

HOLLIDAY FARMS OUTLOT

FOR LEASE OR BUILD-TO-SUIT

VERITAS
REALTY

S Michigan Road & Marketplace Drive, Zionsville, IN 46077



PROPERTY HIGHLIGHTS:

- 1.05 acre site
- 180 ft of frontage on high traffic Michigan Rd. (U.S. 421)
- Access to traffic signal
- Located in a rapidly expanding residential trade area
- Surrounded by significant new commercial development

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,136	32,261	76,755
Median HH Income	\$228,852	\$185,767	\$183,408
Number of Homes	1,265	11,011	27,077



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**FOR LEASE
OR BTS**

www.VeritasRealty.com

MARKET AERIAL

Map Labels:

- Top Left:** PLEASANT VIEW LANE (19 Homes | \$1M-\$1.5M), FOX RUN (42 Homes | \$500K-\$1M+), ST CLAIR ESTATES (6 Homes | \$1M-\$1.5M), RU DE CHATEAU (5 Homes | \$1M-\$2M).
- Top Center:** E 300 S, E 300 S.
- Top Right:** UNION ELEMENTARY SCHOOL (529 Students), 11,645 ADT, W 146TH ST., W 141ST ST.
- Center:** THE WILLOWS (240+ Homes | \$630K-\$2M+), OVERBROOK FARMS (75+ Homes | \$750K-\$1.3M+), SENIOR LIVING (157 UNITS), FUTURE TOWNHOMES (50 UNITS), WILLOW RIDGE (65+ Homes | \$1M+), FUTURE TOWNHOMES (50-60 UNITS), HOLLIDAY FARMS (900+ Homes | \$1M+), 14,058 ADT, MICHIGAN RD., 9,868 ADT.
- Bottom Left:** OAK RIDGE (125+ Homes | \$750K-\$1.4M), PLEASANT VIEW ELEMENTARY SCHOOL (817 Students), E 600 S, ZIONSVILLE MIDDLE SCHOOL (1,355 Students), ZIONSVILLE HIGH SCHOOL (2,255 Students), EAGLE ELEMENTARY SCHOOL (377 Students), DOWNTOWN ZIONSVILLE, 7,336 ADT, W OAK ST.
- Bottom Center:** THE FRESH MARKET, BIBIBOP, CAVA, sweetgreen, SHAKE SHACK, PIADA, TACOS Y MAS, NIKU SUSHI, PRIME, FirstWatch, Pie in the Sky BAKERY, PERSPIRE.
- Bottom Right:** AUTUMN OAKS (135+ Homes | \$750K-\$1.1M+), CREEKSIDE MIDDLE SCHOOL & WEST CLAY ELEMENTARY SCHOOL (2,772 Students), W 131ST ST., W 121ST ST., WATERFRONT of West Carmel (100+ Homes | \$1M+), LONG BRANCH ESTATES (150+ Homes | \$1M+), 6,862 ADT, 116TH ST., UNIVERSITY HIGH SCHOOL (360 Students).
- Logos:** CVS, ACE, Puccini's, BANK INDIANAPOLIS, THE HOT ROOM, Community FIRST, BUNNY HIVE, Starbucks, Uncle & Bill's, CLASSIC CLEANERS, Kroger, Huntington, KeyBank, PAPA JOHNS, ACE, PAPA MURPHYS.

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ZOOM
AERIAL

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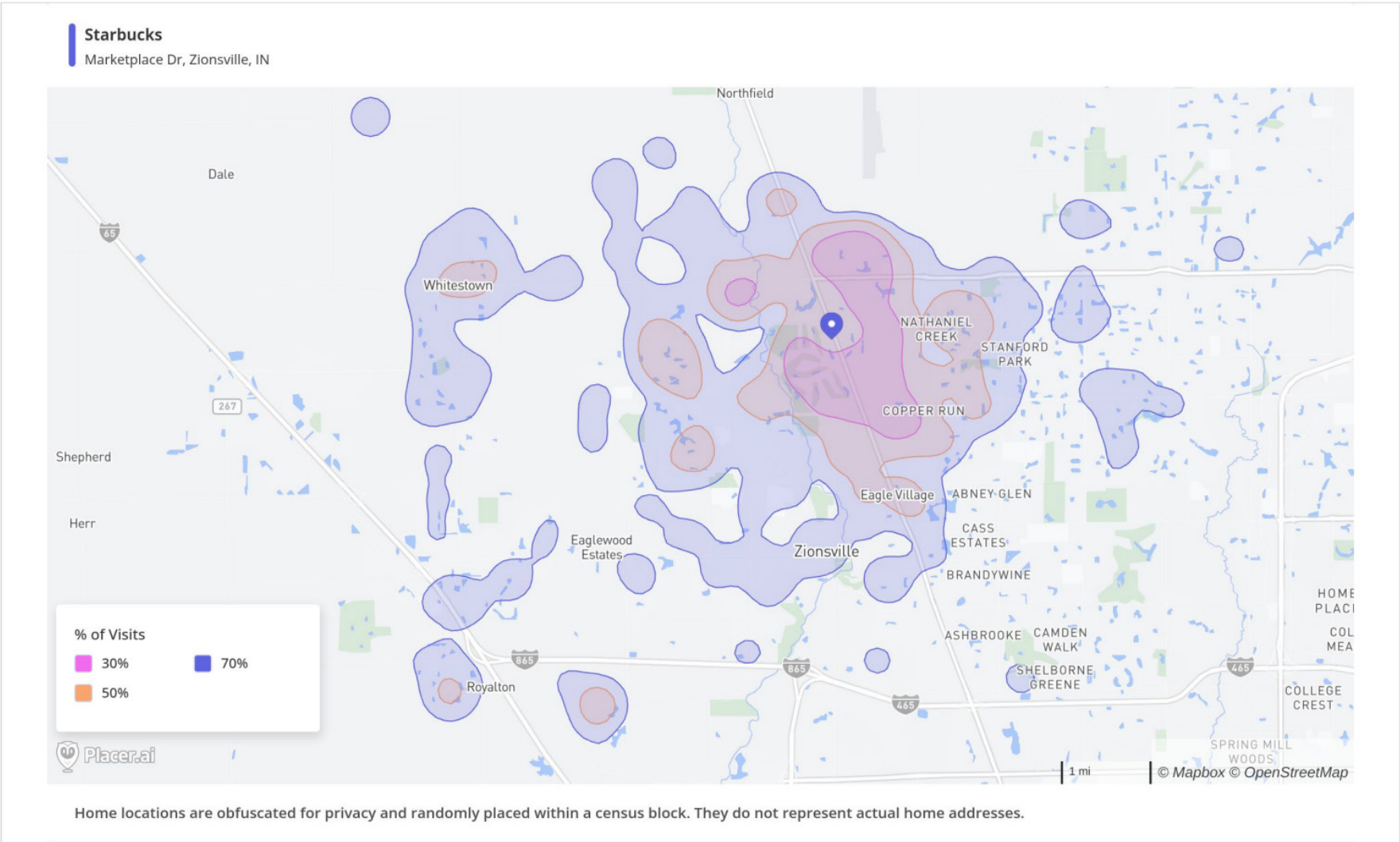
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PLACER.AI
DATA



Visitor Demographics

May 1, 2025 - Apr 30, 2026



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MARKET OVERVIEW



Zionsville, located 20 miles northwest of Downtown Indianapolis, is a thriving suburb known for its **small-town charm and iconic brick street**. At its core, “The Village” maintains a historic, boutique feel by limiting chain retailers, while national brands are easily accessible in Boone Village and along Michigan Road (U.S. 421). This balance helps drive Boone County’s \$69.8 million tourism economy. With direct access to I-465 and I-65, Zionsville continues to grow. Its highly rated public school system—serving 7,906 K-12 students across eight elementary schools, two middle schools, and one high school—makes it **one of Indiana’s most desirable places to live**.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION			
	5,900	31,047	88,981
EST. HOUSEHOLDS			
	2,352	11,414	34,002
EST. AVERAGE HOUSEHOLD INCOME			
	\$178,725	\$226,766	\$205,696



2023 & beyond EXPANSION PLANS

South Village proposal
Expand Main Street beyond the bricks
Appaloosa Crossing | 54 acres
254,000 SF mixed-use development worth \$8M+ off U.S. 421
Pittman Farms | 48 acres
400 apartments, retail, medical offices, restaurants, & grocery off U.S. 421
Epson Community | 180 acres
362 homes ranging \$450,000-\$1M on west side off Whitestown Road
6 neighborhoods | 260 acres
Saddleridge Estates, Oakview Park, Legacy Woods, Wild Air Trail, Marysville Crossing, & Crossbridge Point + senior living, coffee house, Johnson Preserve off Oak Street
Holliday Farms | 597 acres
Golf course, clubhouse, 430+ luxury homes ranging \$600,000-\$2M+, restaurants, & retail stores off U.S. 421

- ★ **The Village**
Brick road with homes, dining, shops, & offices
- ★ **Rahal Racing Offices**
 - Graham Rahal Performance
 - Rahal Letterman Lanigan
 - Restaurant & coffee shop
- ★ **Lions Park**
Community park along Eagle Creek & Elm Street Green
- ★ **Big 4 Rail Trail**
Historic train track reimaged to 20+ miles of trails to Whitestown & Lebanon with trailhead amenities

