



NEW CITY DEVELOPMENT

EST. 2019



# Padgett

COMMONS



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# PROJECT OVERVIEW

Introducing Whitestown's Gateway I-65 project - Located at the newly-built interchange of I-65 and CR 550 S, this multifaceted development will feature retail and entertainment anchors, with flexible housing options including multi-family and senior living spaces. The project is master-planned to serve as the new anchor of burgeoning Whitestown, IN, amenitizing the area with restaurants, shops, hotels, housing, and public parks.



RETAIL  
250,000 SF



MIXED-USE  
15,000 SF



MULTI-FAMILY  
120 UNITS

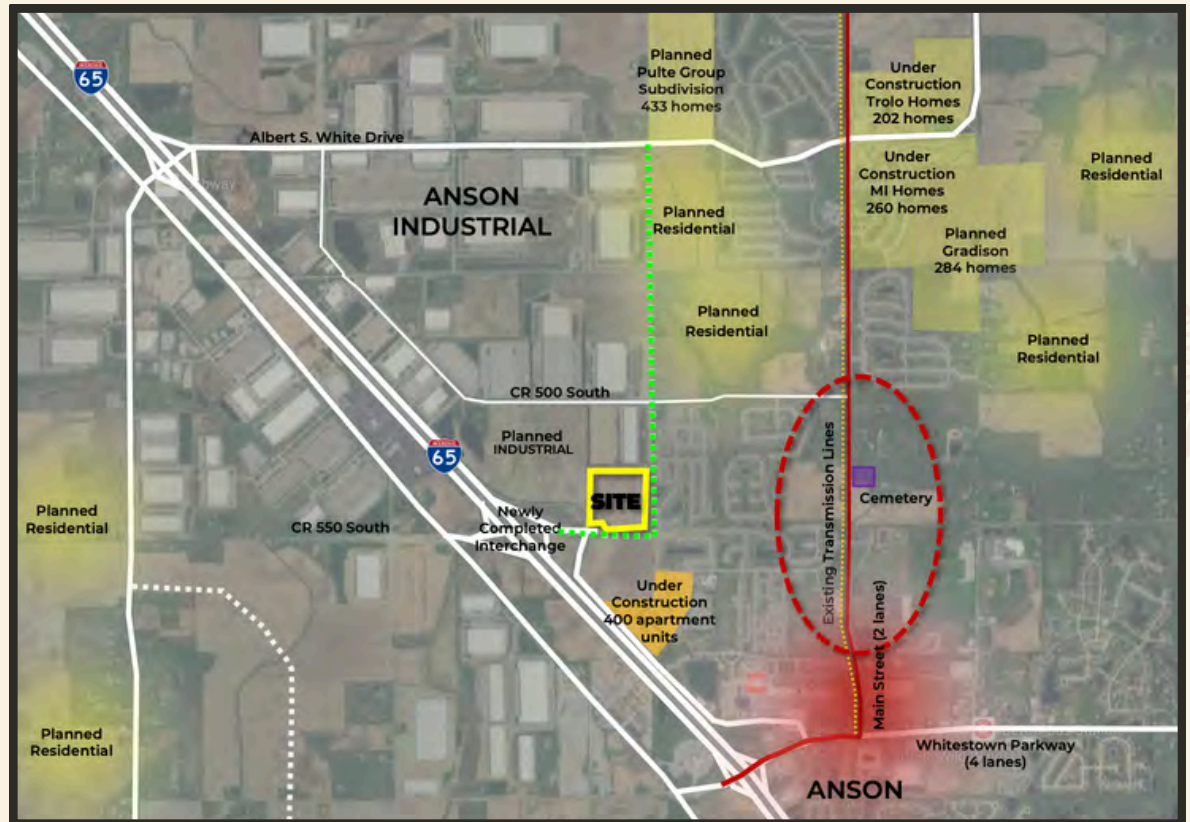


# DYNAMIC CIRCULATION

Since 2020, Whitestown has been the fastest-growing community in Indiana, with over 2,000 new housing units planned for the next three years. To keep up with this growth, the community is making significant improvements to its infrastructure, particularly to relieve current congestion along Whitestown Parkway.

Currently, most Whitestown residents and visitors exit I- 65 and use Whitestown Parkway and Main Street. Due to the recent population increase, high congestion is occurring on both Whitestown Parkway and Main Street, which is only two lanes wide. However, Main Street cannot be expanded to four lanes because of existing transmission lines and a nearby cemetery.


A newly built interchange at CR 550 South, along with road extensions, is expected to shift the majority of Whitestown's traffic from Whitestown Parkway to CR 550 South, helping to alleviate the congestion.




# TRADE AREA OVERVIEW

 Fast-Growing Whitestown expects its population to double in the next decade.

 YoY Boone County Home permit filings have increased by 26.7%

 The town has attracted industrial and logistics occupiers like Amazon, Cummins, GNC, Home Depot, Frito Lay, Lacrosse Footwear, Daimler Truck North American, PopWeaver, Shein, and Ryder Logistics.

 Eli Lilly is investing \$9B in the expansion of their new 600-acre Lebanon campus, a development expected to create 1,000+ jobs once fully operational.

 Whitestown Gateway is located within 10 minutes of the transformational LEAP Lebanon Innovation District; 9,000+ acres for manufacturing, R&D facilities, and corporate campuses under development now. ([www.iedc.in.gov/leap-lebanon](http://www.iedc.in.gov/leap-lebanon))

## WHITESTOWN, IN



14,742  
Population



5,537  
Households



3,600+  
Employees

43.48% Population Growth  
Since 2020

## BOONE COUNTY



79,023  
Population



30,120  
Households



24,179  
Employees



Padgett Commons | Whitestown, IN



# ATTRACTIONS & ACCOLADES

## WHITESTOWN, IN

- Whitestown is home to the Little League Central Region Headquarters and Sports Complex
- Whitestown was ranked Top 25 Most Popular Small Towns to Live in the U.S. (*Whitestown.in.gov*)
- For nearly a decade, Whitestown has been the fastest growing community in Indiana (*Whitestown.in.gov*)
- With immediate access to I-65, this site will serve surrounding communities from Northwest Indianapolis to Lafayette and beyond

### TOP WHITESTOWN EMPLOYERS

AMAZON  
FULFILLMENT

WEAVER  
POPCORN

TRADERS  
POINT



# NEARBY DEVELOPMENTS

Whitestown, IN

**8,000** New Homes in the pipeline in Boone County

**0%** Retail Vacancy in Whitestown

## Single-Family Housing

1 - Waterford Development	2,000 units
2 - Peabody Farms	433 units
3 - Trailside	581 units
4 - Jackson Run	151 units
5 - Bridle Oaks	209 units
6 - Bridle Creek	202 units
7 - The Heritage	260 units
8 - Windswept Farms	284 units
9 - Wild Aire	399 units
10 - Cardinal Pointe	250 units

## Multi-Family Housing

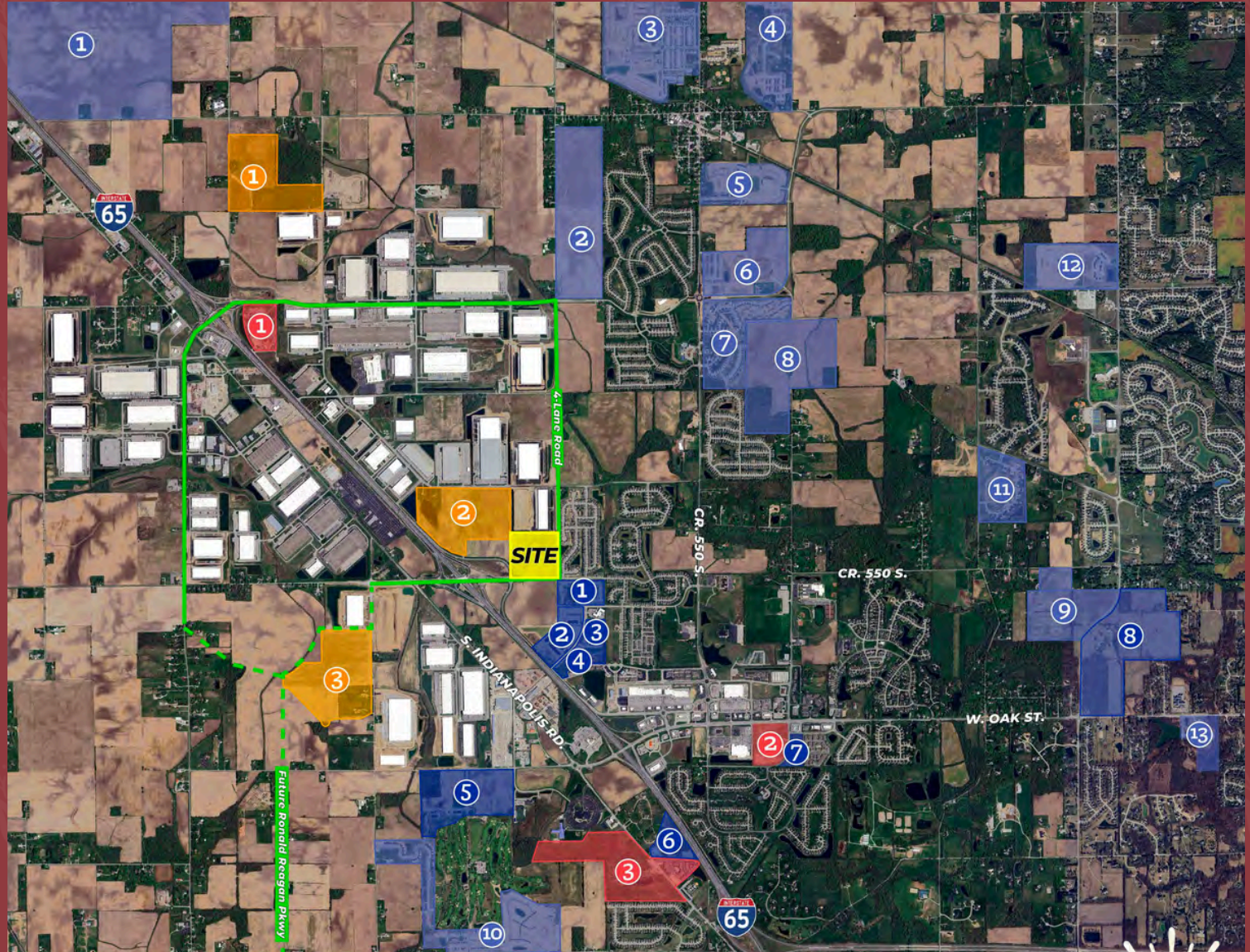
1 - Redwood	248 units
2 - The E	408 units
3 - Greenview	216 units
4 - The Grove	188 units
5 - The Maddox	400 units
6 - Nese	240 units
7 - The Adler	179 units
8 - Wild Aire	300 units

## Industrial

1 - 450 Logistics	96 AC
2 - Indianapolis Logistics NW	95.5 AC
3 - 65 West Commerce Park	100 AC

## Retail / Other

1 - Wally's	248 units
2 - Hy-Vee	408 units
3 - Maurer Commons	
125-room Hotel	
200,000sf Fieldhouse	
50,000sf Medical / Office	
50,000sf Retail	
34-acres Recreational Area / Park	



# AERIAL



**5-MILE**  
DEMOGRAPHICS

**37,132**  
POPULATION

**13,511**  
HOUSEHOLDS

**\$196,887**  
AVG. HH INCOME

**18,802**  
DAYTIME POP.

**37.7**  
MEDIAN AGE



# MASTER PLAN

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Updated Draft Site Plan 5.1.26





VIEW LOOKING SOUTHWEST FROM CR 575 EAST



RETAIL CONCEPT VIEW #1

DK&T



RETAIL CONCEPT VIEW #2

DK&T

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## CONTACT

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