NORTHFIELD CROSSING

Premier Outparcel Available: 1.689 Acre

VERITAS REALTY

SR 267 (Green St) & Interstate 74, Brownsburg, IN 46112

PROPERTY & MARKET HIGHLIGHTS

- **New full access roads** being constructed Winter 2026-2027 (see site plan)
- Highly visible to **I-74 (36,529 VPD)** and **Green St/SR 267 (35,041 VPD)**
- **Regional gateway** to **Brownsburg's primary retail corridor**
- Join ALDI, Belle Tire, and **Texas Roadhouse (opening late 2027)**
- Recognized multiple times by CNN Money as one of **America's Best Places to Live** and by SmartAsset as one of **America's Best Suburbs**
- **One of Indiana's fastest growing communities**, with **36% population growth from 2010-2020**
- Brownsburg Community School Corp. consistently ranks among **Indiana's top school districts**



CONTACT:

Jamison Downs
T: 317-472-1800
E: Jamison@VeritasRealty.com

Kyle Hughes
T: 317-472-1800
E: Khughes@VeritasRealty.com

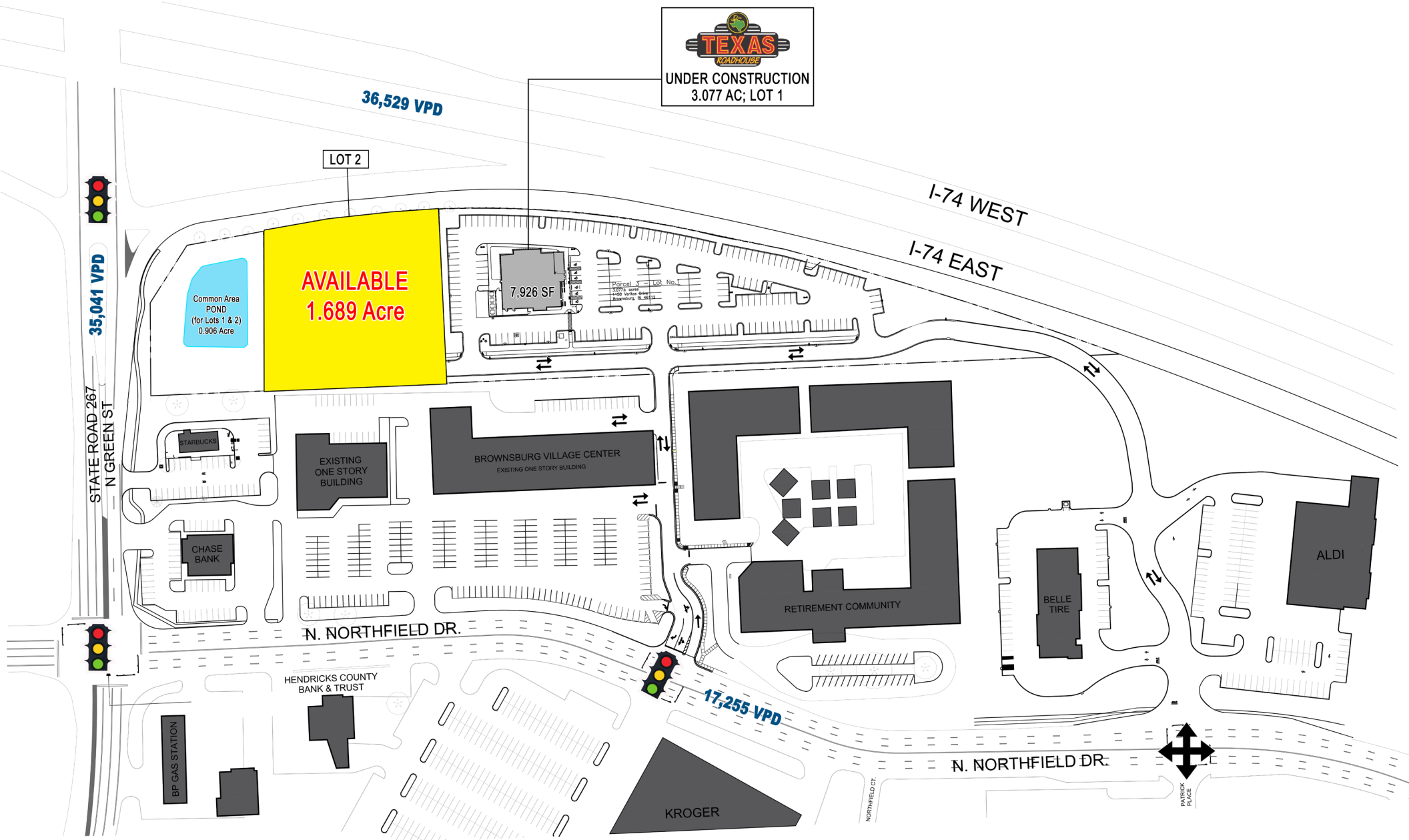
A MEMBER OF CHAIN LINKS RETAIL ADVISORS

VERITAS REALTY
www.VeritasRealty.com

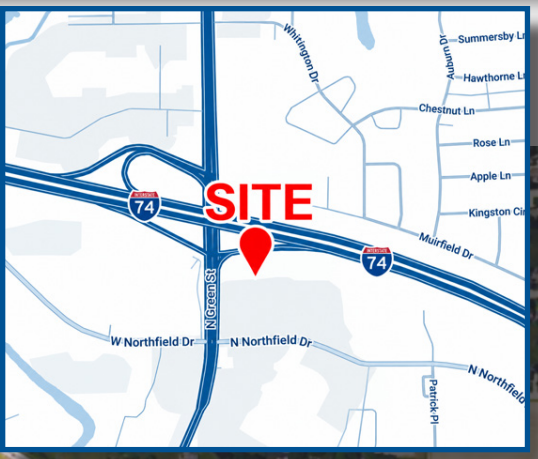
AERIAL SITE PLAN



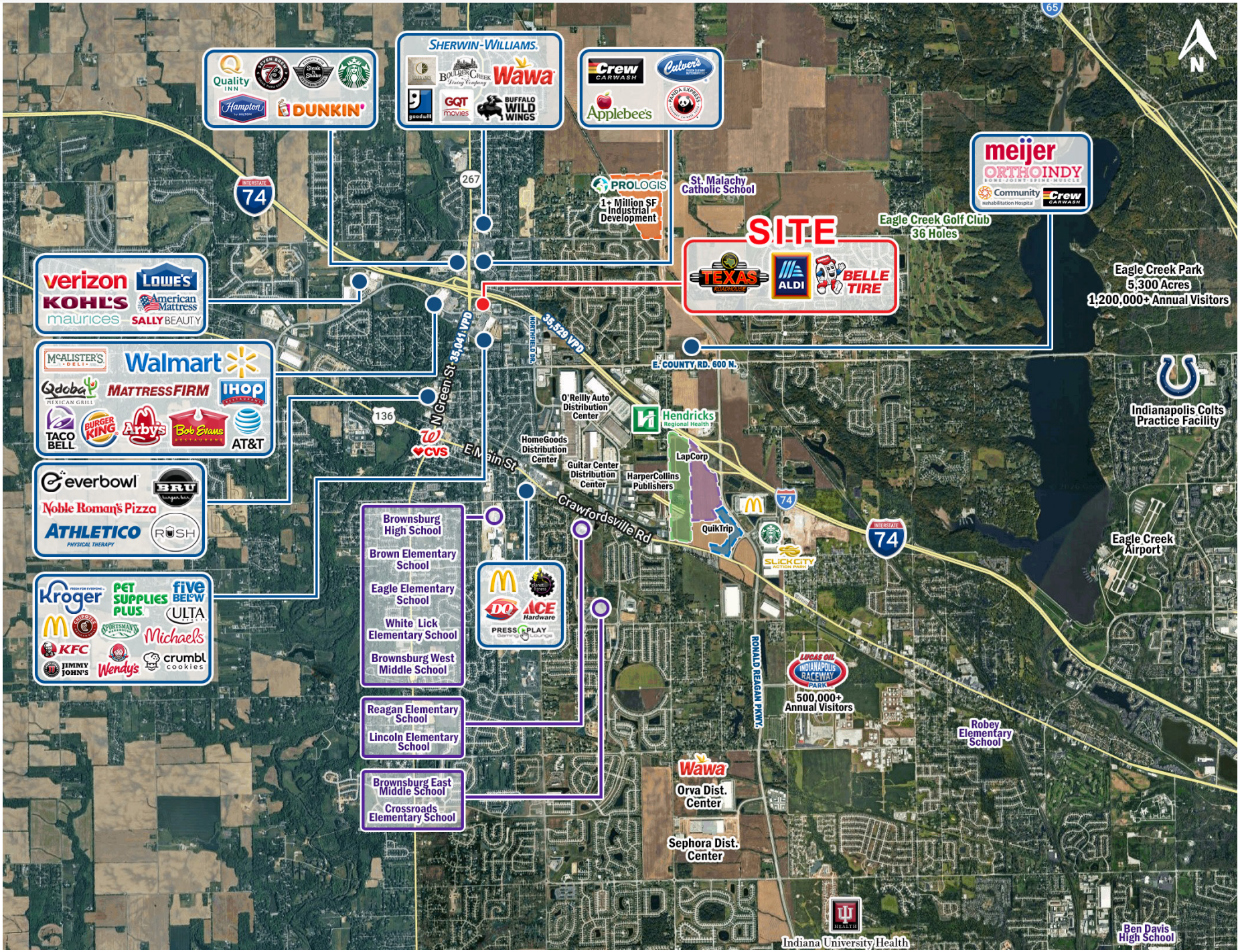
SITE PLAN


TEXAS ROADHOUSE
UNDER CONSTRUCTION
3.077 AC; LOT 1
36,529 VPD
LOT 2
I-74 WEST
I-74 EAST
35,041 VPD
STATE ROAD 267
N GREEN ST
Common Area
POND
(for Lots 1 & 2)
0.906 Acre
AVAILABLE
1.689 Acre
7,926 SF
STARBUCKS
EXISTING
ONE STORY
BUILDING
BROWNSBURG VILLAGE CENTER
EXISTING ONE STORY BUILDING
CHASE
BANK
RETIREMENT COMMUNITY
BELLE
TIRE
ALDI
N. NORTHFIELD DR.
HENDRICKS COUNTY
BANK & TRUST
BP GAS STATION
17,255 VPD
KROGER
NORTHFIELD CT
PATRICK
PLACE

LOCATION AERIAL



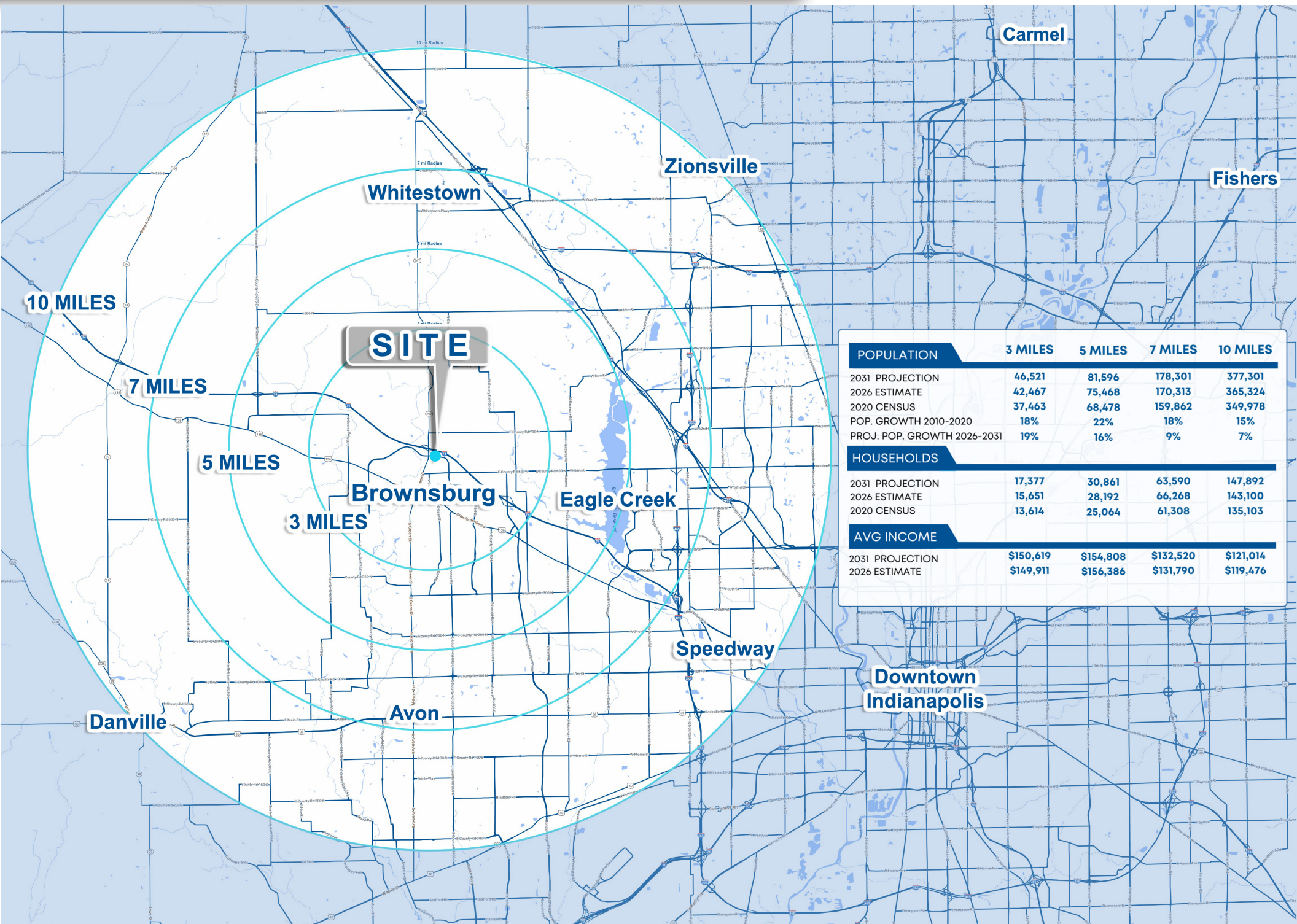
MARKET AERIAL



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.

DEMOGRAPHICS

VERITAS REALTY



POPULATION	3 MILES	5 MILES	7 MILES	10 MILES
2031 PROJECTION	46,521	81,596	178,301	377,301
2026 ESTIMATE	42,467	75,468	170,313	365,324
2020 CENSUS	37,463	68,478	159,862	349,978
POP. GROWTH 2010-2020	18%	22%	18%	15%
PROJ. POP. GROWTH 2026-2031	19%	16%	9%	7%
HOUSEHOLDS				
2031 PROJECTION	17,377	30,861	63,590	147,892
2026 ESTIMATE	15,651	28,192	66,268	143,100
2020 CENSUS	13,614	25,064	61,308	135,103
AVG INCOME				
2031 PROJECTION	$150,619	$154,808	$132,520	$121,014
2026 ESTIMATE	$149,911	$156,386	$131,790	$119,476