

Base *line*

A Commercial Real Estate Company

62
ACRES
DIVISIBLE

FISHERS, IN
I-69 EXIT 210 &
Southeastern Parkway
at East 136th Street

Serving the medical,
technology and general
corporate community in
a mixed use environment

62 Acre Parcel // Divisible // For Sale

I-69 Exit 210 & Southeastern Pkwy | 14500 East 136th Street | Fishers, IN 46037 | Adjacent to St. Vincent Hospital | Visible Frontage Along I-69



CONTACT

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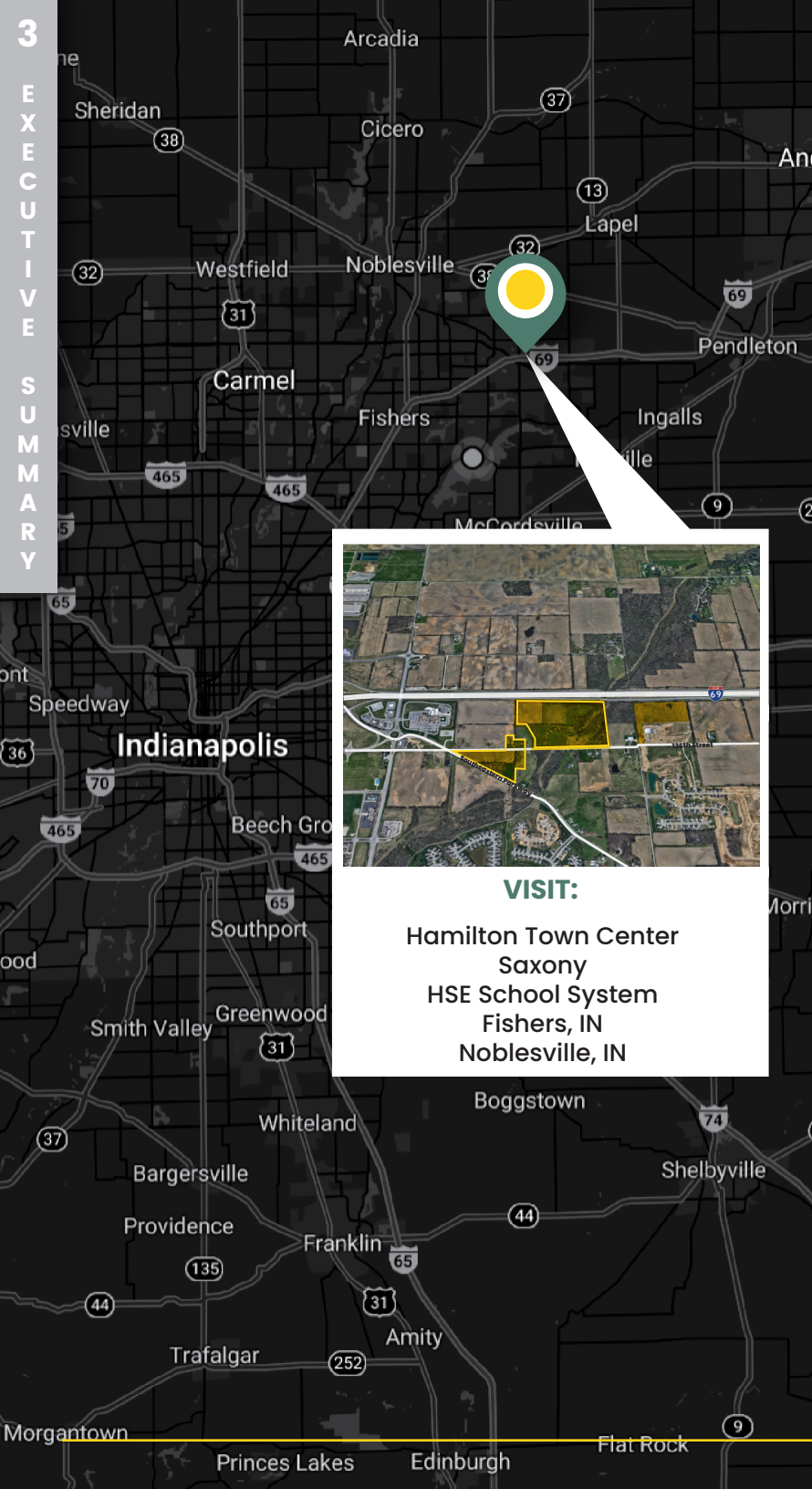
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EXECUTIVE SUMMARY

This land for development represents the last large parcel of commercial ground available for purchase in the City of Fishers. It is highly visible with visible frontage along I-69 with an average daily traffic count of 56,396. It is contiguous to the new St Vincent Hospital just off exit 210 and can serve the medical, technology and general corporate community in a mixed use environment. The site boasts a high end and densely populated demographic mix in close proximity to new housing, HSE schools and several growing businesses.

SITE DETAILS

- 62 acres | divisible
- Adjacent to St. Vincent Hospital
- Visible frontage along I-69
- Approximately 56,396 vehicles per day
- Serves the medical, technology and general corporate community
- Densely populated demographic mix
- Significant road improvements planned
 - Future interchange at I-69 and Cyntheanne
 - New round-abouts at Prairie Baptist and Cyntheanne Roads
 - Expansion of 136th Street to 4 lanes
- Easy access from Olio Road, Greenfield Avenue and I-69

LOCATION HIGHLIGHTS

Hamilton Town Center, developed by Simon, is a retail center with 655,000 SF located just one mile from this site. Hamilton Town Center opened in 2008 and is an extraordinary open-air streetscape environment that showcases a diverse mix of shops, restaurants and entertainment venues including jcpenny, Dick's Sporting Goods, Bed Bath & Beyond, Express, Hamilton 16 IMAX Theater, DSW and Cabela's.

The site is less than five minutes from two of the state's bestequipped public high schools; Fishers and Hamilton Southeastern, preparing the next generation of knowledge workers.

Saxony is a 750-acre, mixed-use development spanning Fishers and Noblesville in Hamilton County, Indiana that includes diverse housing, multiple office districts, and unique retail opportunities within a pedestrian-friendly, vibrant neighborhood. Saxony is a neighboring development to this land.

EXIT 210 FISHERS // THE FACTS



EXIT 210 FISHERS

Fishers has been humming with development at I-69 Exit 210. Hotels. Park facilities. New businesses. Upgraded roads. Some of the developments are private. Some have received significant public investment.

This tract of land will incorporate a premier business park designed for the Next Generation of Knowledge Workers. This 100-acre assemblage on I-69 has been designated by high-growth Fishers for a medical/tech based campus.

Interstate access is readily available at the Exit 210 interchange with visible frontage on Interstate 69. This site is in close proximity to housing for all likes and budgets - over 21,000 homes within a 5-mile radius.

CORPORATE NEIGHBORS

IU Health Saxony Campus
Urology of Indiana
Central Indiana Orthopedics
Helmer Labs
Parker-Hannifin Corporation
Dick's Sporting Goods
Wesleyan Church World H.Q.
Indiana Minisitries
BorgWarner

WITHIN ONE MILE OF THREE NEW HEALTHCARE FACILITIES

- **IU Health Saxony Hospital**, a 44 bed hospital including a medical office building and freestanding ambulatory surgery center
- **St. Vincent Fishers Hospital**, a 40-bed inpatient facility, including an ambulatory surgery center, imaging center and a medical office building
- **Community Health Pavillion Saxony**, offers cardiac testing, dermatology, family medicine, imaging, lab, ob/gyn, orthopedics, pediatrics, sports medicine, and weight loss services.

Olio Road


Prairie Baptist Rd

141st Street

 **Borg Warner**



St. Vincent

 **Urology
of Indiana**

SOLD



**CENTRAL INDIANA
ORTHOPEDICS**

SOLD

136th Street

Southeastern Parkway

Prairie Baptist Road

Boden Road

146th Street

Olto Road

Southeastern Parkway

136th Street

RUOFF
HOME MORTGAGE
MUSIC CENTER

CVS Firestone **KOTO** **McDonald's**
CHASE **Samanos** **Embassy Suites**
BMO **Harris Bank** **Aspen Creek**
Olive Garden **Panda Express** **Perkins** **Holiday Inn Express**
Chick-fil-A **Famous Dave's** **CAMBRIA**

zevacor **PAXAL**
CUTTING EDGE COUNTERTOPS **Helmer Scientific**
NEXX **GE** **SLEEP BEAR**
Red Bull **Precision** **PMG**

BorgWarner

Urology of Indiana
CENTRAL INDIANA ORTHOPEDICS
St. Vincent

Hamilton Town Center
Cabela's **IMAX THEATRE** **ULTA BEAUTY**
DICK'S SPORTING GOODS **jcpenny** **Earth Fare**
Stein Mart **OLD NAVY**
JOS. A. BANK **BED BATH & BEYOND** **KAY JEWELERS**
DULUTH TRADING CO. **DSW** **Red Robin**
QDOBA **DOLLAR TREE**

Indiana University Health

Arby's **Starbucks** **Taco Bell**
DQ **GetGo** **Fresenius Kidney Care**
Wendy's **SUBWAY**

Community Health Network
STAR FINANCIAL **RAILS**
THE wesleyan CHURCH **Jack's DONUTS**



Noblesville retail project leasing up with big names: Burlington, Marshalls, Michaels, more

The owner of a planned retail center directly west of Hamilton Town Center in Noblesville has filled the 110,000-square-foot complex with a roster of high-profile tenants including Burlington, Marshalls, Michaels and Petco.

The stores will be located in one section of the MarketPlace at Saxony retail project, which already includes the 82,000-square-foot Cabela's outdoor outfitter's store, as well as locations for Duluth Trading Co. and Primanti Bros.

The six new stores will be situated contiguously in a retail center at 14000 Cabela Parkway.

Here are the tenants who have committed to the project:



CHAPEL WOODS

DEER PATH

WATERMAN CROSSING

LOGANS POINTE

HOODS CORNER

WATERMAN FARMS

CREEKSIDE AT CEDAR PATH

MARILYN RIDGE

SEDONA

CANYON RIDGE

WESTMINSTER

SEVEN OAKS

SAND CREEK FARMS

LIMESTONE SPRINGS

SAXONY

TANGLEWOOD

BROOKSCHASE

THE BRISTOLS

126th Street

SANDSTONE LAKES

SOMERSET

MEADOWBROOK

OAK HALL

TAMARISK

GREY EAGLE

146th Street



Olivo Road

HUNTERS RUN

SILVERTON

BARRINGTON ESTATES

AVALON OF FISHERS

BRITTON FALLS

TURNBERRY



Hamilton Southeastern
High School

WELCHEL SPRINGS

ROYALWOOD

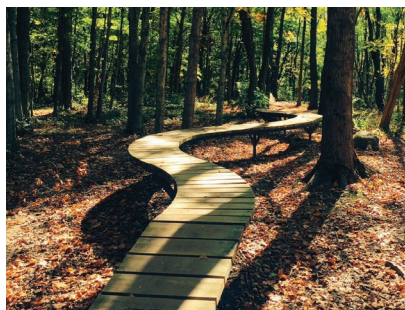
SOUTH AVALON

THORPE CREEK

GEIST OVERLOOK

GEIST BAY ESTATES

Southeastern Parkway



The City of Fishers is a suburb of Indianapolis, Indiana, located in Hamilton County and was named #1 Place to Live in the US by Money Magazine in 2017. Under the leadership of Mayor Scott Fadness, Fishers is known as a smart, vibrant, and entrepreneurial city through its neighborhood development, dedication to supporting high-growth companies, and innovative city processes.

With a population of 91,832 (2017), Fishers is one of the fastest growing communities in Indiana and has received national accolades for entrepreneurship, livability, and safety. The I-69/SR 37 corridor continues to be a high traffic area with booming retail and residential projects (newly opened Top Golf and IKEA).

There are several big companies with operations within the city's borders, such as student loan provider Navient and Roche Diagnostics, but local leaders have placed a special emphasis on creating and inviting more jobs to the community. Major redevelopment projects totaling \$90 million downtown have made Fishers attractive to businesses looking to relocate. The city has also invested in Launch Fishers, a 52,000-square-foot coworking space that is designed to give entrepreneurs and tech startups a place to grow while also providing networking and business events.

Moody's Analytics projects 11.6% job growth in the city by 2021.

According to the City's 2017 Comprehensive Annual Financial Report, the city's top employers are:

#	Employer	# of employees
1	Hamilton Southeastern Schools	2,507
2	Navient	1,600
3	Freedom Mortgage	676
4	City of Fishers	563
5	Topgolf	500
6	US Foods	370
7	Johnson Controls	320
8	Community Home Health Services	300
9	IKEA	300
10	Jarden Home Brands	268

FISHERS & HAMILTON COUNTY ACCOLADES

**#2 on the Top
10 Safest Cities
in Indiana**

*The Home Security
Advisor, 2019*

**2018 Green
Community of the
Year for population
50,000 - 99,999**

2018

**#24 on the Top
100 Safest Cities in
America**

Alarm.org 2017

**100 on the Top 100
Best Places
to Live**

Livability, 2017

**#1 Best Affordable
Suburb in the US**

*- BusinessWeek.com
2010*

**#1 Best Place to
Live in the US**

*- Money Magazine
2017*

**#3 Best Place to
Live in the US**

*- Money Magazine
2019*

**16th on the Best
Places to live in
America**

*- Niche.com
2017*

**#30 Best Place to
Live in the US**

*- Money Magazine
2016*

**#2 on the list of
Happiest Suburbs
in the Nation**

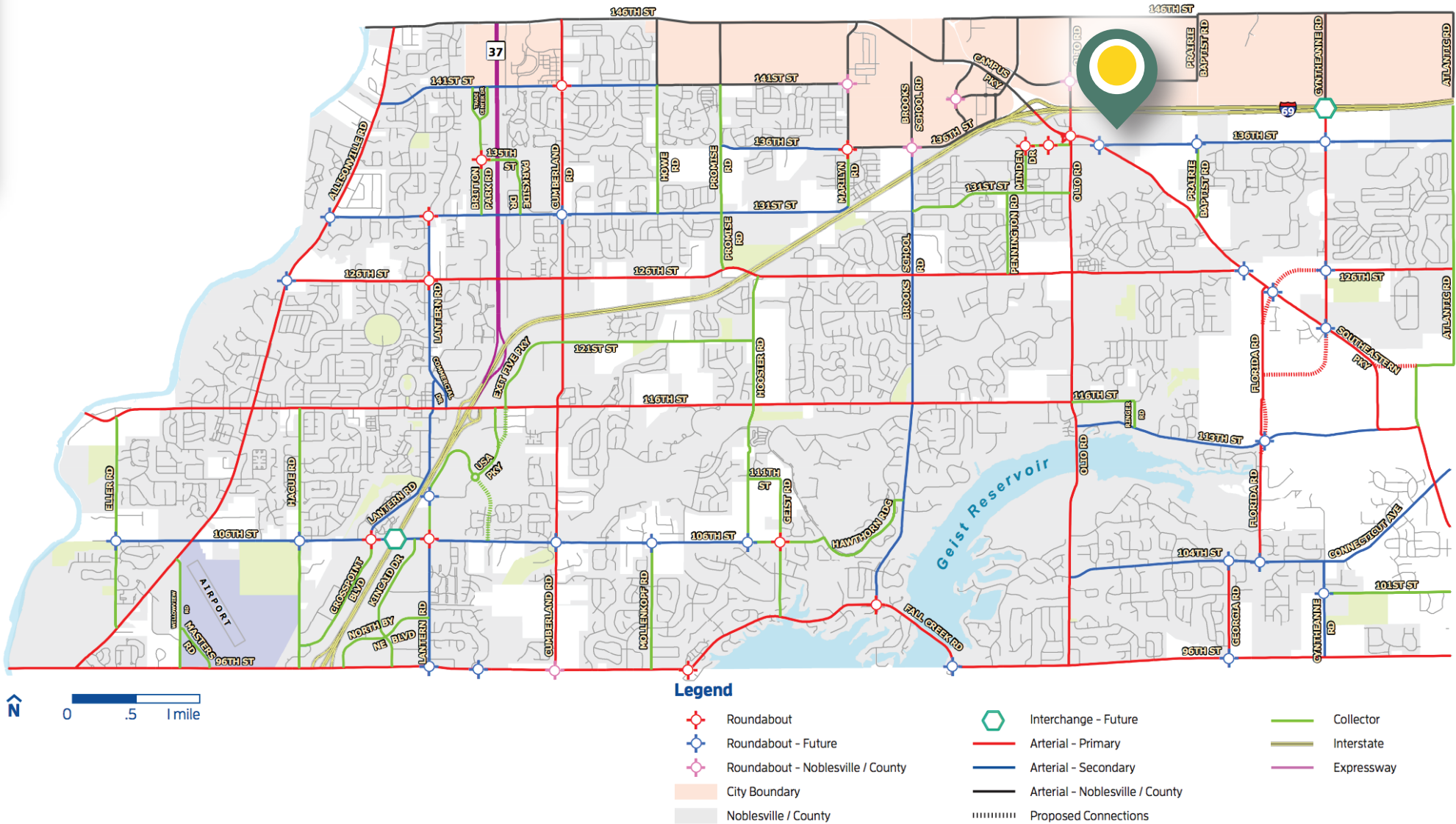
*Movoto Real
Estate
2014*

**11th Best Place
to move**

*Forbes
2012*

- Significant road improvements planned
 - Future interchange at I-69 and Cyntheanne
- New round-abouts at Prairie Baptist and Cyntheanne Roads
 - Expansion of 136th Street to 4 lanes

THOROUGHFARE PLAN



KEY FACTS

3,561

Population



3.0

Average
Household Size

31.8

Median Age

\$116,487

Median Household
Income

EDUCATION

3%

No High
School
Diploma



8%

High School
Graduate



18%

Some College



71%

Bachelor's/Grad/Prof
Degree

BUSINESS



224

Total Businesses



2,909

Total Employees

EMPLOYMENT



86%

White Collar



6%

Blue Collar



9%

Services

2.5%

Unemployment
Rate

INCOME



\$116,487

Median Household
Income



\$43,339

Per Capita Income



\$355,498

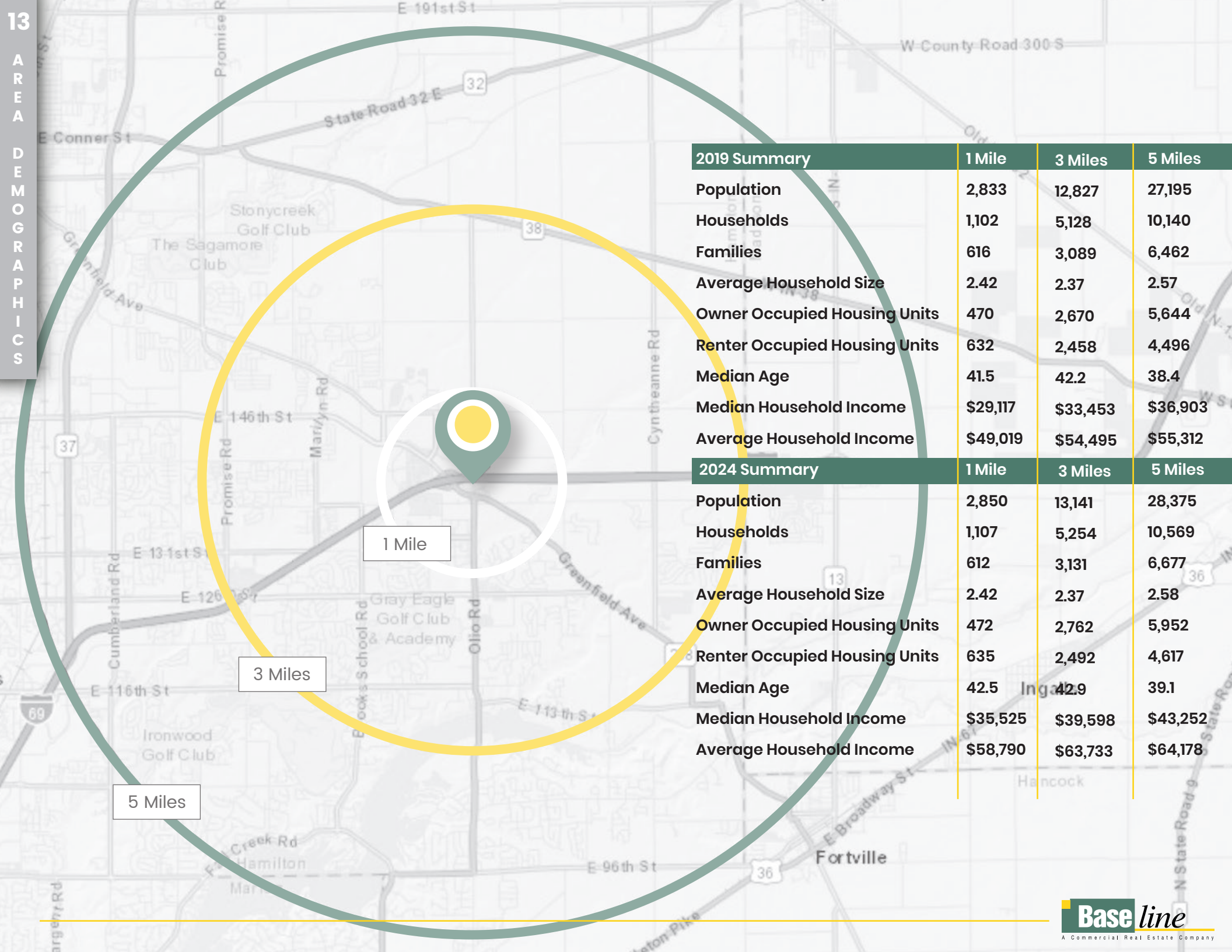
Median Net Worth

Households By Income

The largest group: \$150,000 - \$199,999 (23.6%)

The smallest group: <\$15,000 (1.9%)

Indicator ▲	Value	Difference	
<\$15,000	1.9%	-1.0%	<div></div>
\$15,000 - \$24,999	2.9%	-0.4%	<div></div>
\$25,000 - \$34,999	2.1%	-3.0%	<div></div>
\$35,000 - \$49,999	6.2%	-2.5%	<div></div>
\$50,000 - \$74,999	15.0%	-0.7%	<div></div>
\$75,000 - \$99,999	12.8%	-2.6%	<div></div>
\$100,000 - \$149,999	21.0%	+1.4%	<div></div>
\$150,000 - \$199,999	23.6%	+10.1%	<div></div>
\$200,000+	14.4%	-1.4%	<div></div>



2019 Summary	1 Mile	3 Miles	5 Miles
Population	2,833	12,827	27,195
Households	1,102	5,128	10,140
Families	616	3,089	6,462
Average Household Size	2.42	2.37	2.57
Owner Occupied Housing Units	470	2,670	5,644
Renter Occupied Housing Units	632	2,458	4,496
Median Age	41.5	42.2	38.4
Median Household Income	\$29,117	\$33,453	\$36,903
Average Household Income	\$49,019	\$54,495	\$55,312
2024 Summary	1 Mile	3 Miles	5 Miles
Population	2,850	13,141	28,375
Households	1,107	5,254	10,569
Families	612	3,131	6,677
Average Household Size	2.42	2.37	2.58
Owner Occupied Housing Units	472	2,762	5,952
Renter Occupied Housing Units	635	2,492	4,617
Median Age	42.5	42.9	39.1
Median Household Income	\$35,525	\$39,598	\$43,252
Average Household Income	\$58,790	\$63,733	\$64,178



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A C o m m e r c i a l R e a l E s t a t e C o m p a n y