400 feet of
frontage on State Road 39.

Utilities provided by
Plainfield.

Golf course is
approximately 116 acres.

Approximately 400 acres on
east side of State Road 39.

07-2-13-41W-100-006

07-2-13-41W-100-006

E 700 S

07-2-13-41W-100-012

07-2-14-41W-400-001

07-2-13-41W-300-043

E 750 S

07-2-14-41W-400-002

07-2-14-41W-400-003

07-2-13-41W-400-002

E US HWY 40

E US HWY 40

CHURCH

KNOX

MARKET

S SR 39

S SR 39

Estimates of the potential development at the I-70 and SR 39 interchange identified for Industrial business. Currently there are 4 main developments:

Westpoint Business Park
555 acres
Potential for 6,293,000 sf under roof
Assuming 1 employee for every 4,500 sf in Logistics space - Approximately 1,398 employees

70 West Commerce Park
1000 acres
Potential for 10,422,000 sf under roof
Assuming 1 employee for every 4,500 sf in Logistics space - Approximately 2,316 employees

Crossroads Commerce Park
200 acres
Potential for 3,582,400 sf under roof
Assuming 1 employee for every 4,500 sf in Logistics space - Approximately 796 employees
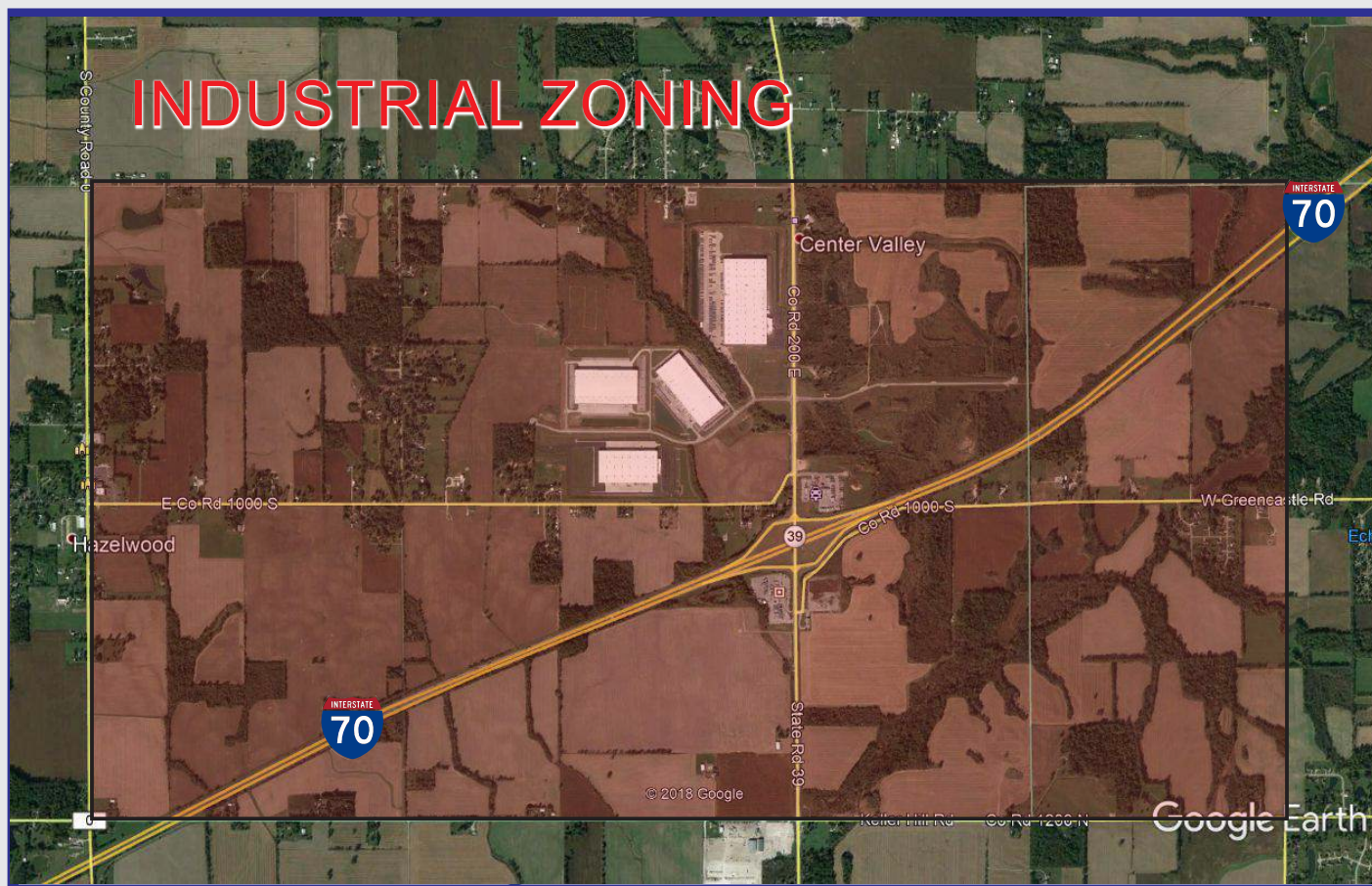Also has a small retail component

39 Logistics Park
100 acres
Potential for 1,897,200sf under roof
Assuming 1 employee for every 4,500 sf in Logistics space - Approximately 422 employees

In Total
1,855 acres
Potential for 22,194,600 sf
Assuming 1 employee for every 4,500 sf in Logistics space - Approximately 4932 employees

Interstate 70 and State Road 39 interchange
Clayton, Indiana

INDUSTRIAL ZONING

2000 +/- acres of proposed industrial development

Approximately 22,000,000 s.f. projected under roof

Approximately 4500-5000 employees

Albertson & son inc
(317) 203-5062

SOURCE: Hendricks County Economic Development Partnership

Vornholt
(317) 431-2372
jerry@vornholtprop.com