



**Acreage  
For Sale**  
in  
Indianapolis, IN



- 5 acres on heavily wooded lot
- Price:
  - Northern parcel - \$350,000
  - Southern parcel - \$300,000
- Zoned C-1 (Office/buffer/commercial district)
- Visibility from I -465/Frontage on Shadeland
- Zoned for medical office, office, bank, day care, assisted living, pharmacy, etc.
- Traffic light at South end of the property (Shadeland & Fall Creek Rd).
- Located near office, retail and residential developments.



**BEACHUM  
& ROACH**

REAL ESTATE BROKERAGE SERVICES

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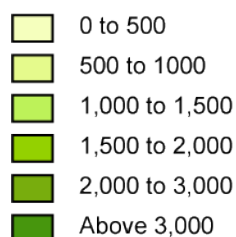
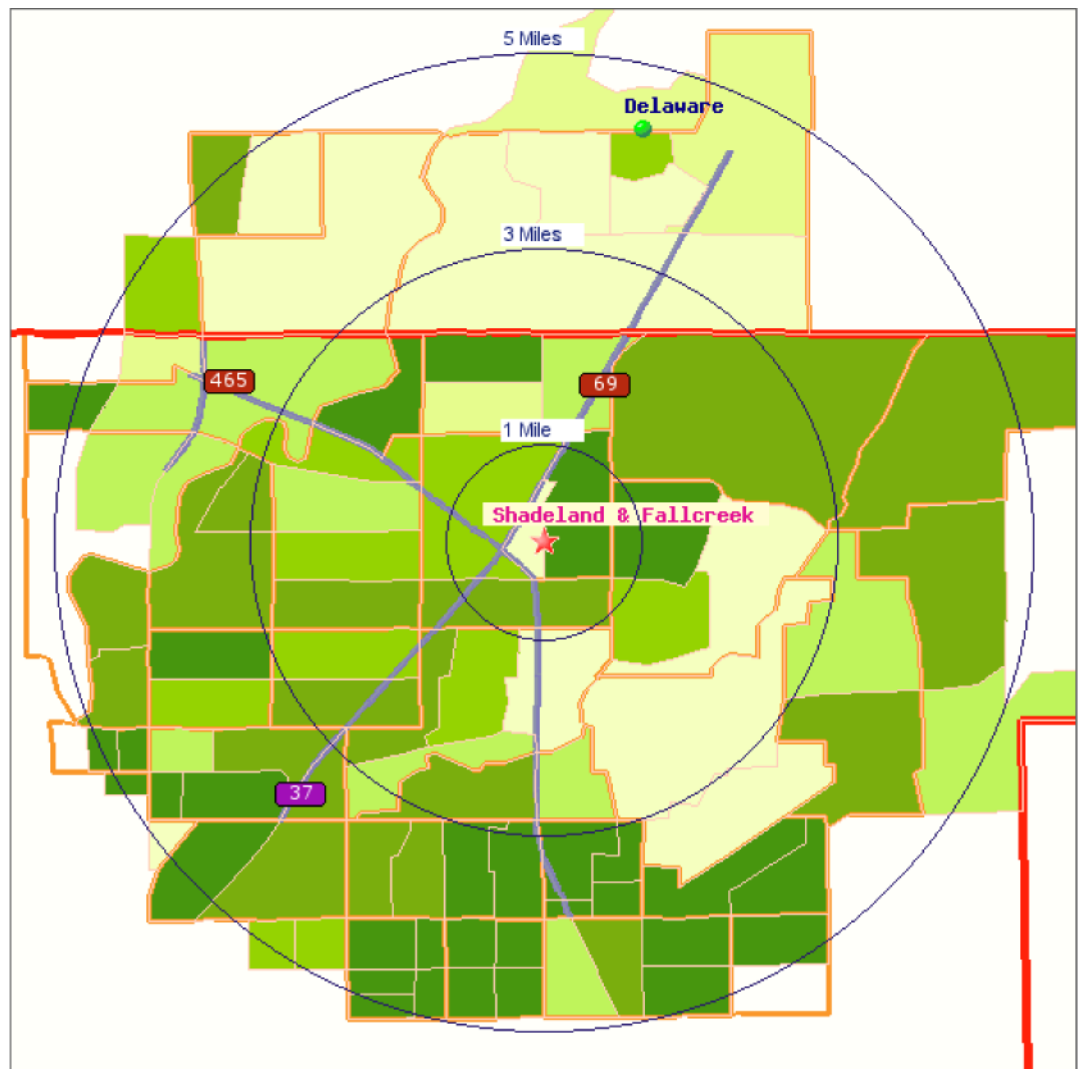
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- Zoned C-1 (Office/buffer/commercial district)
- 819 lineal feet of frontage on Shadeland
- 872 lineal feet of frontage on I-465
- Cell tower and lease (located at southern end of property) is not included
- Utilities: Sanitary sewer and storm sewer on the east side of Shadeland Ave near property
- Zoned for: Medical office, office, bank, day care, assisted living, pharmacy and more.
- Traffic light at South end of the property (Shadeland & Fall Creek).
- Located near office, retail and residential developments.

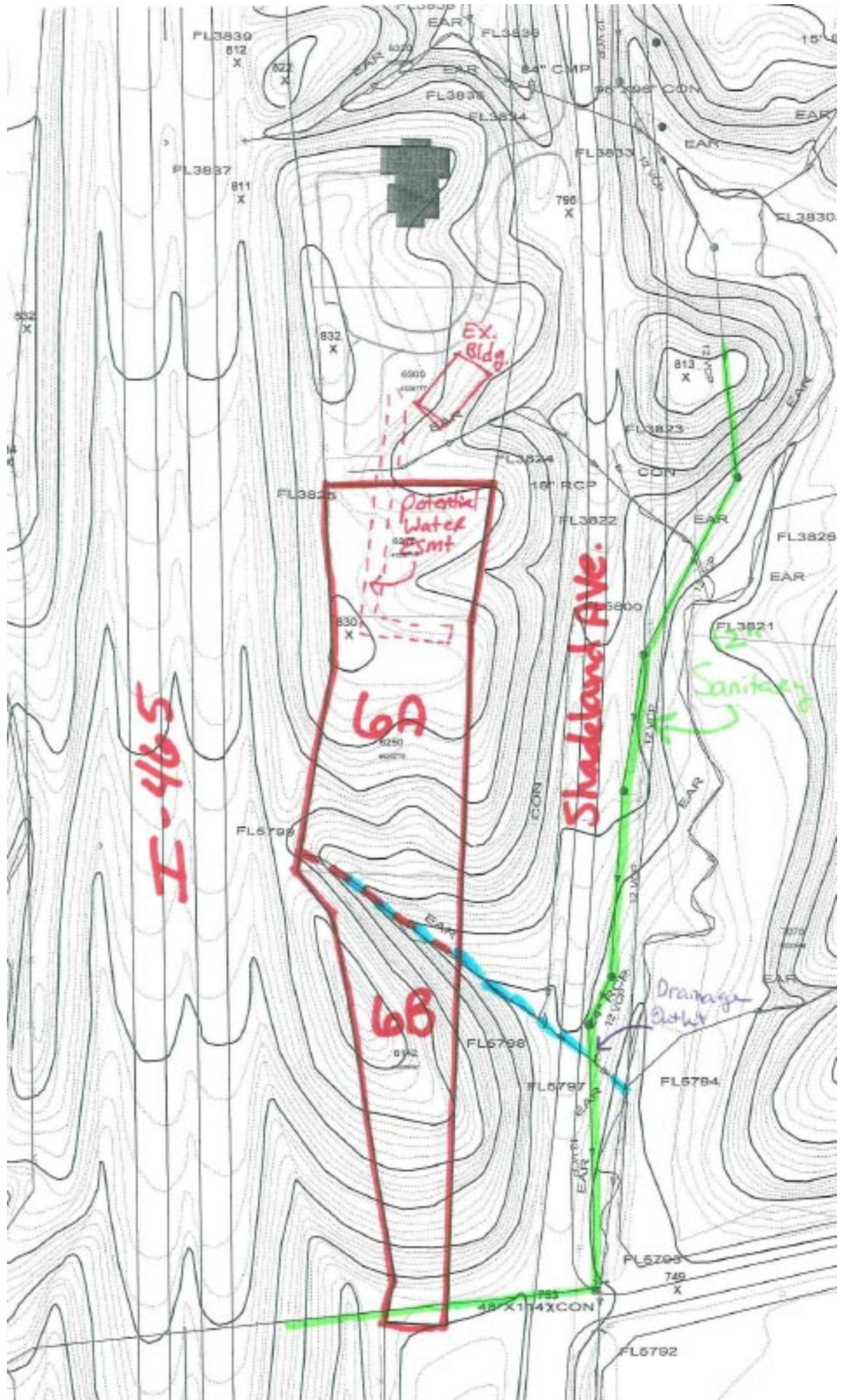
**Demographics - within 3 miles:**

- Population - 55,744
- Households - 25,697
- Median Household Income - \$58,500

Population Density



Shadeland & Fallcreek  
Indianapolis, Indiana 46250



I-405

6A

6B

Ex. Bldg.

Potential Water Smt

Shadeland Ave.

Sanitary

Drainage Outlet

FL3839  
812  
X

FL3837  
811  
X

832  
X

6000

FL3825

830  
X

6250

FL5799

6142

FL5798

FL5797

FL5794

FL5793

745  
X

FL5792

48' X 174' CON

FL3838

FL3838

FL3837

FL3836

FL3834

FL3833

FL3832

FL3830

790  
X

813  
X

FL3823

FL3824

FL3822

FL3828

FL3821

770

750

730

710

690

670

650

630

610

590

570

550

530

510

490

470

450

430

410

390

370

350

330

310

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-410

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-470

-490

-510

-530

-550

-570

-590

-610

-630

-650

-670

-690

-710

-730

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-770

-790

-810

-830

-850

-870

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