



72.61
ACRES
+ 5
DEVELOPED
LOTS

OFFERING MEMORANDUM

WARREN PINES DEVELOPMENT

PRICE: \$1,702,200 | 72.61 ACRES + 5 DEVELOPED LOTS / FAMILY COMPOUND

WARREN TOWNSHIP, MARION COUNTY, INDIANA



PRESENTED BY



JASON ALSUP

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With over 19 years of experience in the real estate industry, I specialize in buying, selling, and tenant representation across all aspects of commercial real estate. Whether it's office, retail, industrial, or investment properties, I am dedicated to helping my clients navigate the market with expert guidance and strategic solutions.

I take pride in my strong communication skills, active listening, and ability to truly understand my clients' needs and goals. My extensive network of service providers and deep clientele database allow me to connect buyers, sellers, and tenants efficiently.

In addition to serving Metro Indianapolis, I also specialize in the Southwest Florida market, offering clients access to prime commercial opportunities in this rapidly growing region. Whether you're looking to invest, expand, or relocate your business, I am here to provide exceptional service and results-driven strategies.

Let's connect and turn your commercial real estate goals into reality



PROPERTY OVERVIEW

WARREN PINES DEVELOPMENT
72.61 ACRES + 5 DEVELOPED LOTS / FAMILY COMPOUND

FEATURES	
PROPERTY TYPE:	LAND
COUNTY:	Marion County
LOT SIZE (ACRES):	72.61 acres + 5 developed lots / Family Compound
ASKING PRICE:	\$1,702,200



MARKETING DESCRIPTION

Rare Development Opportunity | 72.61 Acres + 5 Developed Lots | Warren Township, Marion County, Indiana

An exceptional development opportunity awaits in Warren Township, Marion County, Indiana. This 72.61-acre parcel offers 5 developed lots ready for a developer to step in and bring this community to completion. With the groundwork already in place and an established neighborhood directly adjoining the property, this is a turnkey opportunity for any developer looking to capitalize on a market-ready site with minimal startup barriers.

The property sits in a prime location with easy access to Interstate 465 and Interstate 70, placing future residents within minutes of Indianapolis and the surrounding metro area. Whether commuting for work or enjoying the conveniences of city life, the location offers outstanding connectivity for any residential development.

Major utilities are already on or near the site, significantly reducing development costs and timelines. Combined with the existing infrastructure of the adjoining neighborhood, this property is truly positioned for a seamless transition from raw ground to a finished, thriving community.

AERIAL VIEW

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PROPERTY PARCEL

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PROPERTY LOCATION

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DEMOGRAPHICS

WARREN PINES DEVELOPMENT 72.61 ACRES + 5 DEVELOPED LOTS / FAMILY COMPOUND

Category	Subcategory	1 Mile	3 Miles	5 Miles
Age	2024 Median Age	34.8	34.2	35.1
Age	Under 20	6,609	23,197	55,145
Age	20 - 25	827	5,234	12,264
Age	25 - 45	5,879	20,819	51,148
Age	45 - 65	4,425	18,308	45,326
Age	Over 65	1,912	7,633	19,840
Employees	Total 2024	14,892	58,134	143,314
Employees	Agriculture	49	140	350
Employees	Construction	973	2,811	6,872
Employees	Manufacturing	2,700	5,845	12,171
Employees	Wholesale Trade	396	1,237	2,717
Employees	Retail Trade	2,256	6,099	12,854
Employees	Transportation, Warehousing	1,913	3,896	8,033
Employees	Information	138	650	1,175
Employees	Finance, Insurance	1,398	2,520	6,379
Employees	Professional Services	1,990	4,107	11,652
Employees	Educational, Health Care	4,299	9,836	21,975
Employees	Arts, Entertainment, Food	1,289	3,438	7,721
Employees	Management, Business, Science, Arts	6,896	15,751	39,510
Employees	Public Administration	741	1,968	5,288
Employees	Other Services	728	1,826	4,362
Household Income	2024 Median Income	\$88,263	\$65,074	\$71,035
Household Income	Under \$25k	403	5,393	10,779
Household Income	\$25k - \$50k	1,197	6,089	14,384
Household Income	\$50k - \$100k	2,374	9,456	22,801
Household Income	\$100k - \$150k	1,473	4,982	13,012
Household Income	Above \$150k	1,363	3,526	11,658
Housing Occupancy	2024 Ratio	30:01:00	15:01	17:01
Housing Occupancy	Occupied	6,592	27,651	68,485
Housing Occupancy	Vacant	218	1,795	4,149
Population	2024	19,941	76,591	187,691
Population	2023	19,445	76,786	186,205
Population	2022	19,634	75,537	183,415
Population	2021	19,047	74,342	181,321
Population	2020	17,231	74,511	179,696
Renter To Homeowner	2024 Ratio	1:05	11:20	1:02
Renter To Homeowner	Renters	1,249	10,652	24,678
Renter To Homeowner	Homeowners	5,561	18,794	47,956

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FOR MORE INFORMATION
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