

SALE

LAND

DEVELOPMENT

DRONE VIDEO



MOUNT COMFORT MIXED USE CORRIDOR DEVELOPMENT LAND



SALE PRICE

\$2,026,500

ACREAGE

67.55 ACRES

Located just North of US 40 along Mt Comfort Road in the TIF District, this 67.55 Acre parcel is zoned both R-1 and CN and the County will support High Density Residential Mixed Use, General Commercial, Office, and Limited Light Industrial.

- + +/- 67.55 Acres in TIF District
- + Mixed use Corridor
- + Mt Vernon Community Schools
- + Located in Cumberland Overlay District of the Mount Comfort Road Master Plan

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HANCOCK COUNTY

INDIANA

ABOUT THE COUNTY

Hancock County, Indiana, the eastern door to Indianapolis, has become an economic powerhouse in recent years – and that’s no surprise.

Offering remarkable connectivity with the state, region, and world, thanks to location on Interstate 70, a network of high-quality highways, Indianapolis Regional Airport, nearby rail access, and much more. Companies seeking to relocate or expand quickly benefit from a wide variety of business sites, and plenty of utility capacity. As part of metropolitan Indianapolis, there is access to thousands of skilled workers.

Hancock County’s transportation connections put you even closer to our ever-shrinking world. Our location in the center of one of the nation’s most central states gives your business fast highway access to two-thirds of the nation. Hancock county is crisscrossed by high-quality roads that provide fast access to the region and beyond. Interstate 70 puts local businesses just minutes from the I-465 loop around Indianapolis with connections to I-65, I-69, and I-74. U.S. Highways 36, 40, and 52, and Indiana State Road 9 also cross Hancock County.

Home to Indianapolis Regional Airport (KMJ), with 6,001 and 3,901-foot runways (and an instrument approach). Indy Jet provides FBO services including jet fuel, heated hangars, de-icing, car rental, and courtesy transportation to local destinations. Just 30 miles to our west is Indianapolis International Airport (KIND), a major cargo facility that’s home to the world’s second-largest FedEx operation. All-weather operations and runways as long as 11,200 feet explain why the airport handles more than two billion pounds of cargo annually.

There is access to other models of transportation, too. Two CSX mainlines pass through Hancock County, and intermodal terminals are as close as Senate Avenue in Indianapolis (25 minutes away) and Avon Yard, just west of the city (35 minutes away). We’re within a half-day’s drive of Indiana’s three modern ports, located at Burns Harbor on Lake Michigan, and at Jeffersonville and Mount Vernon on the Ohio River.

Hancock County can offer Free Trade Zone sites anywhere in the county.



CITY	MILES/KILOMETERS	DRIVE TIME
Chicago, IL	178/286	2:38
Indianapolis, IN	25/40	0:34
Cincinnati, OH	87/140	1:18
New York, NY	695/1118	10:23
Atlanta, GA	530/853	8:06
Detroit, MI	249/401	3:44
Dallas, TX	896/1442	12:57
St. Louis, MO	254/409	3:51
Louisville, KY	122/196	1:56