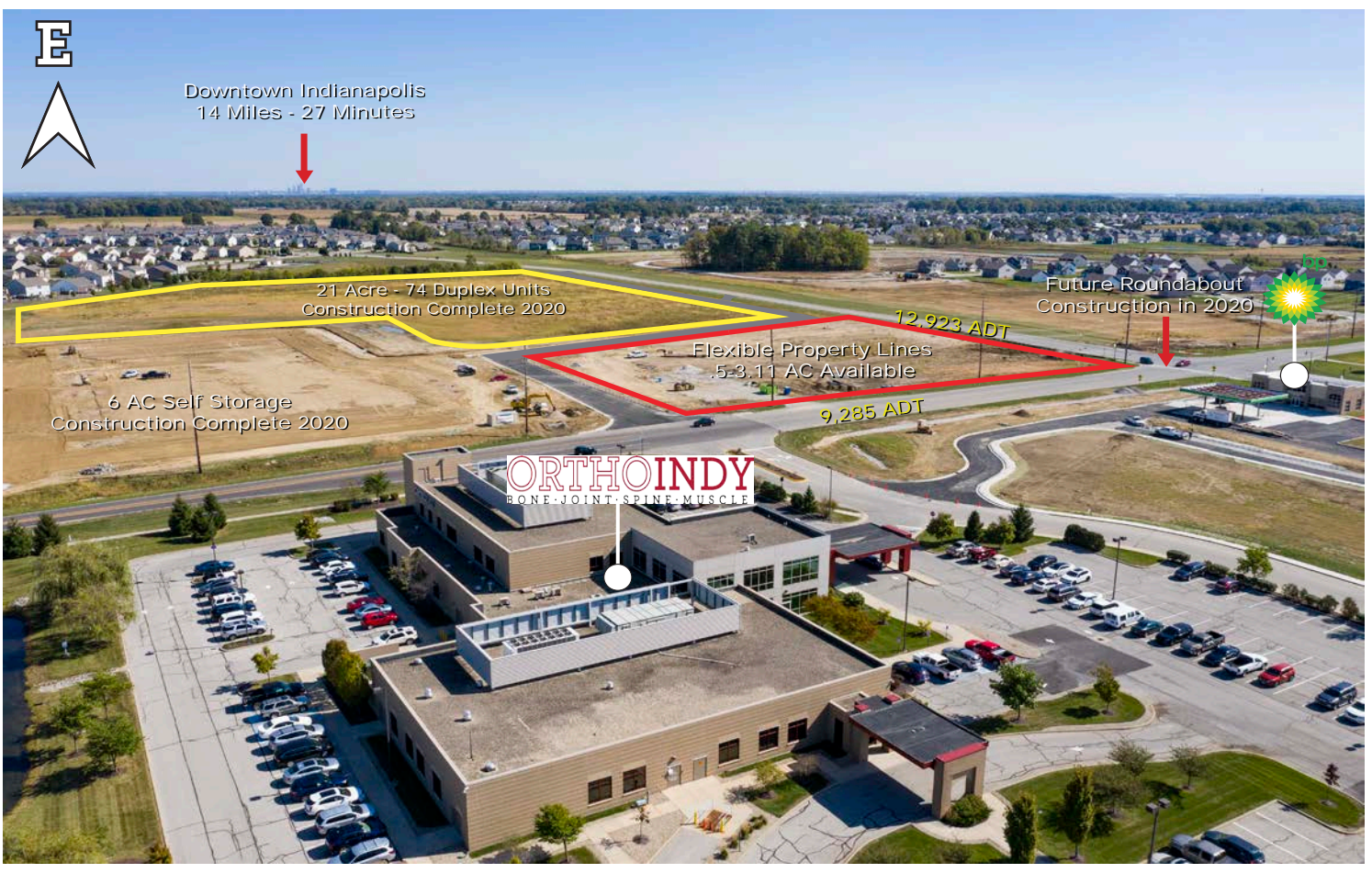


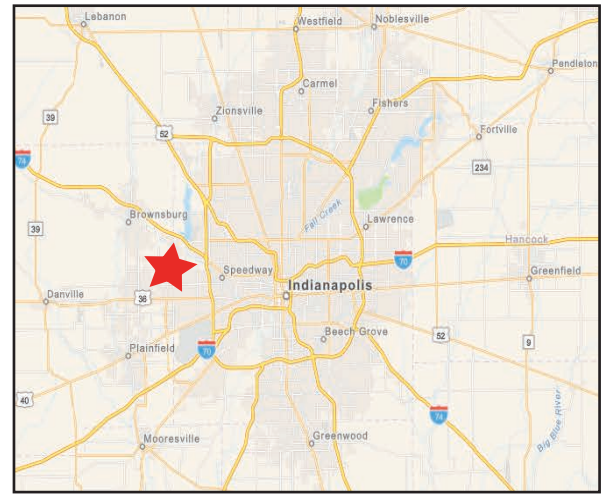
# Land Available - .5 to 3.11 AC for BTS, Ground Lease, or Shops NEC of Northfield Drive & Hornaday Road

2540 Hornaday Road, Brownsburg, IN 46112



## Property Highlights:

- 3.11 Acres for Development with up to 10,000 SF of Commercial Space Available at the Northeast Corner of Hornaday Road & Northfield Drive
- Strategically located in the heart of the residential neighborhoods of Brownsburg & Avon
- Located in Hendricks County, one of the fastest growing counties in the Indianapolis MSA with over 10% population growth over the past 9 years.
- Join the recent area growth that includes Ortho Indy West, Hendricks County YMCA in Avon, 1,900 of single family homes, and over 690 of apartments.
- High barriers to entry due to being one of the few commercial zoned quadrants in the immediate area
- 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	1 miles	3 miles	5 miles
Population	4,698	42,415	116,740
% Growth 2010-2019	23.70%	17.40%	15.40%
Avg HH Income	\$112,591	\$100,331	\$98,772
2019 Housing Permits	984	2,866	5,587

FOR MORE INFORMATION  
PLEASE CONTACT:

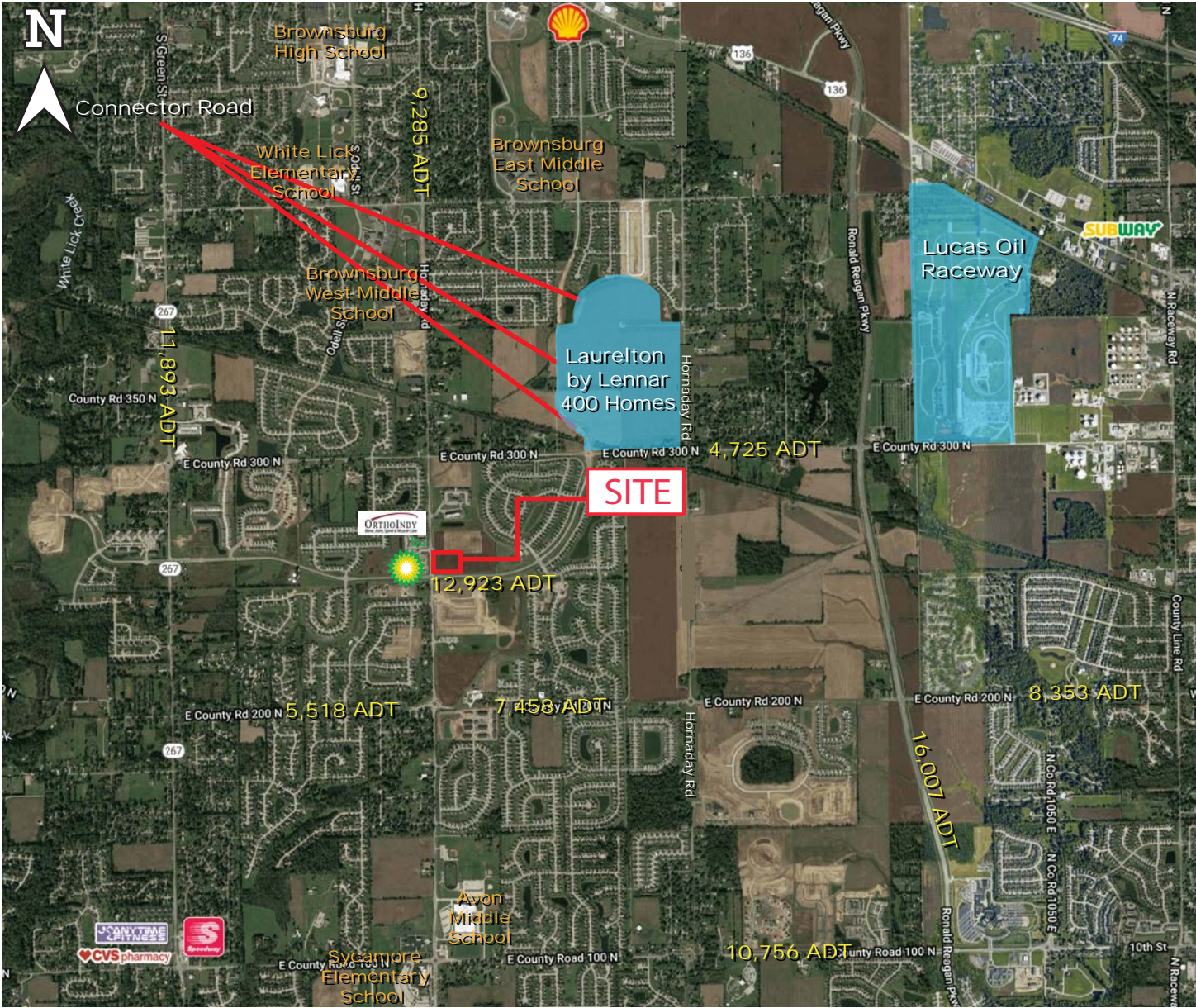
**John Holloway**  
T: 317-472-1800  
E: John@VeritasRealty.com

**Seth Biggerstaff**  
T: 317-472-1800  
E: Seth@VeritasRealty.com



# Land Available - .5 to 3.11 AC for BTS, Ground Lease, or Shops NEC of Northfield Drive & Hornaday Road

2540 Hornaday Road, Brownsburg, IN 46112



FOR MORE INFORMATION  
PLEASE CONTACT:

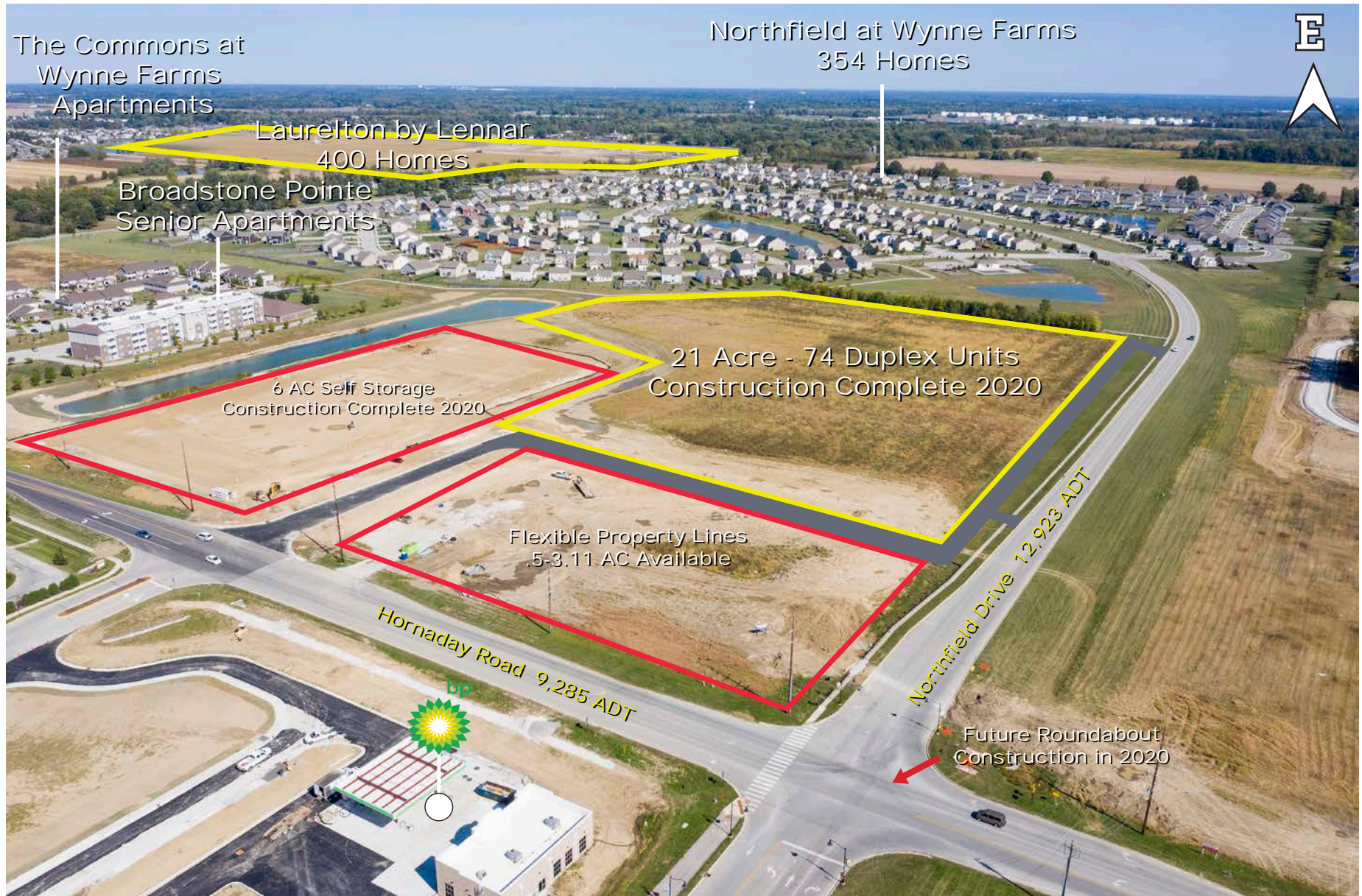
**John Holloway**  
T: 317-472-1800  
E: John@VeritasRealty.com

**Seth Biggerstaff**  
T: 317-472-1800  
E: Seth@VeritasRealty.com



# Land Available - .5 to 3.11 AC for BTS, Ground Lease, or Shops NEC of Northfield Drive & Hornaday Road

2540 Hornaday Road, Brownsburg, IN 46112



FOR MORE INFORMATION  
PLEASE CONTACT:

John Holloway  
T: 317-472-1800  
E: John@VeritasRealty.com

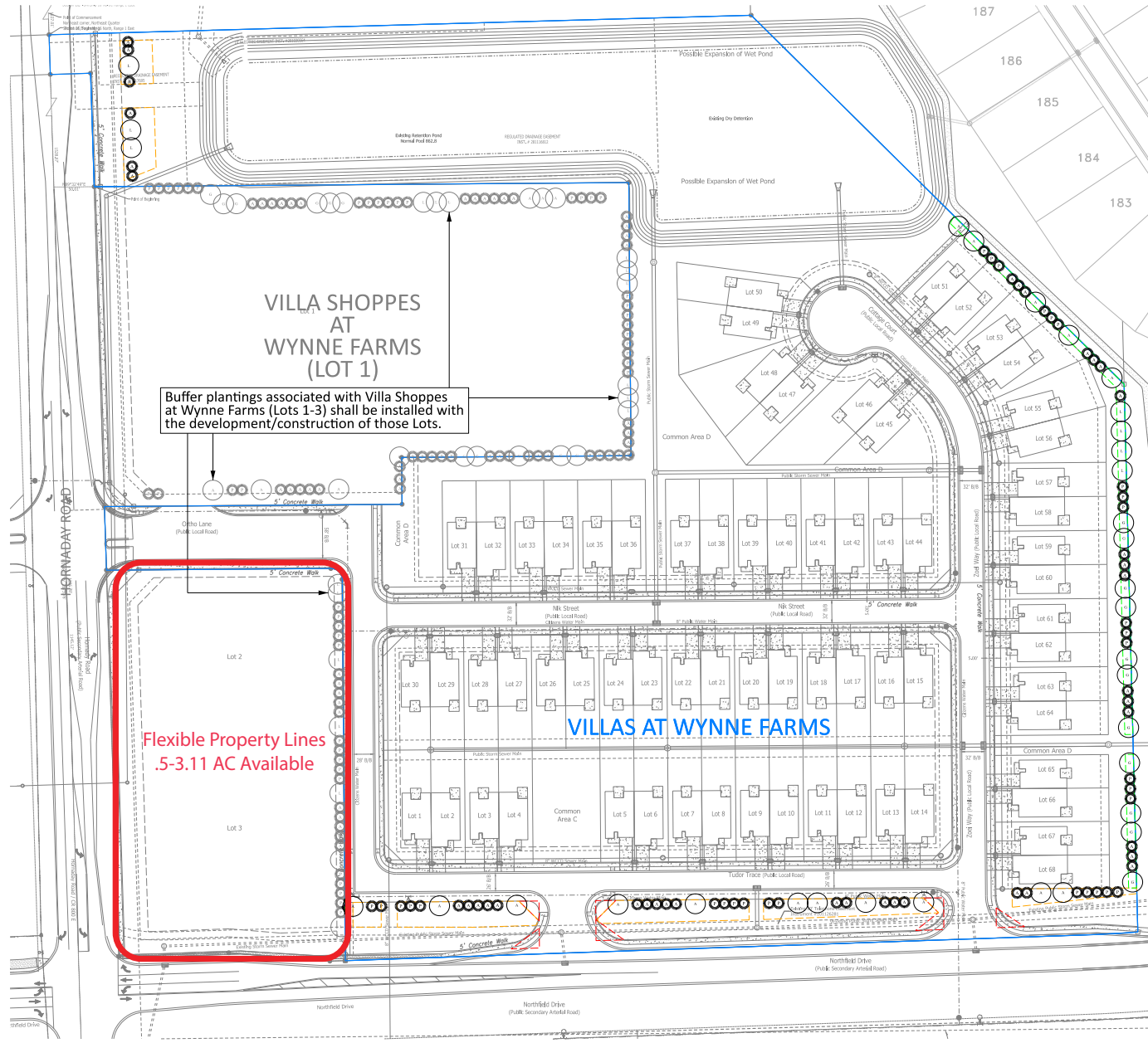
Seth Biggerstaff  
T: 317-472-1800  
E: Seth@VeritasRealty.com

**VR** VERITAS  
REALTY

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

# Land Available - .5 to 3.11 AC for BTS, Ground Lease, or Shops NEC of Northfield Drive & Hornaday Road

2540 Hornaday Road, Brownsburg, IN 46112



FOR MORE INFORMATION  
PLEASE CONTACT:

**John Holloway**  
T: 317-472-1800  
E: John@VeritasRealty.com

**Seth Biggerstaff**  
T: 317-472-1800  
E: Seth@VeritasRealty.com



# Land Available - .5 to 3.11 AC for BTS, Ground Lease, or Shops NEC of Northfield Drive & Hornaday Road

2540 Hornaday Road, Brownsburg, IN 46112



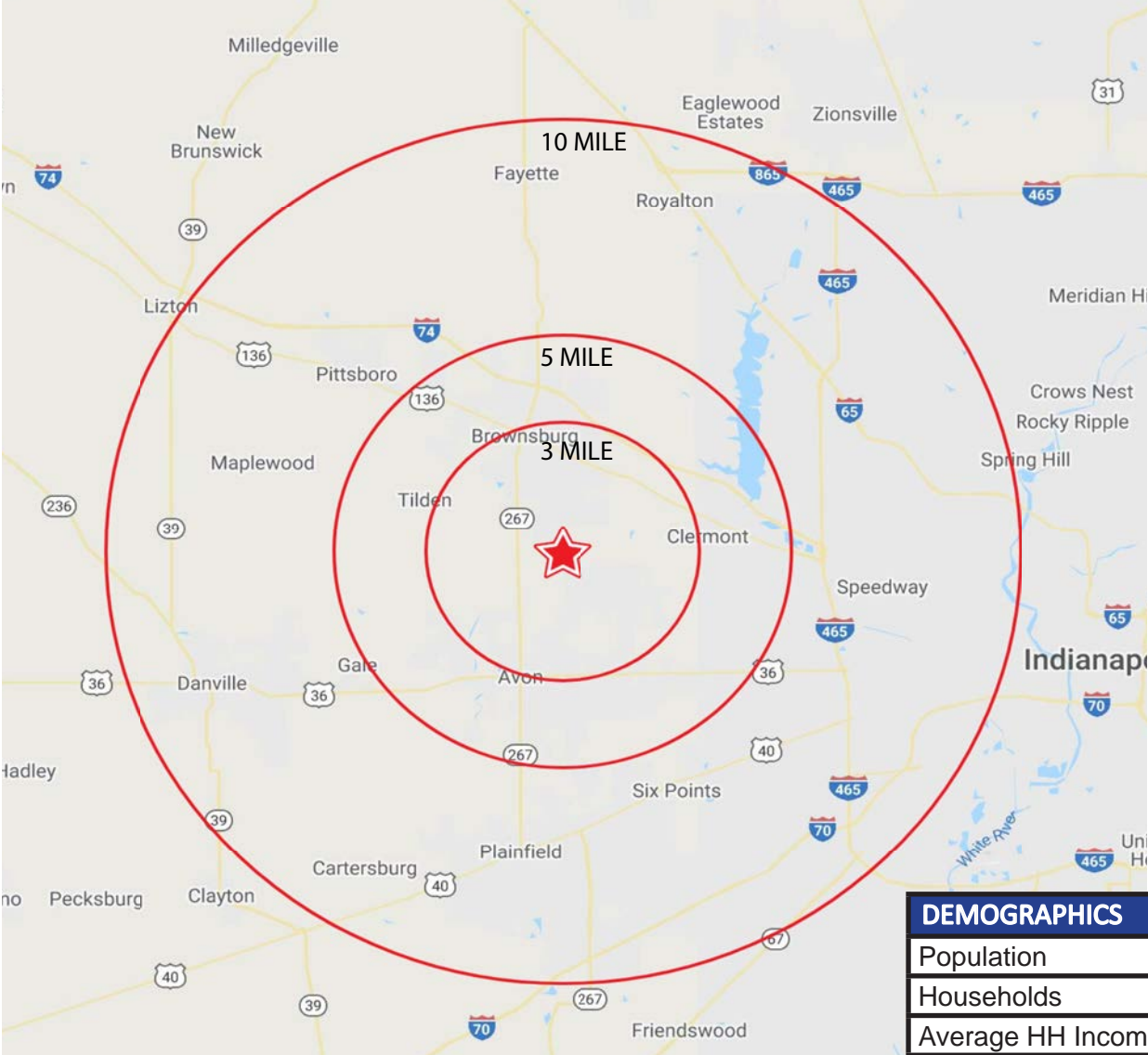
FOR MORE INFORMATION  
PLEASE CONTACT:

John Holloway  
T: 317-472-1800  
E: John@VeritasRealty.com

Seth Biggerstaff  
T: 317-472-1800  
E: Seth@VeritasRealty.com

# Land Available - .5 to 3.11 AC for BTS, Ground Lease, or Shops NEC of Northfield Drive & Hornaday Road

2540 Hornaday Road, Brownsburg, IN 46112



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

FOR MORE INFORMATION  
PLEASE CONTACT:

**John Holloway**  
T: 317-472-1800  
E: John@VeritasRealty.com

**Seth Biggerstaff**  
T: 317-472-1800  
E: Seth@VeritasRealty.com

