

955 Oliver Avenue | Indianapolis, Indiana

Prime Redevelopment Opportunity Adjacent to Elanco's Transformational Headquarters Campus

955 Oliver Avenue presents a rare opportunity to acquire a strategically located property in the epicenter of one of Indianapolis' most significant economic development initiatives. Positioned directly across from Elanco's multi-billion-dollar headquarters campus, this property sits within a rapidly appreciating corridor benefiting from unprecedented public and private investment.

The relocation of Elanco's global headquarters has become a catalyst for extensive redevelopment throughout the Near Westside, attracting new residential, commercial, mixed-use, and infrastructure projects that are reshaping the surrounding area. As Indianapolis continues to invest in connectivity, workforce housing, and neighborhood revitalization, properties immediately adjacent to this transformative development are becoming increasingly scarce.

The site's location provides investors and developers with the opportunity to secure a position at the forefront of a district poised for long-term growth. With immediate proximity to Downtown Indianapolis, Interstate access, major employment centers, and ongoing neighborhood investment, the property is well-positioned to capitalize on continued demand generated by expanding employment, population growth, and urban redevelopment.

Whether considered for continued institutional use, adaptive reuse, mixed-use redevelopment, multifamily housing, office conversion, community-serving development, or long-term land banking, 955 Oliver Avenue offers a compelling opportunity to invest in an area experiencing substantial upward momentum.

Investment Highlights

- Directly across from Elanco's transformative headquarters campus
- Located within one of Indianapolis' fastest-growing redevelopment corridors
- Surrounded by significant public and private investment
- Minutes from Downtown Indianapolis and major transportation routes
- Exceptional long-term appreciation potential
- Opportunity for adaptive reuse or redevelopment
- Positioned within the path of continued neighborhood revitalization
- Increasing demand drivers from employment growth and new residential development

- Rare opportunity to control property adjacent to a landmark economic development project

The Opportunity

Institutional-quality developments create lasting real estate value far beyond their property lines. Few Indianapolis locations offer the ability to acquire property immediately adjacent to a transformational corporate headquarters project of this magnitude. As redevelopment activity continues to expand throughout the corridor, 955 Oliver Avenue stands as a unique opportunity to invest in the future growth of Indianapolis' Near Westside.