

# Pock Farms (Anson Trade Area)

## Up to 27 Acres for Ground Lease, BTS, or Sale

6125 S 700 E, Zionsville, IN 46075

Aerial (Market)

Project Overview

Aerial (Site)



### Property Highlights:

- +/- 27 Acres for Ground Lease, BTS, or Sale
- Premier out-lot opportunities: +/- 350' of depth and ample frontage to Whitestown Pkwy
- Last major undeveloped parcel in the Anson trade area, a new and growing retail corridor serving the greater Zionsville & Whitestown communities
- Conveniently located near the Anson Development which is a 1,700 acre mixed-use community encompassing a Master Plan of 2,500+ residential units and 13 million sq. ft. of office, industrial, medical hospitality and retail
- Heavy daytime traffic generated by Meijer, Witham Health, Lowe's and AllPoints at Anson Business Park
- Located in self-contained TIF district

DEMOGRAPHICS	3 miles	5 miles	7 miles	10 miles
Population	22,047	41,088	82,853	267,654
Population Growth % (2010-2019)	52.17%	32.24%	24.82%	13.97%
Households	7,369	14,633	29,510	103,380
Avg. HH Income	\$158,429	\$160,289	\$150,239	\$108,416



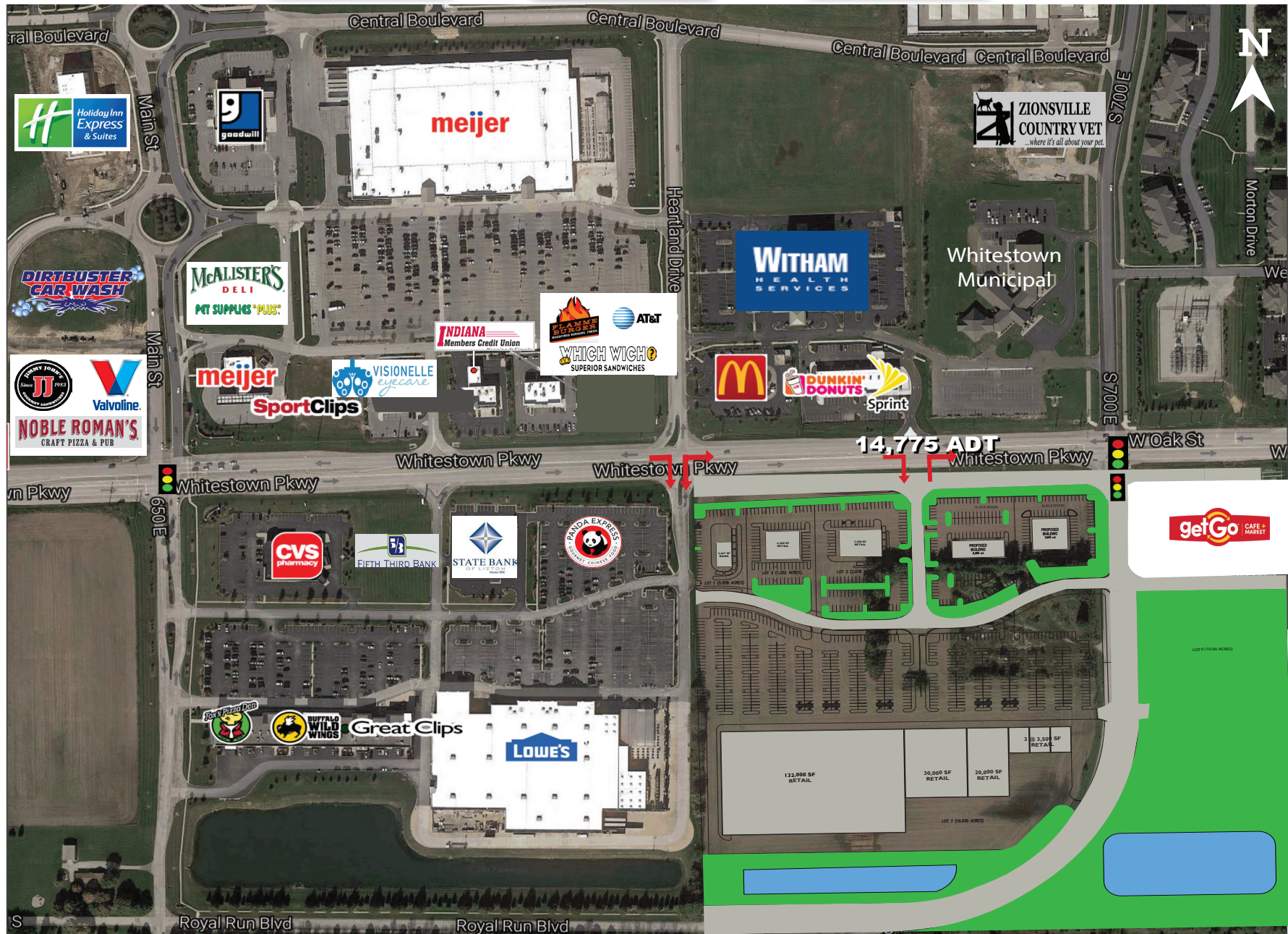
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Lot	Tenant	Size
1	Available	0.808 Acres
2	Available	1.202 Acres
3	Available	2.076 Acres
4	Available	1.80 Acres
5	Available	1.20 Acres
6	Available	10.00 Acres
7	Available	19.035 Acres



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