

FOR SALE

43.53^{+/-} Total Acres

Franklin Township, Marion County

Commercial & Residential Development Opportunity

Great Interstate Visibility



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800.424.2324 www.halderman.com



HLS# TGR-11021 (12)

Commercial & Residential Development Opportunity

LOCATION :

5520 East Stop 11 Road, Indianapolis, IN

Close to St Francis South Hospital Campus

Located within Franklin Township in Indianapolis, at I-65 and Stop 11 Road between Southport and County Line Roads. This area of the city is on the fastest growing areas of central Indiana over the last ten years.

VISIBILITY:

This property has outstanding visibility with approximately 1,250 feet of frontage along I-65, with traffic count of 80,000 per day (according to 2002 INDOT survey). In addition, the property has approximately 900 feet of frontage on Stop 11 Road.

ACCESSIBILITY :

The property is located 1.8 miles from the interchange of I-65 and Southport Road and 1.3 road miles from the interchange at I-65 and County Line Road.

ADJOINING PROPERTY USES:

Residential - Single family and multi-family

Office - Medical & Professional

Light Industrial - Warehouse Distribution

Commercial - Retail

SERVICES:

This site is located in close proximity to the St Francis Hospital south campus, shopping, restaurants and banks.

ZONING:

Currently zoned I-2 (light Industrial). Other uses such as office, medical office, and medium density residential may be acceptable uses for portions of the real estate. Any uses not allowed under the current I-2 zoning would require a zoning change

UTILITIES:

All utilities, including sanitary sewer, water (Indianapolis Water Company), electric (Indianapolis Power and Light) and gas (Citizens Gas & Coke Utility) services are available to the site.

SIGN LEASE INCOME:

Current sign rental lease annual income for two signs along I-65 is \$25,500.

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