



BROWNSBURG LAND

NEC of Northfield Dr. & Hornday Rd
Brownsburg, IN 46123

Land Available
0.5 - 1.75 Acres

GROUND LEASE
BTS or
SHOPS

**PRIME CORNER LAND
FOR GROUND LEASE,
BTS OR SHOPS**

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BROWNSBURG LAND AVAILABLE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- 0.5 to 1.75 Acres available for development - up to 10,000 SF of commercial space potential
- Located at the Northeast corner of Hornday Rd & Northfield Dr - strategically positioned in the heart of existing residential neighborhoods and under construction residential
- High barrier to entry due to parcel being one of the few commercial zoned quadrants in immediate area
- Join the rapid growth surrounding that includes Ortho Indy West, Hendricks County YMCA in Avon, 1,900+ single family homes and over 690 apartments
- Hendricks County is one of the fastest growing counties in the Indianapolis MSA with over 10% population growth over the past 9 years.
- Brownsburg has been recognized twice in the last 10 years by CNN Money Magazine as one of the "100 Best Places to Live" in the US.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population:	47,126	122,204	233,009
Average HH Income:	\$94,653	\$93,527	\$80,717
Employees:	11,908	30,906	66,088

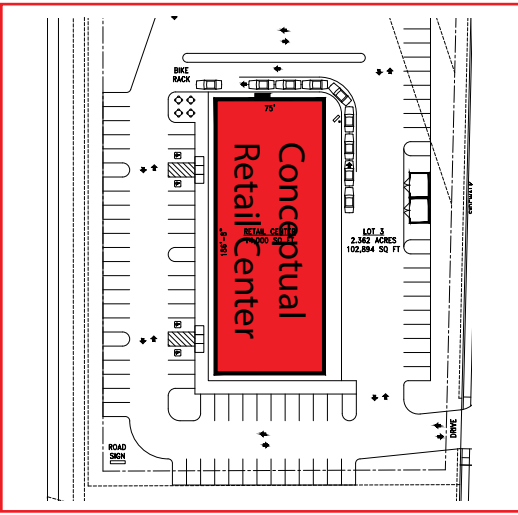
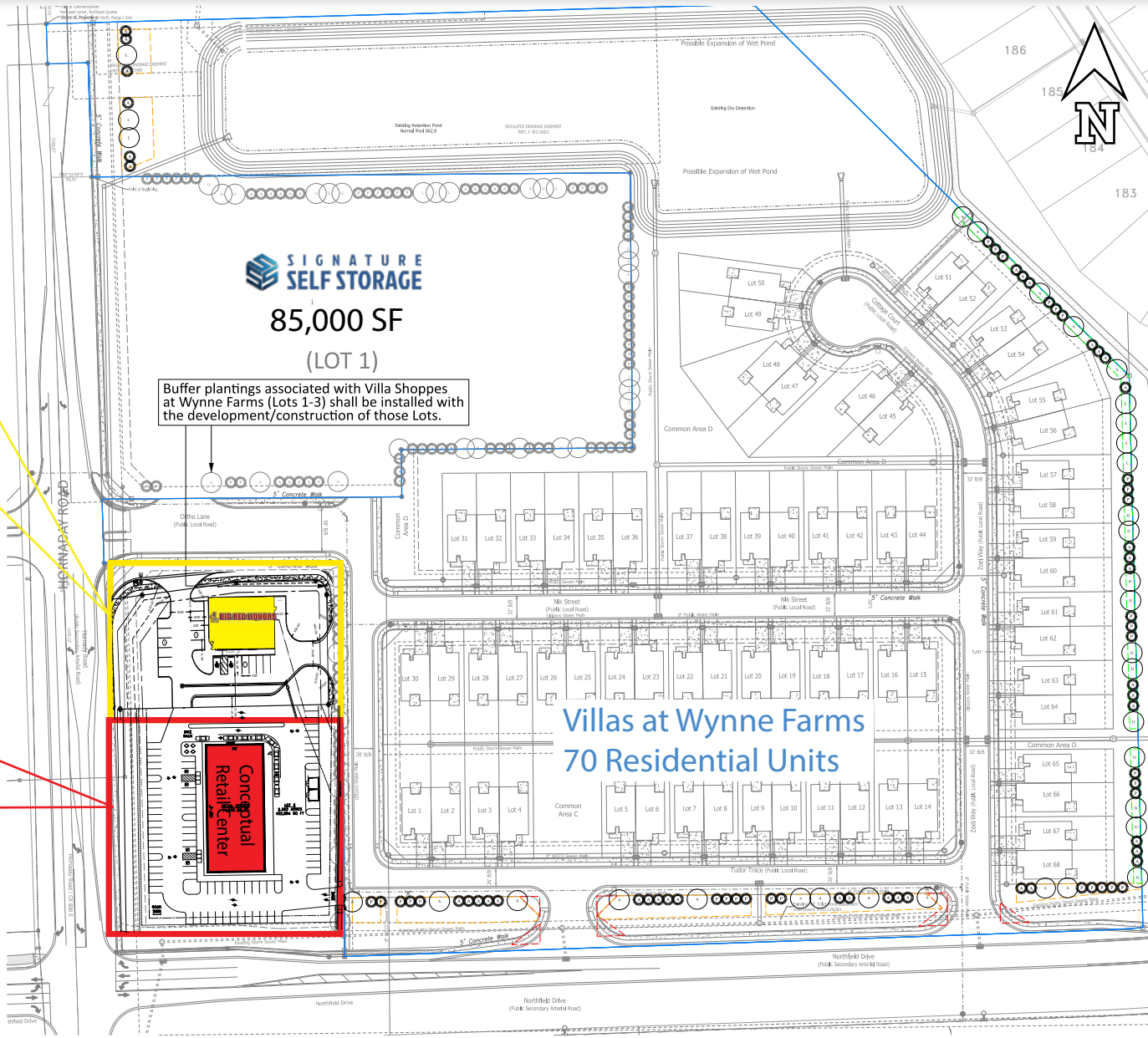
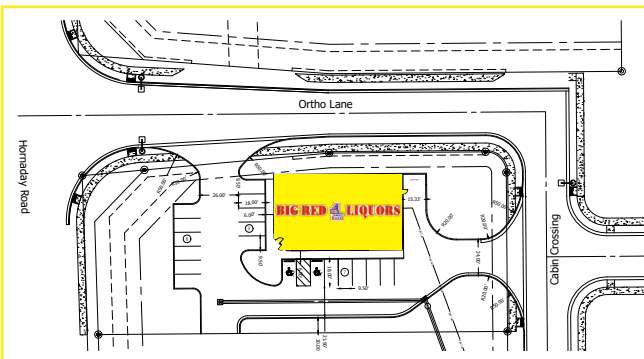


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SITE PLAN



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PROPERTY
VIEW



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RESIDENTIAL COMMUNITIES

- 1. Ryan Homes Heritage Hill - 65 units
- 2. Legacy Park Apartments by Lauth - 165 units
- 3. Mosaic Apartments by Herman Kittle - 240 units
- 4. Heathermore by Fischer Homes - 265 units
- 5. Birch Run at Wynne Farms - 160 homes
- 6. Northfield at Wynne Farms - 248 homes
- 7. Fox Chase - 80 homes
- 8. Wood Creek Crossing - 343 homes



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