



COMMERCIAL REAL ESTATE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

200 S. 150 W.

Columbus, Indiana — Premier Residential Land Offering

One of Columbus, Indiana's most compelling residential development opportunities — 21.37± acres of well-positioned land adjacent to Southside Elementary and established neighborhoods, in a documented high-demand housing market. Suitable for single-family subdivision or multifamily development, with owner support for rezoning and infrastructure already in place.

21.37± Acres

Contiguous residential land parcel with immediate development potential in a prime Columbus growth corridor

RS2 Zoning

Existing residential zoning with owner willing to support multifamily rezoning for the right development

3,600+ Units Needed

Documented Columbus housing demand through 2035 — 302 units per year required to meet projected growth

\$1,350,000

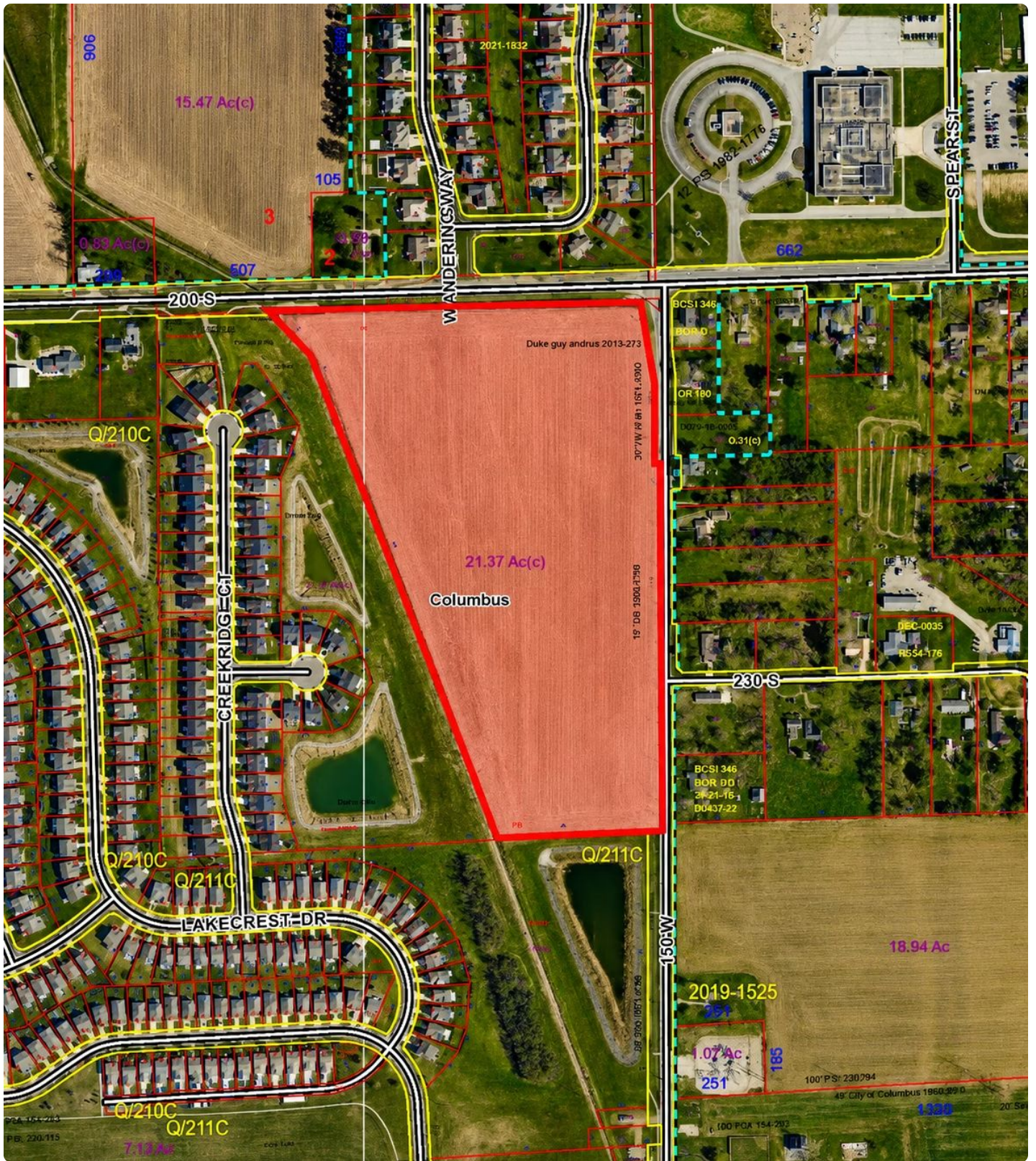
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EXECUTIVE SUMMARY

The Opportunity at a Glance

200 S. 150 W. represents one of the premier residential development opportunities available in the Columbus, Indiana market — a 21.37± acre infill site in a high-demand corridor, surrounded by established neighborhoods and a public elementary school, with utilities at or near the site and an owner actively supportive of development.

Documented Housing Demand

Columbus has a documented need for 3,600+ housing units by 2035, requiring approximately 302 new units per year. This parcel is positioned to directly address that supply gap in a market where residential land of this scale is increasingly rare.

Existing RS2 Zoning — Multifamily Path Available

The site is currently zoned RS2 residential, providing a clear baseline for single-family development. The owner is willing to support a rezoning to multifamily for a qualified buyer, broadening the development strategy significantly.

School-Adjacent, Neighborhood-Surrounded

Directly adjacent to Southside Elementary and bordered by established residential neighborhoods — this site benefits from a proven residential character that marketing to families and homebuilders will naturally leverage.

Development-Ready Location

Infrastructure and utilities are at or near the site. This is not a raw land play requiring years of pre-development — this parcel is positioned to move from acquisition to entitlement with minimal friction.

Future Growth Area Designation

Located within Columbus's identified future growth corridor, providing added confidence that municipal support for residential development aligns with buyer and developer objectives.

Investment Highlights

- 21.37± acres of contiguous residential land
- Existing RS2 zoning — single-family ready
- Owner supports multifamily rezoning
- Adjacent to Southside Elementary School
- Surrounded by established residential neighborhoods
- Documented need for 3,600+ housing units by 2035
- 302 units/year demand — significant supply gap
- Utilities and infrastructure at/near site
- Designated future growth area
- Asking Price: \$1,350,000



Property Specifications & Site Details

The subject property at 200 S. 150 W., Columbus, Indiana is a 21.37± acre residential land parcel situated in a fully integrated residential environment — adjacent to public school infrastructure, surrounded by established neighborhoods, served by existing utilities, and designated within a future growth corridor. This is a development-ready site requiring no land banking timeline.

Address	200 S. 150 W., Columbus, IN 47201
Land Area	21.37± Acres
Current Zoning	RS2 — Single-Family Residential
Rezoning Potential	Multifamily (Owner Supportive)
Adjacent Uses	Southside Elementary School; Established Residential Neighborhoods
Growth Designation	Future Growth Area
Utilities	At or Near Site
Development Type	Single-Family Subdivision or Multifamily
Asking Price	\$1,350,000

Site Highlights

- Contiguous 21.37± acre parcel — no fragmented assemblage required
- RS2 zoning provides immediate single-family development path
- Owner willing to cooperate with multifamily rezoning process
- Southside Elementary School directly adjacent — premium family appeal
- Established neighborhoods on multiple borders — proven residential demand
- Utilities at or near the site — reduced pre-development cost
- Located in Columbus future growth corridor

Development Strategy Options

1

Single-Family Subdivision

RS2 zoning supports immediate single-family lot platting. Site scale allows for a meaningful subdivision program serving Columbus's documented housing absorption of 302 units/year.

2

Multifamily Development

With owner support for rezoning, the site could support apartment or townhome development addressing the documented 3,600+ unit shortage — a compelling case for a density-driven approach.

3

Mixed Residential

Hybrid development combining single-family lots and multifamily product types — maximizing absorption rates and addressing multiple buyer segments simultaneously.

4

Key Infrastructure

Utilities at or near the site, existing road access, school-adjacent positioning, and future growth area designation combine to minimize pre-development risk and timeline.



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LOCATION & MARKET

Columbus, Indiana — Market & Location Overview

Columbus, Indiana is a dynamic, growing mid-size market with a well-documented residential housing shortage and strong economic fundamentals supporting sustained population and household growth. The subject property is positioned at the intersection of existing residential demand and identified future growth — making it one of the most strategically located residential land parcels available in Bartholomew County.

Market Context

Columbus has sustained strong economic performance anchored by global employers including Cummins Inc., driving consistent in-migration and household formation. The city's housing market has been formally studied, with findings documenting a need for more than 3,600 new housing units by 2035 — requiring the delivery of approximately 302 units per year to meet demand. Residential land of this scale, location quality, and development readiness is a rare commodity in this market.

- ❑ Columbus's housing demand study documents a need for **3,600+ new units by 2035** — equivalent to **302 units per year**. This parcel is positioned to directly address that documented supply gap.

Location & Accessibility

- Directly adjacent to Southside Elementary School — premium family-oriented positioning
- Surrounded by established residential neighborhoods on multiple sides
- Located in Columbus's designated future growth area
- Proximate to existing utilities, roads, and municipal infrastructure
- Convenient access to Columbus city center, retail, employment, and services

21.37

Acres Available

Contiguous residential land parcel — rare at this scale in Columbus

3,600+

Units Needed by 2035

Documented Columbus housing demand — significant verified supply gap

302

Units/Year Required

Annual housing unit delivery needed to meet Columbus growth projections

RS2

Current Zoning

Single-family residential zoning with multifamily rezoning path available

\$ 1.35M

Asking Price

Competitively priced for a site of this scale, location, and development potential

- ❑ Market data and housing demand figures sourced from available Columbus/Bartholomew County housing studies and planning documents. Prospective buyers are encouraged to conduct independent market due diligence. This brochure is for informational purposes and does not constitute a representation or warranty.