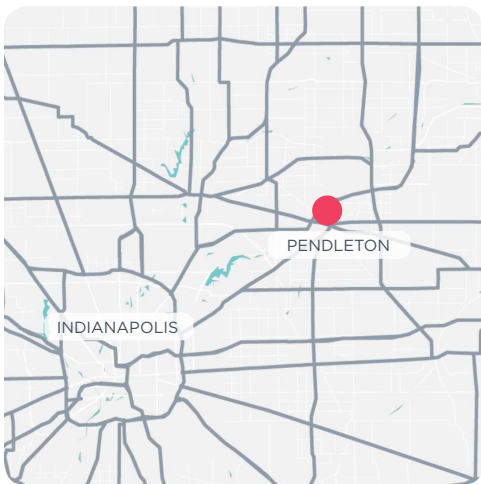


SALE

LAND



### AVAILABLE ACRES

3.62 Acres

### SALE PRICE

\$1,100,000

Outstanding visibility with more than 700' of frontage along SR 38. This development site is zoned Planned Business and is located at the entrance to Falls Pointe Business Park - site of the proposed Klipsch-Card Athletic Facilities.

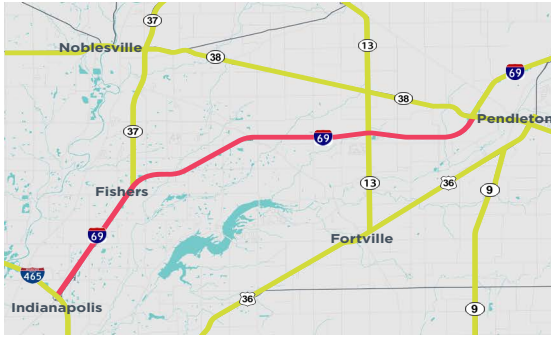
- + 3.62 Acres - Divisible
- + All Utilities to Site
- + Zoned Planned Business
- + \$2.8 M in planned Improvements to SR 38
- + Less than 1/4 Mile to I-69
- + 700' of Frontage along SR 38

**KIMBERLY HARTMAN** CPM  
Senior Vice President  
O 317.663.6562  
C 317.716.5895  
kim.hartman@rcre.com

**TOM OSBORNE** SIOR  
Principal  
O 317.663.6543  
C 317.258.0179  
tom.osborne@rcre.com

# COMPLETED & PLANNED ROAD IMPROVEMENTS

## I-69 THIRD LANE ADDITION - COMPLETE



\$79 M was invested by the Indiana Dept. of Transportation to add a third travel lane between Fishers and Pendleton.

## PENDLETON EXIT IMPROVEMENTS - TO BE COMPLETED IN 2019



The Indiana Dept. of Transportation plans to invest \$2.1 M to create a “tight diamond with roundabouts” at the Pendleton exit. The Town of Pendleton is also partnering with INDOT to add a free-standing pedestrian bridge over the interstate.

## ENTERPRISE DRIVE & HERITAGE WAY IMPROVEMENTS - TO BE COMPLETED IN 2019



The Town of Pendleton plans to invest \$2.8 M into intersection improvements along SR 38 (State Street), including a new roundabout at Heritage Way and State Street.

**KIMBERLY HARTMAN** CPM  
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9339 Priority Way West Drive  
Suite 120  
Indianapolis, IN 46240  
317.663.6000