

SALE



LAND AND MULTIFAMILY

ACCOLADE DEVELOPMENT SITE



OPPORTUNITY PKWY, GREENFIELD, IN 46140

PROPERTY OVERVIEW

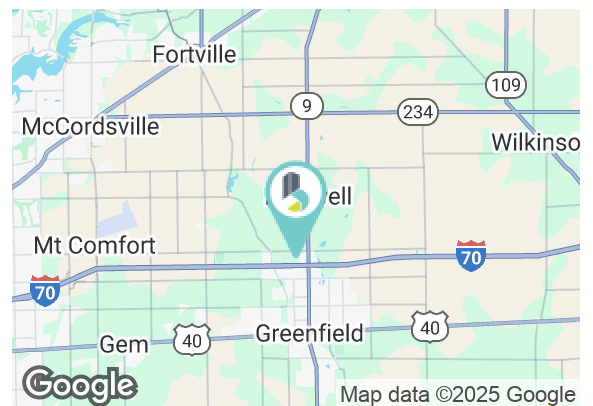
Situated conveniently by Greenfield’s main retail, and approximately a thirty-minute drive from downtown Indianapolis, this site has extraordinary potential for development. The walkable location, nearby dining/entertainment, and accessibility makes this land site a suitable parcel that is not replicated anywhere in Greenfield. With the city’s ongoing expansion and development, this site stands out as a promising investment for those looking to capitalize on the area’s growth and vibrant community.

PROPERTY HIGHLIGHTS

- Approved for 240-260 units
- Zoned for Apartments or Industrial
- Utilities available
- Ideally situated
- Prime development land

SALE PRICE **\$2,500,000**

Lot Size: **Approx. 28 Acres**



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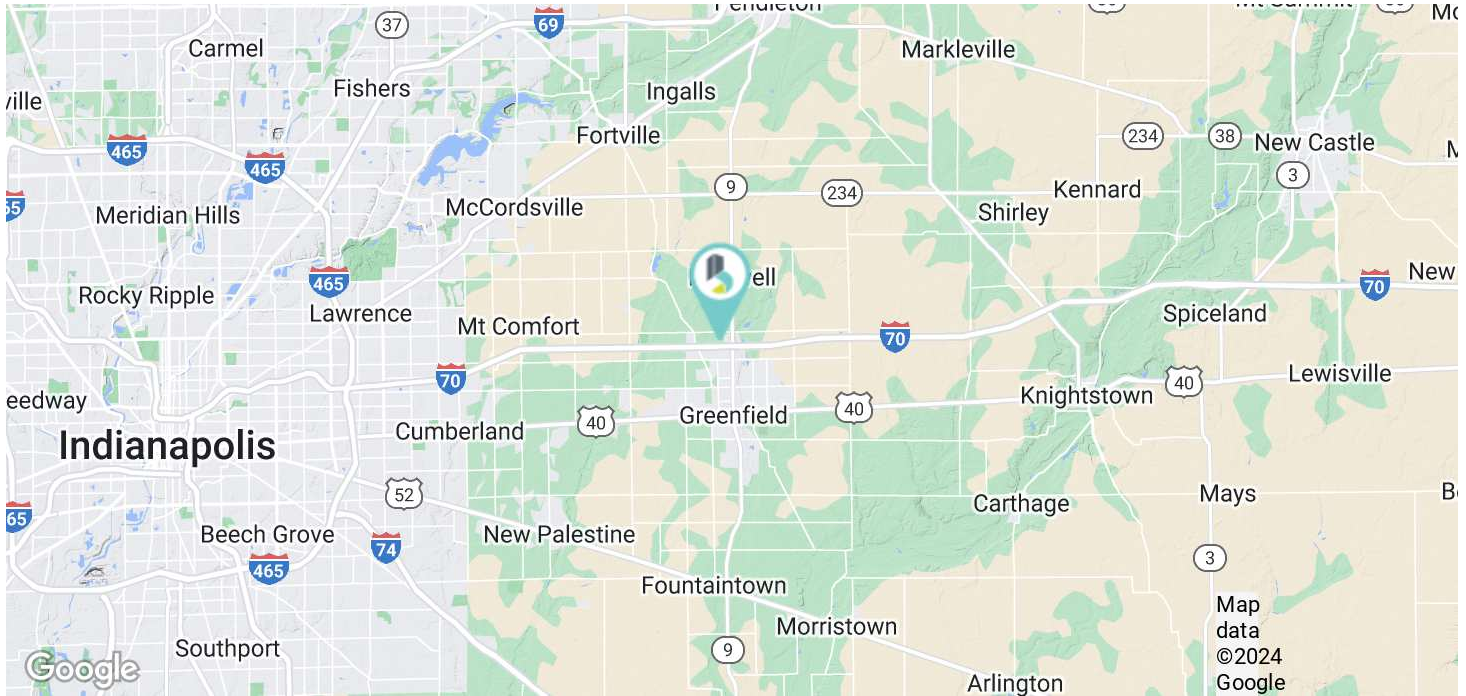


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	973	20,423	32,976
Average Age	42	42	42
Average Age (Male)	41	40	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	393	8,518	13,422
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$89,684	\$86,799	\$90,844
Average House Value	\$259,044	\$223,558	\$238,631

Demographics data derived from AlphaMap

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About Greenfield

Greenfield, Indiana, is a small city located in Hancock County, about 20 miles east of Indianapolis. Known for its rich history and charming Midwestern atmosphere, Greenfield is the birthplace of celebrated poet James Whitcomb Riley, often referred to as the "Hoosier Poet." His legacy is commemorated annually with the Riley Festival, which attracts visitors from across the region.

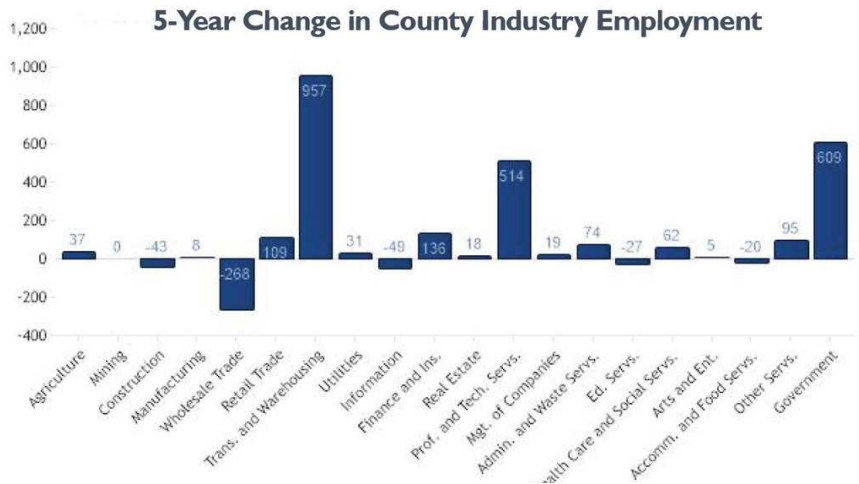
Greenfield features a blend of historic architecture, especially in its downtown area, where you can find a variety of local shops, restaurants, and cultural landmarks. The community is known for its friendly atmosphere, and the city offers a range of parks and outdoor activities, including the Pennsy Trail, which is popular for walking and cycling.

As part of the Indianapolis metropolitan area, Greenfield has experienced steady growth, making it an attractive spot for families and businesses.

Economic Growth

Within the past five years, Greenfield has had an 8.75% increase in jobs, mostly due to a boom in warehouse and distribution facilities near Mount Comfort. There has been over 20 million square feet of industrial and flex built since 2019. Some new major employers in distribution include Walmart and Amazon which employ a combined 3,000 workers.

Its proximity to major highways like I-70 provides easy access to Indianapolis, while still maintaining a small-town feel. Agriculture, manufacturing, and healthcare



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