

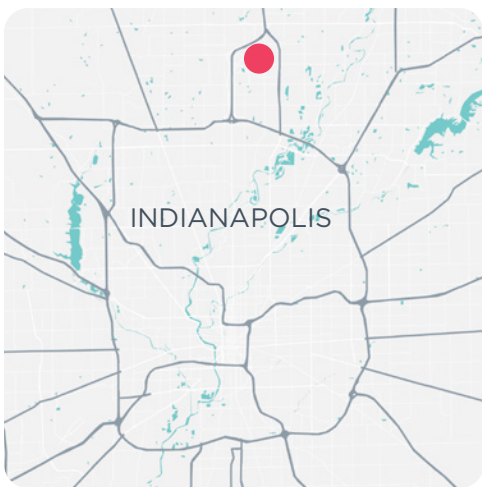
SALE

LAND

PRICE REDUCED



DEVELOPMENT SITE // CARMEL ARTS & DESIGN DISTRICT



AVAILABLE ACRES

1.1 Acres

SALE PRICE

~~\$2,900,000~~ **\$2,500,000**

- + Highly visible location across from the Indiana Design Center
- + Large development site in the Arts & Design District
- + Zoning: C-2 (mixed use district)
- + Multiple points of ingress/egress

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SITE OUTLINE



Sophia Square



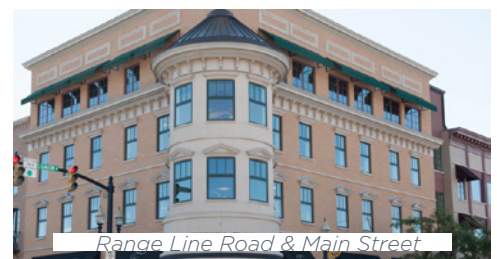
Arts & Design District



The Lurie



Indiana Design Center



Range Line Road & Main Street

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RESOURCE
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Fall 2017 Sun King Spirits



Fall 2017 Office/Retail



Winter 2017 The Proscenium



Winter 2017 Monon and Main



Summer 2018 Monon Expansion

CARMEL DEVELOPMENT PROJECTS

Situated in the heart of Carmel's Arts & Design District, the property is immediately across Range Line Road from the Indiana Design Center, an 80,000 SF, \$25M facility featuring retail and to-the-trade showrooms. The new Midtown project is located immediately south of the Design Center and will include 240,000 SF of class A office and retail space as well as parking garages and hundreds of luxury residences.

Projects to the south include Carmel City Center, a 1 million SF, mixed-use development featuring luxurious residences, specialty retail, unique dining, and premier office space, including a new \$13.9M parking garage with 580 spaces as well as the new Proscenium project, featuring nearly 400,000 SF of residential, retail, and office space and a 449-space underground parking garage.

Finally, Carmel is moving forward with a complete transformation of Range Line Road to create a pedestrian-friendly boulevard, as well as the widening and beautification of the Monon Trail.

ABOUT CARMEL

Consistently recognized nationally for its programs and services, Carmel is a dynamic edge city featuring award-winning schools, thriving businesses and family-oriented neighborhoods.

RECENT AWARDS & RECOGNITIONS

- 2017 - Best Cities for Families (Apartment List)
- 2016 - Bicentennial Green Legacy Community Award
- 2016 - Best Small Cities for Families in America (Nerdwallet)
- 2016 - #1 Safest City to Raise a Child (SafeWise)
- 2016 - Becomes an "Indiana Bird Town" (Indiana Audubon Society)
- 2015 - Community of the Year (Indiana Chamber of Commerce)
- 2015 - #8 Safest Small Cities for Retirement (Badcredit.org)
- 2015 - Best Town to Raise a Family (NICHE)
- 2015 - Best Place to Raise a Family (MarketWatch)
- 2015 - Best School District in Indiana (Niche Rankings)
- 2015 - Best Place to get a Job in Indiana (Zippia)



Carmel City Center



The Carmel Arts & Design District



Downtown Carmel



The Palladium at the Center for the Performing Arts

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RESOURCE

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in #growIndiana

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