

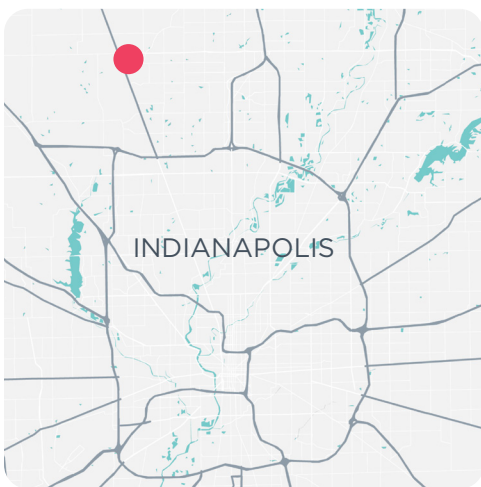
SALE OR LEASE

RETAIL

OFFICE



► APPALOOSA CROSSING // RETAIL & OFFICE DEVELOPMENT



AVAILABLE ACRES

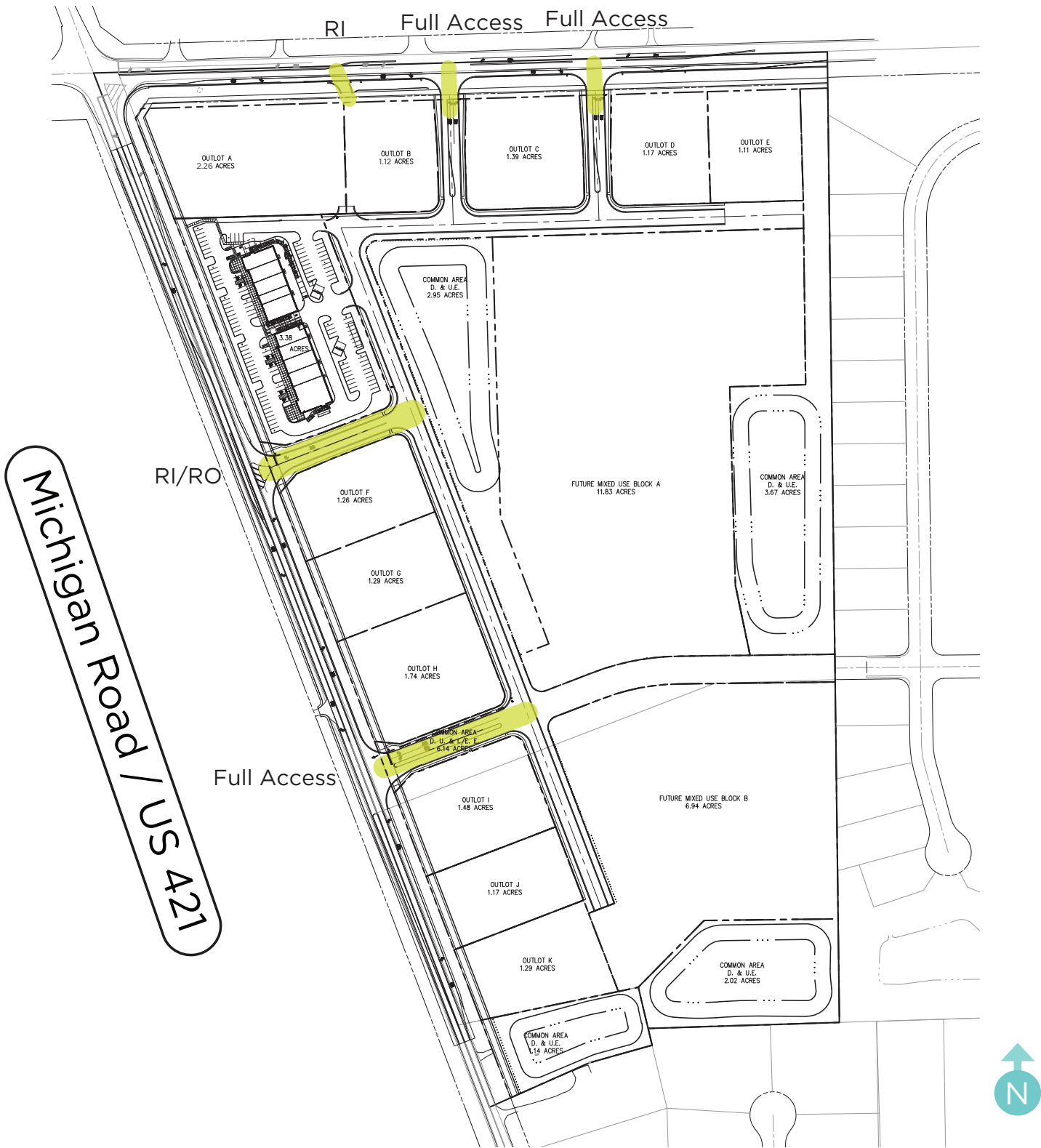
54 Acres

AVAILABLE SPACE

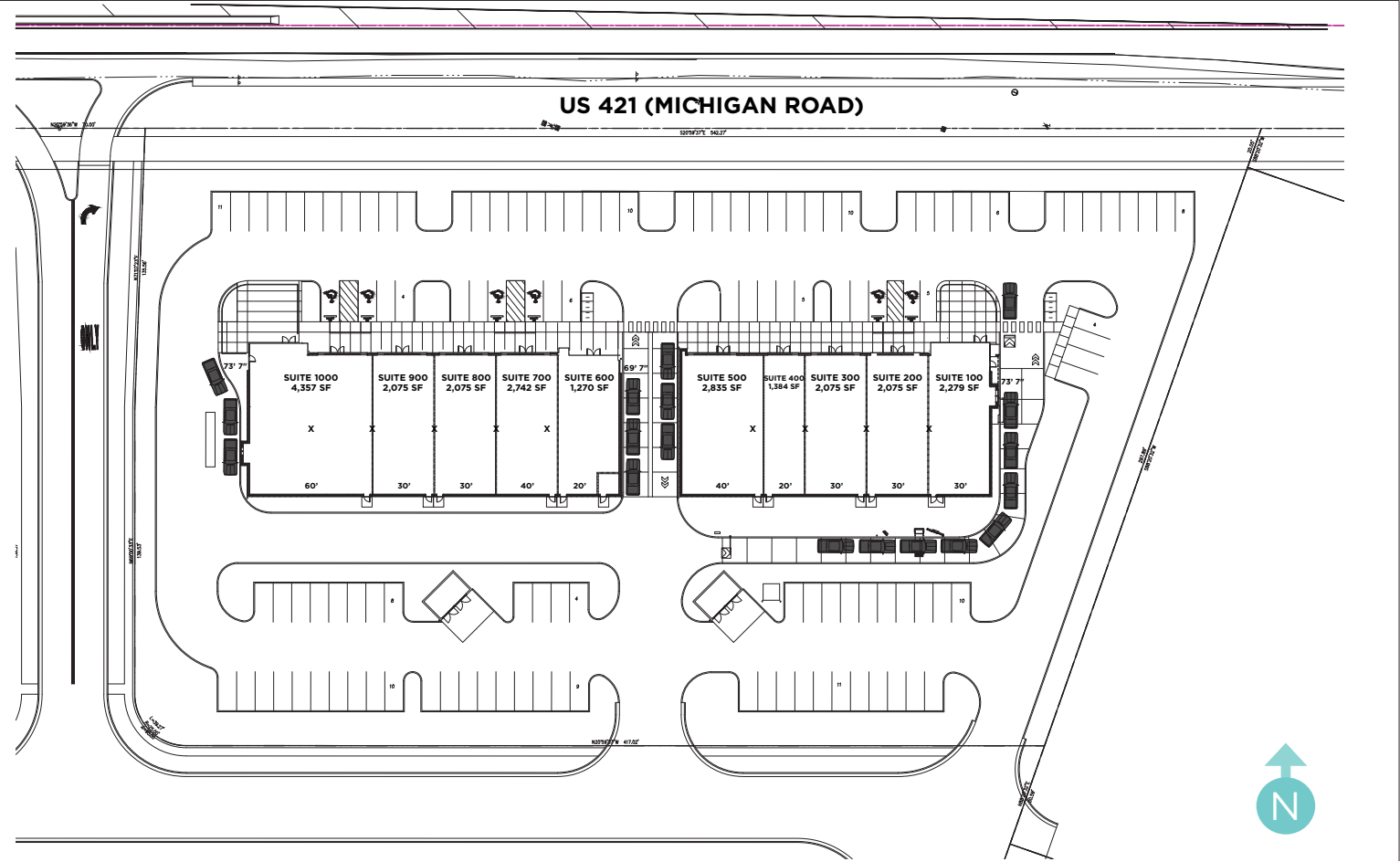
264,000 SF

Located at US 421 (Michigan Road) and 146th Street, this **proposed, fully-zoned, 54-acre, 264,000 SF retail and office development** will provide shopping and dining opportunities as well as convenient medical services for this affluent area northwest of Indianapolis. 146th Street is a major artery which at completion of its expansion, will connect Ronald Reagan Parkway from Hendricks County north and east to I-69.

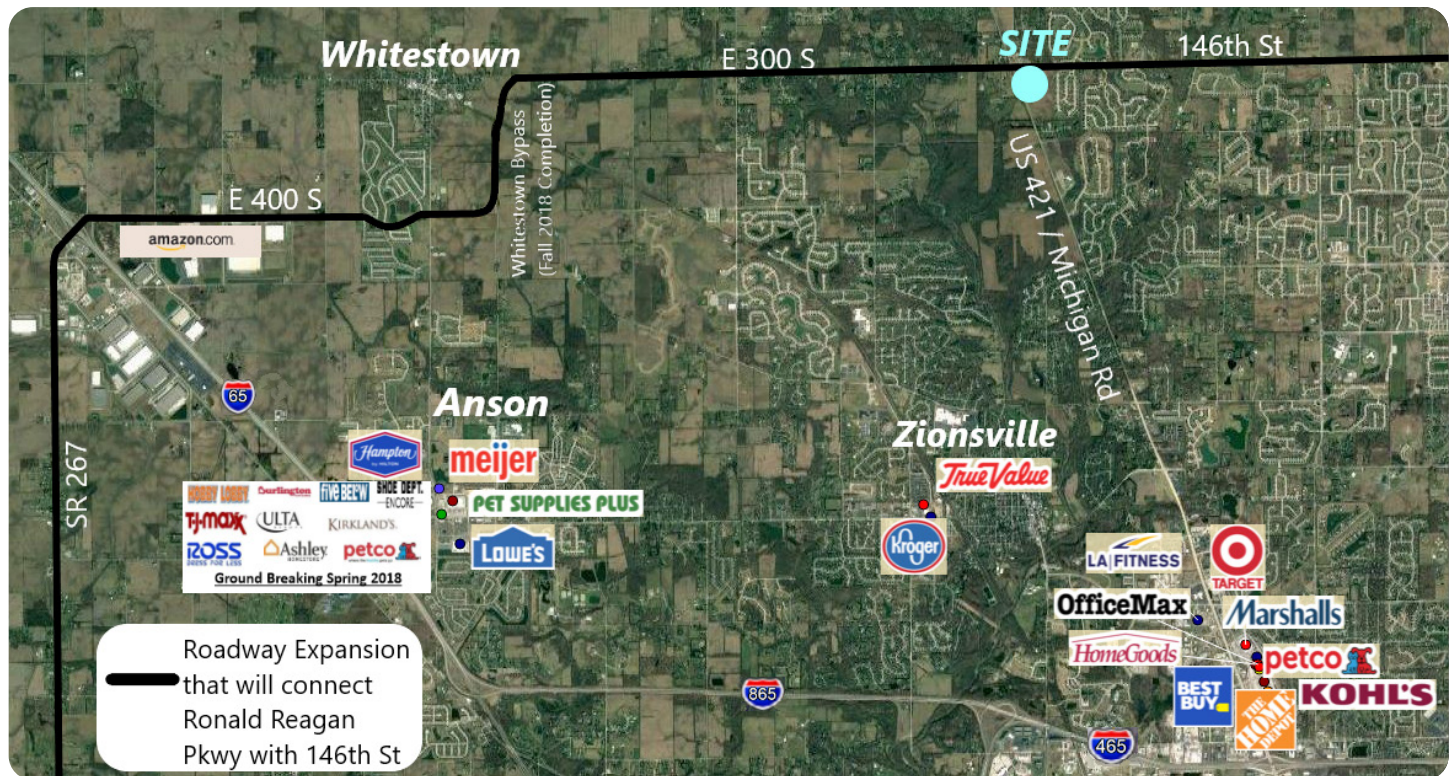
E 300 S / 146th Street



APPALOOSA CROSSING // NEW SHOPPES SITE PLAN & RENDERING



ROADWAY EXPANSION AND AMENITIES MAP

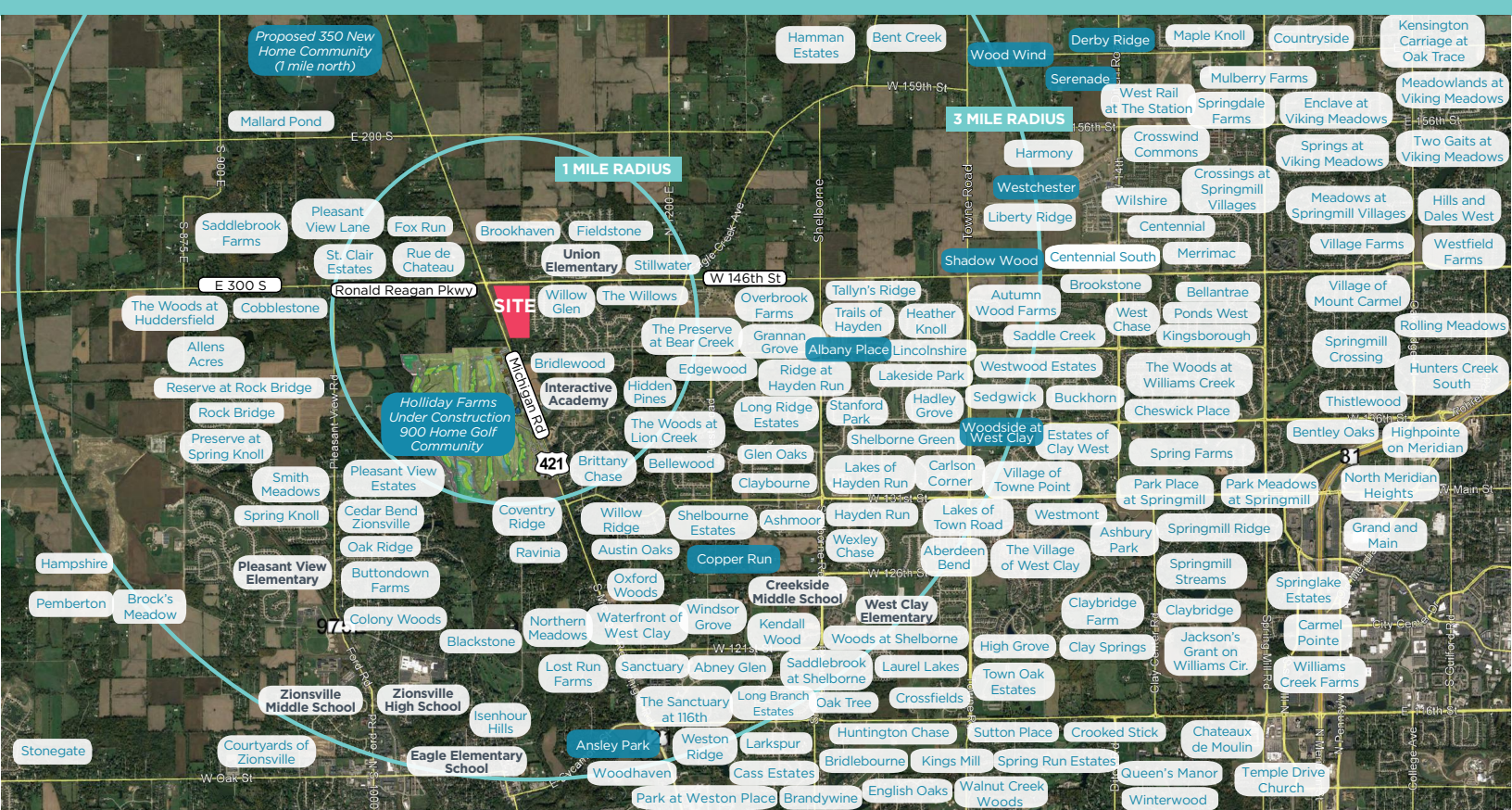


DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	23,433	61,500	277,581
Households	8,041	22,025	112,801
Average HH Income	\$178,833	\$164,945	\$112,507
Median Age	37.4	37.2	37.3

*SitesUSA 2019 Estimated

NEIGHBORHOOD STUDY, ATTACHED, SHOWS INCREASED NUMBERS.



There are a total of 21,599 platted subdivision lots within the boundaries of the attached map. Prior to 2013, the subdivisions had 16,021 existing homes. Since that time, in the years 2013-YTD2019, 2,461 additional permits have been issued, which represents a 15.4% increase.

Currently, there are 3,207 platted homesites, still to be permitted and built.

Population in the area continues to increase with new home permits.

At the current rate, 2019 could be a record year with a total of 594 permits. Many more neighborhood projects are in the development stages.

* This study does not include multi-family projects or single-family homes not in subdivisions.

See table below for annual permits issued.

Annual Newly Permitted Homes					
2013	465		2016	367	
2014	333		2017	350	
2015	260		2018	290	
			YTD 2019	431	

Average Household Income			
3 Mile	5 Mile	10 Mile	
\$178,833	\$164,945	\$112,507	

