



# BROWNSBURG LAND

NEC of Northfield Dr. & Hornaday 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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**VERITAS**  
REALTY

www.VeritasRealty.com



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## BROWNSBURG LAND AVAILABLE

### 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 Hornaday 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

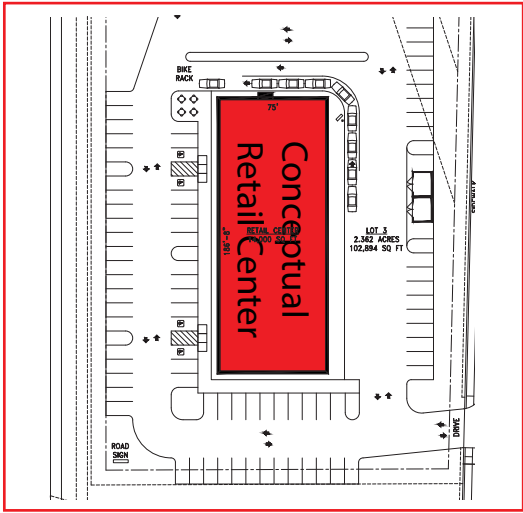
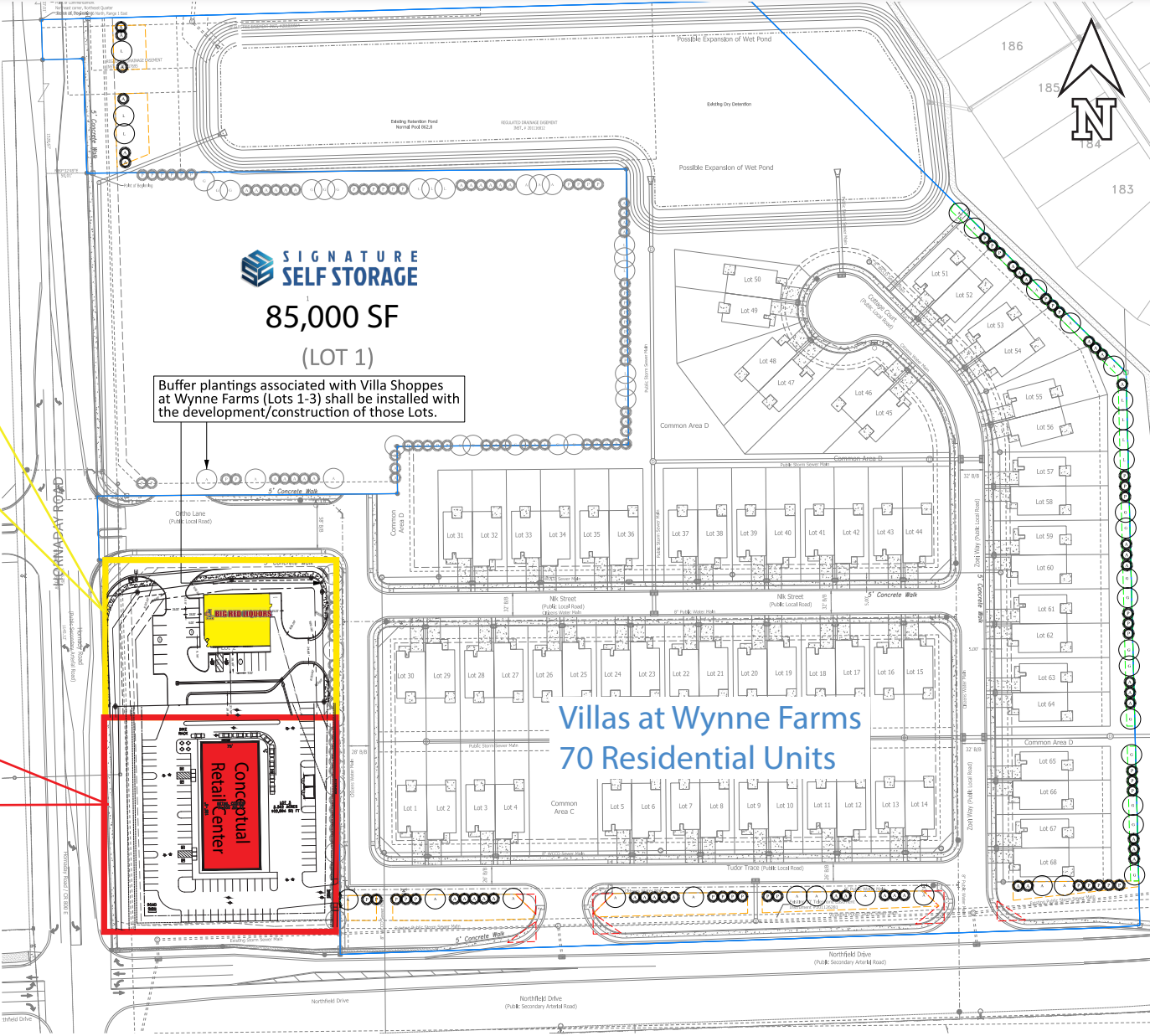
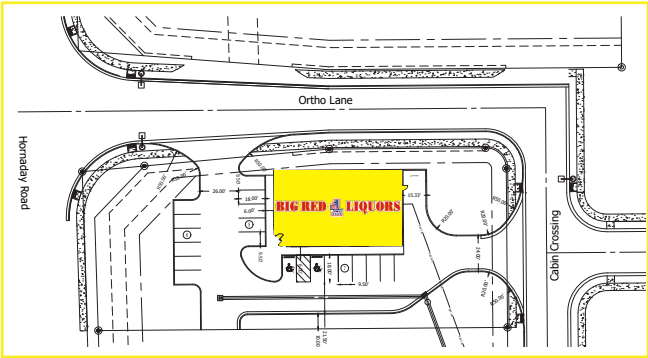




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## SITE PLAN





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PROPERTY  
VIEW





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## BROWNSBURG LAND AVAILABLE

### 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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