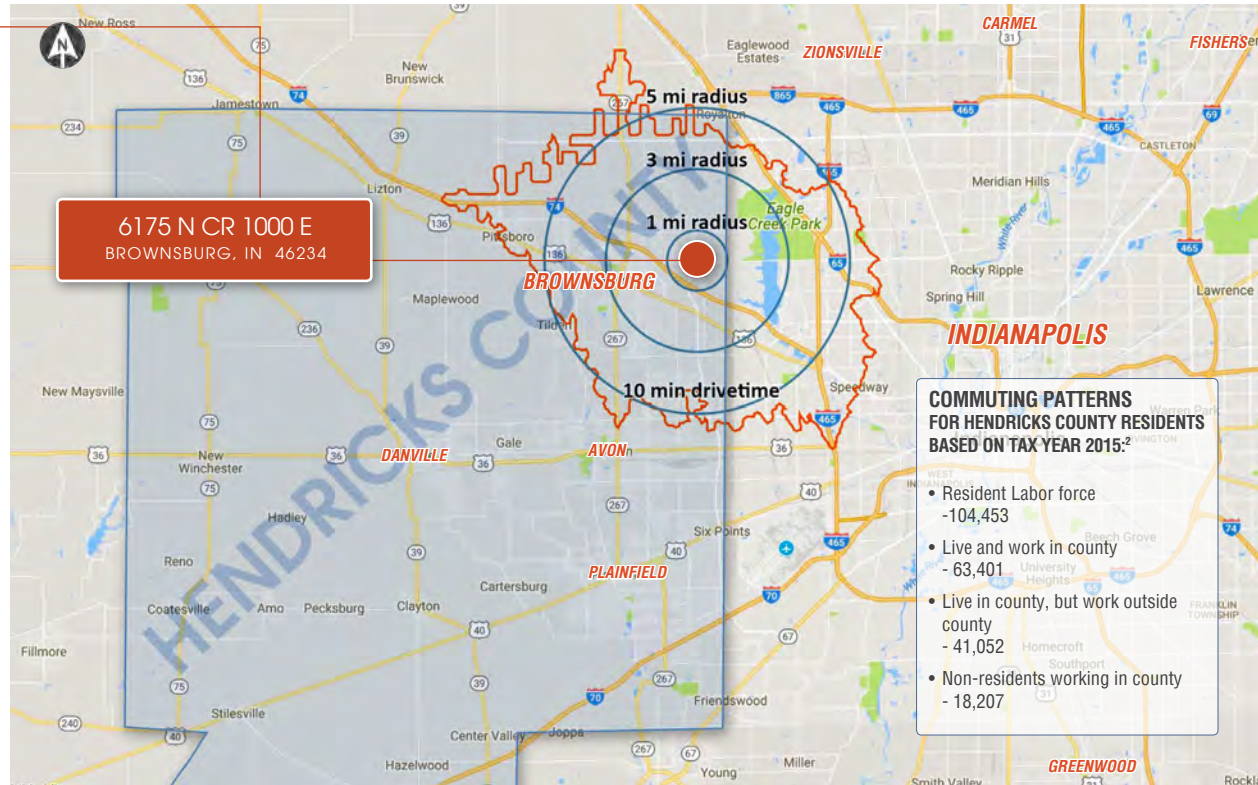


BROWNSBURG COMMERCIAL LAND AVAILABLE | 5.89± ACRES

Development Opportunity | 6175 N CR 1000 E | Brownsburg, IN (Hendricks County) 46234

- Ranked #8 of *2017's Best Places to Live in Indiana for Families* according to wallethub.com.
- Ranked #16 by safewise.com as one of *Indiana's Safest Cities*.
- In 2009 *CNN Money* ranked Brownsburg, Indiana, as the best place to live in the state and the 33rd best place to live in the country. The survey lists Brownsburg in the top of the country for highest median income, highest test scores among students, highest amount of affordable real estate and lowest among crime rates.¹



²http://www.hoosierdata.in.gov/dpage.asp?id=30&view_number=&menu_level=&panel_number=2



**RELIANT
PARTNERS**

¹ <http://www.talktotucker.com/brownsburg/>

COMMERCIAL. STRENGTH.

BROWNSBURG COMMERCIAL LAND AVAILABLE | 5.89± ACRES

Development Opportunity | 6175 N CR 1000 E | Brownsburg, IN (Hendricks County) 46234

PROPERTY FEATURES:

- 5.89± Acres available
- Zoned NB/Neighborhood Business District for a single story building; permitted uses – mixed uses, religious places of worship & shopping not to exceed 15,000 SF; no taverns.
- Potential uses: day care, nail/hair/massage salon, cleaners, coffee shop, music/video store, gift center, other neighborhood service retailers.
- Located at the northeast corner of N CR 1000 E and W 56th Street with great visibility and access to/from on W 56th Street
- Approximately 830' of frontage directly on W 56th Street (the main east/west thoroughfare) heading into NW Indianapolis less than a mile from the Hendricks-Marion County line.
- Great location serving the residents of Brownsburg and commuter traffic to/from I-74 or NW Indianapolis
- Hendricks County residential building permits has changed by 250.7% from 2010 to 2016 (US Change is 212.2%)
Source: Moody's economy.com



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Demographics	1 MILE	3 MILE	5 MILE	10 MIN DT
Population 2017	6,083	32,280	110,146	156,871
Proj. Annual Growth (2017-2022)	1.5%	1.4%	0.9%	0.7%
Est. Households 2017	2,061	11,939	43,279	62,581
Est. Avg. HH Income (2017)	\$99,738	\$97,929	\$83,731	\$72,355
Median Age	33.5	37.1	35.2	34.3
Any College (Some College or Higher)	74.4%	71.1%	69.5%	64.5%

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CITY OF BROWNSBURG - HENDRICKS COUNTY:

The town of Brownsburg, Indiana, in Hendricks county, is approximately 10 miles west of Indianapolis, Indiana with a population of 25,891 as of July 1, 2017.¹ The town benefits from easy access to the nearby cities and towns that it shares with the Indianapolis metropolitan area. The culture of Brownsburg is split between the fast-paced sprawling metropolis of Indianapolis and the small town suburban atmosphere encapsulated by the community. It is an excellent place to both raise a family and find opportunity in academics, athletics and professional development.²

A great place to start and grow a business, Brownsburg offers companies an environment that is pro-business. With the support of economic development incentives like lease assistance, low-interest loans and tax abatements, more than \$25 million of real and

personal property investments created or retained 450+ Brownsburg jobs with an average annual wage of \$49,000 in 2012.³

Hendricks County, Indiana has become one of the nation's fastest-growing counties thanks in large part to an outstanding quality of life. With significant economic strength, the county is adding thousands of jobs, making it easy for residents to work close to home. But that's just the beginning. Local residents enjoy a powerful combination of attractive, welcoming communities with remarkably affordable housing, six public school districts that consistently rank among Indiana's best, low crime rates, and extensive healthcare offerings for people at all stages of life.

Our communities are full of parks and fitness centers, with dozens of miles of trails that are



perfect for everyone from serious exercise enthusiasts to casual walkers and bikers. There's plenty of shopping and dining within the county—and everything Indianapolis has to offer (including professional sports and national-caliber museums and entertainment) is just minutes away.

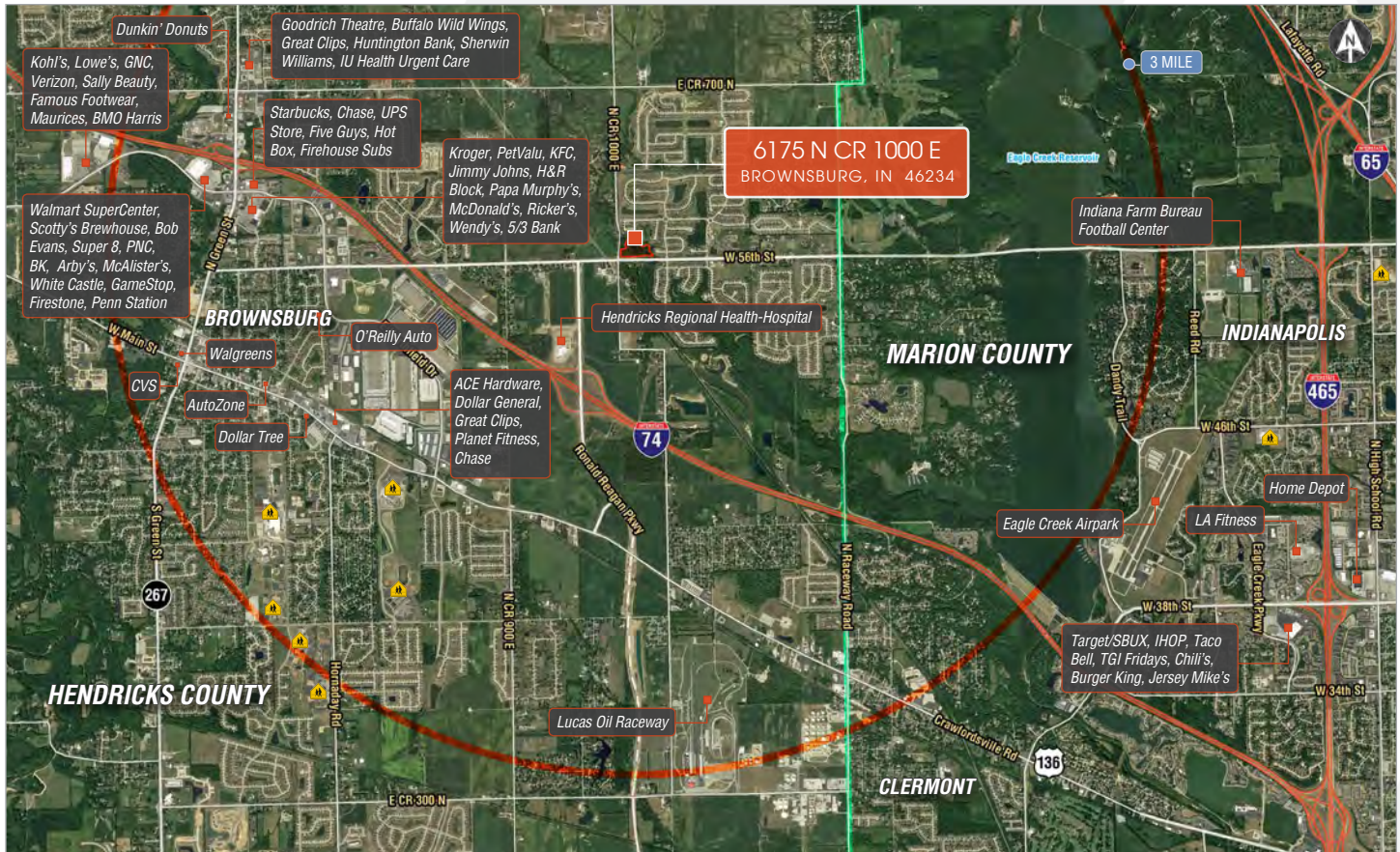
Hendricks County has evolved into a perfect blend of urban excitement and rural relaxation within its borders, giving residents options ranging from walkable communities to rolling, wooded acreage. No wonder houses sell almost immediately and new developments are snapped up quickly. You and your team will find yourself at home here.⁴

¹<https://indiana.hometownlocator.com/in/hendricks/brownsburg.cfm> • ²<http://www.talktotucker.com/brownsburg/> • ³<http://www.brownsburg.org/category/index.php?categoryid=2> • ⁴<https://www.hcedp.org/life/>

BROWNSBURG COMMERCIAL LAND AVAILABLE | 5.89± ACRES

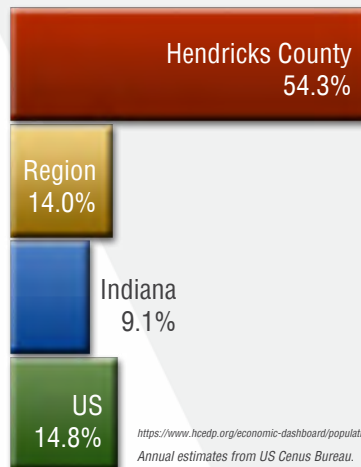
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MARKET AERIAL:

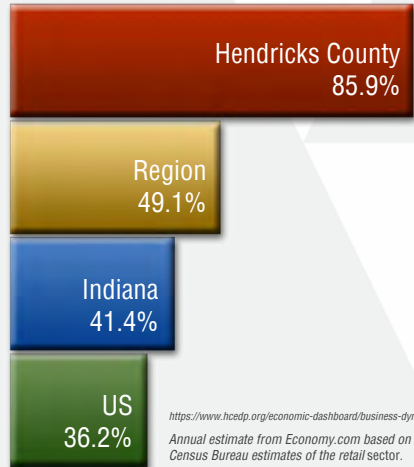


- Hendricks County Region includes the following counties: Montgomery, Boone, Putnam, Marion and Morgan

Population Change 2000 to 2016



Retail Sales Growth 2010 to 2016



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<https://www.hcedp.org/economic-dashboard/population/>
Annual estimates from US Census Bureau.

<https://www.hcedp.org/economic-dashboard/business-dynamics/>
Annual estimate from Economy.com based on Census Bureau estimates of the retail sector.