

Base *line*

A Commercial Real Estate Company

FOR SALE

2.95
ACRES

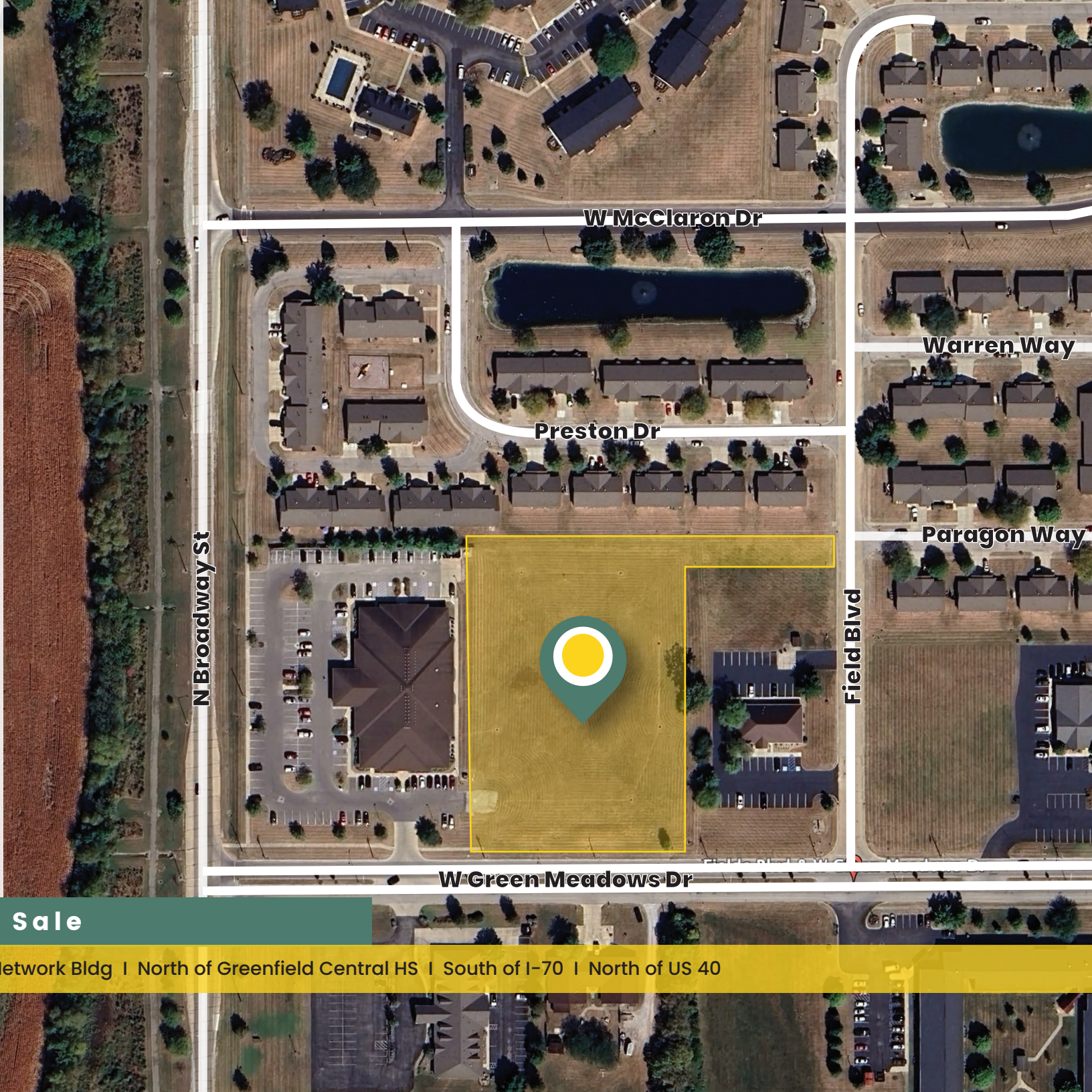
\$665,000

GREENFIELD, IN

Located Between The
Intersections of N Broad-
way St and Field Dr on W
Green Meadows Dr

2.95 Parcel // For Sale

East of the Community Health Network Bldg | North of Greenfield Central HS | South of I-70 | North of US 40



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EXECUTIVE SUMMARY

This prime 2.95-acre land parcel, located east of the Community Health Network building at 740 W. Meadows Dr. in Greenfield, IN, offers an exceptional development opportunity in a highly strategic area. Positioned within close proximity to major routes—just South of I-70 and North of US 40—the parcel is easily accessible and benefits from nearby amenities. Greenfield Central High School and Greenfield Central Junior High School are within blocks, providing a strong community presence, while Hancock Regional Hospital, located nearby at N State St and Boyd Ave, enhances the location's appeal for commercial or healthcare-oriented development. With an asking price of \$665,000, this parcel is ideal for investors looking to capitalize on Greenfield's growth.

SITE DETAILS

- 2.95 acres
- East of Community Health Network building at 740 W. Green Meadows Dr., Greenfield, IN
- Approximately 1 miles South of I-70; 1.5 mile North of US 40
- State Road 9 (N State St) experiences an average daily traffic count of approximately 20,000 vehicles
- Notable nearby landmarks include Greenfield-Central High School (2 blocks south); Greenfield-Central Junior High School (1 block west); Hancock Regional Hospital (at N State St and Boyd Ave)

LOCATION HIGHLIGHTS

This 2.95-acre parcel in Greenfield, Indiana, sits in a prime community hub surrounded by essential amenities and infrastructure. Positioned just east of the Community Health Network building, it offers strong visibility and accessibility, with I-70 to the North and US 40 to the South, providing quick access to Indianapolis and nearby areas.

Close to Greenfield Central High School and Junior High, the location benefits from a steady local presence, appealing for developments that serve families and young professionals. Nearby Hancock Regional Hospital further enhances the parcel's value for healthcare-related uses, while the high traffic along State Road 9 (about 20,000 vehicles daily) amplifies visibility, making this an attractive investment opportunity ideal for users, developers and investors.

W Muskegon Dr

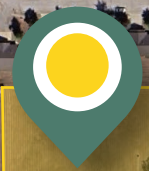
Fields Blvd

W McClarmon Dr

Fields Blvd

W Green Meadows Dr

N State St



Great Clips

Bath & Body Works





New Rd

Greenfield Central Junior High School



W McKenzie Rd

Greenfield Central High School

Harris Elementary

Hancock Regional Hospital

N Meridian

Stite St

N Blue Rd



The City of Greenfield is a thriving suburban city located just 20 miles east of downtown Indianapolis. Known for its small-town charm and easy access to urban amenities, Greenfield attracts residents and businesses alike with its strong community focus, affordable living, and scenic surroundings. As the county seat of Hancock County, Greenfield plays a vital role in the region's economic and cultural landscape.

The city offers a robust mix of educational institutions, healthcare facilities, and recreational spaces, making it appealing to families, young professionals, and retirees. Greenfield Central High School and Hancock Regional Hospital, among other well-regarded institutions, contribute to a high quality of life and underscore the city's commitment to community wellness and growth. Local events, parks, and historic districts enrich the city's character and foster a welcoming atmosphere.

Greenfield's strategic location along major routes like I-70 and US 40 makes it an ideal spot for businesses serving both local and regional markets. The city has seen steady growth in recent years, with expanding residential areas, new commercial developments, and rising interest from investors. With its balance of tradition and progress, Greenfield continues to be an attractive place for long-term investment and development.

#	Employer	# of employees
1	Amazon Fulfillment Center	2,847
2	Hancock Health	1,667
3	Walmart Fulfillment Center	1,058
4	Executive Management Services	800
5	Indiana Automotive Fasteners	733
6	Mt. Vernon Community Schools	682
7	Elanco Animal Health	635
8	Astemo	550
9	Greenfield-Central Schools	500
10	New Plaeatine Community Schools	472

KEY FACTS

4,722

Population

43.6

Median Age

2.2

Average Household Size

\$66,053

Median Household Income

EDUCATION

6%

No High School Diploma

42%

High School Graduate

29%

Some College

23%

Bachelor's/Grad/Pr of Degree

BUSINESS



402

Total Businesses



7,096

Total Employees

EMPLOYMENT



64%

White Collar



25%

Blue Collar



11%

Services

5.7%

Unemployment Rate

INCOME



\$66,053

Median Household Income



\$39,019

Per Capita Income



\$150,896

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$35,000 - \$49,999 (21.7%)

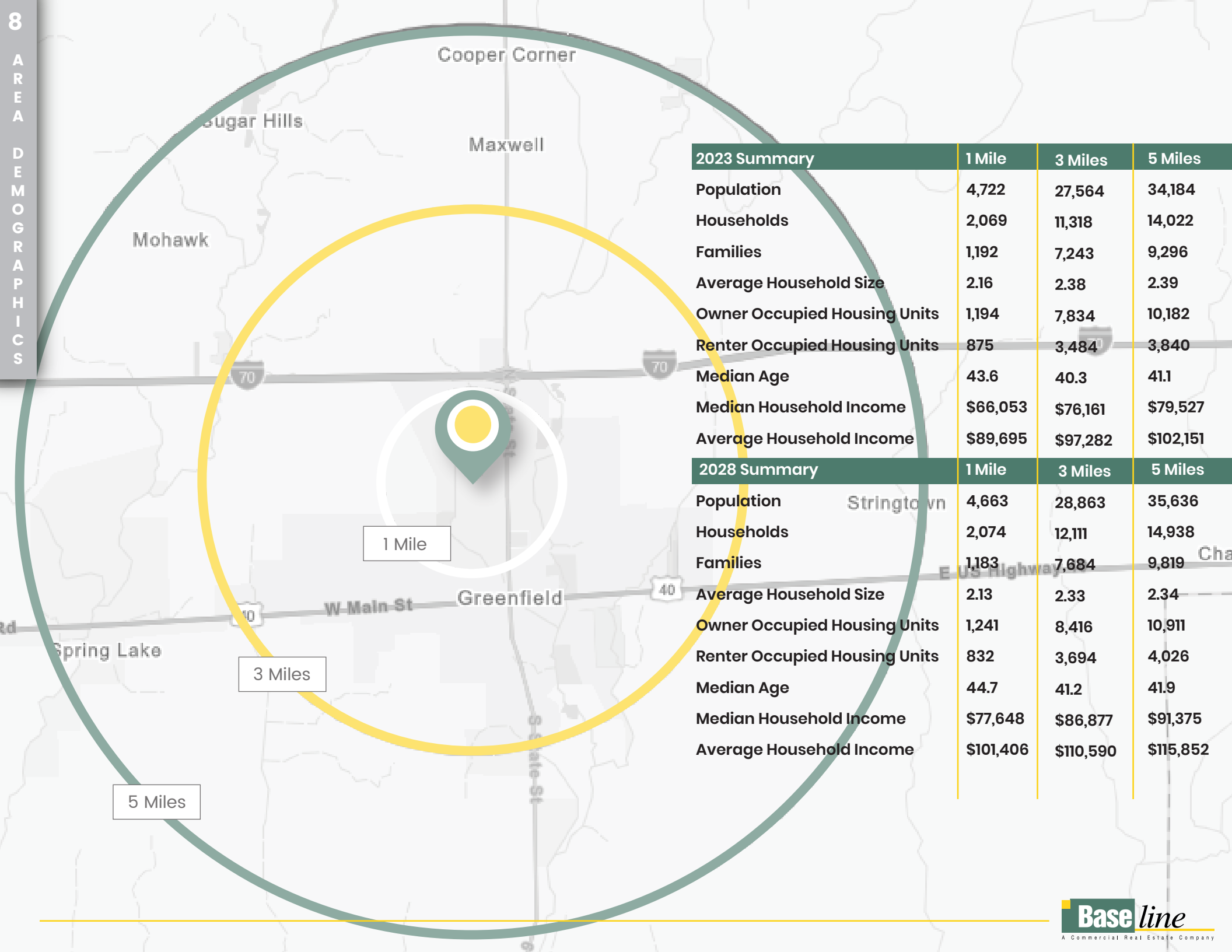
The smallest group: \$15,000 - \$24,999 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	5.3%	+0.8%	
\$15,000 - \$24,999	4.4%	+2.0%	
\$25,000 - \$34,999	9.2%	+4.1%	
\$35,000 - \$49,999	21.7%	+12.9%	
\$50,000 - \$74,999	13.0%	-5.2%	
\$75,000 - \$99,999	20.1%	+5.8%	
\$100,000 - \$149,999	14.7%	-7.8%	
\$150,000 - \$199,999	4.6%	-9.0%	
\$200,000+	6.9%	-3.7%	

Bars show deviation from Hancock County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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2023 Summary	1 Mile	3 Miles	5 Miles
Population	4,722	27,564	34,184
Households	2,069	11,318	14,022
Families	1,192	7,243	9,296
Average Household Size	2.16	2.38	2.39
Owner Occupied Housing Units	1,194	7,834	10,182
Renter Occupied Housing Units	875	3,484	3,840
Median Age	43.6	40.3	41.1
Median Household Income	\$66,053	\$76,161	\$79,527
Average Household Income	\$89,695	\$97,282	\$102,151
2028 Summary	1 Mile	3 Miles	5 Miles
Population	4,663	28,863	35,636
Households	2,074	12,111	14,938
Families	1,183	7,684	9,819
Average Household Size	2.13	2.33	2.34
Owner Occupied Housing Units	1,241	8,416	10,911
Renter Occupied Housing Units	832	3,694	4,026
Median Age	44.7	41.2	41.9
Median Household Income	\$77,648	\$86,877	\$91,375
Average Household Income	\$101,406	\$110,590	\$115,852

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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