

Blue River Crossing

U.S. 31 South & SR 252, Edinburgh, IN 46124



EXCEPTIONAL COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

PRICE: \$2,900,000
(Seller Financing Possible)*

AVAILABLE ACRES: 15.82*
(Subdivision Available)

ZONING: Commercial - GB & RB

PERMITTED USES: Retail, Wholesale, Restaurant, Service, Supermarket, Entertainment, Hotel, Office, Mini-Warehouse, Car Wash, (and much more*).

FRONTAGE: 370 FT - US 31 / 350 FT - SR 252

TRAFFIC: 13,551 VPD - US 31 / 6,201 VPD - SR 252

UTILITIES: Adjacent to Site

NEW DEVELOPMENT: Proposed 287 Acre Residential Development Adjacent Along US 31*

* Contact Agent for more Details



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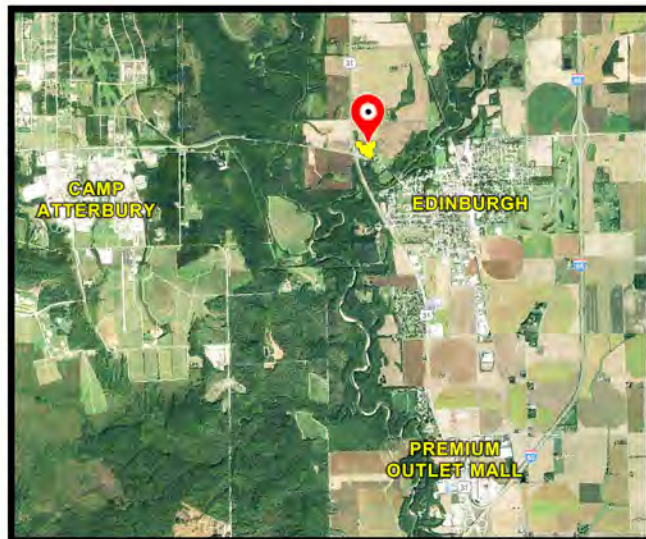
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EXCEPTIONAL OPPORTUNITY & MOVATED SELLER (Moving to Florida)

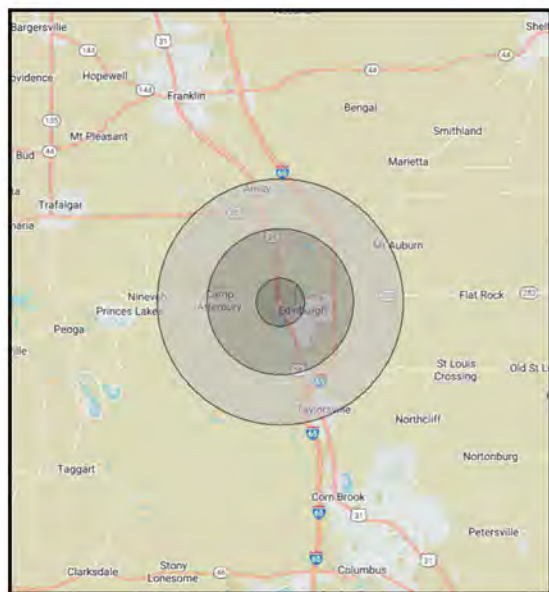
An exceptional development opportunity awaits in Edinburgh, Indiana - +/- **15.8 Acres** of newly rezoned Commercial Property is ready for your vision and expertise.

Location, Location, Location: This property is strategically positioned at the intersection of SR 252 and the US 31 corridor. It is only 3 minutes to the heart of Edinburgh, 6 minutes to either of two **I-65 interchanges**, 6 minutes to the **Indiana Premium Outlet Mall**, 3 minutes to **Camp Atterbury**, 9 minutes north to **Franklin, IN** and 11 minutes south to **Columbus, IN**.



Current and Planned Development: Through Edinburgh's strategic initiatives and alliances, the town has **revitalized the downtown business district** and massively **expanded industrial development** to the south. The newest focus and initiative is a proposed **287 acre residential development, consisting of approximately 850 new homes** along the US 31 corridor. This initiative could nearly **double Edinburgh's population**, **escalate local home values**, and **enhance average income levels**, thereby, generating a huge increase in demand for additional goods and services.

Camp Atterbury, a sprawling **thirty-six-thousand-acre military complex**, lies immediately to the west, presenting an excellent opportunity to cater to the diverse needs of military personnel, and **offering a captive customer base for your commercial ventures**.



CURRENT DEMOGRAPHIC DATA

2023 POPULATION	1 MILE	3 MILE	5 MILE
Total Population	1,314	6,144	9,015
Median Age	38.8	39.6	39.9
Median Age Male	37.9	38.6	38.9
Median Age Female	39.7	40.7	41
2023 HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	509	2,349	3,412
# Persons Per HH	2.6	2.6	2.6
Average HH Income	\$55,491	\$64,593	\$70,410
Median Home Value	\$81,026	\$120,805	\$132,692

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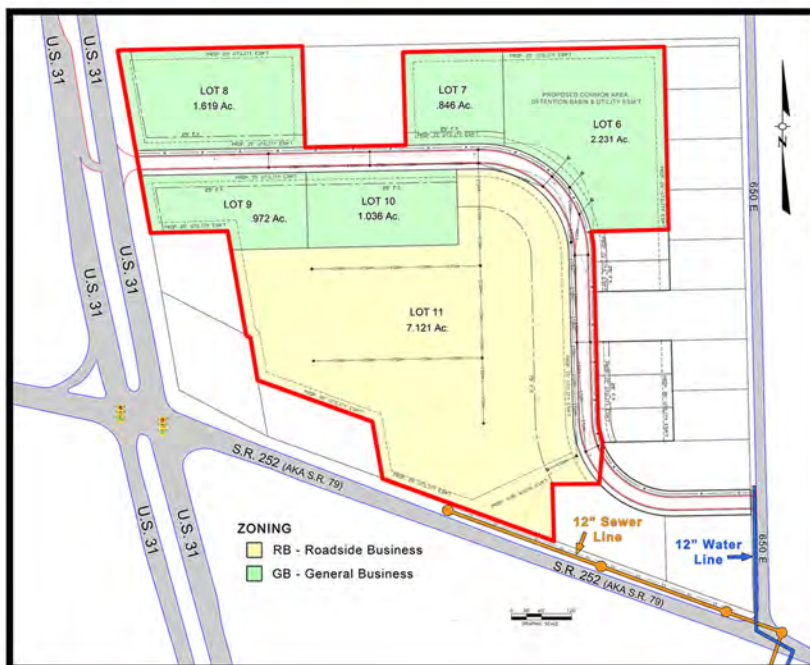
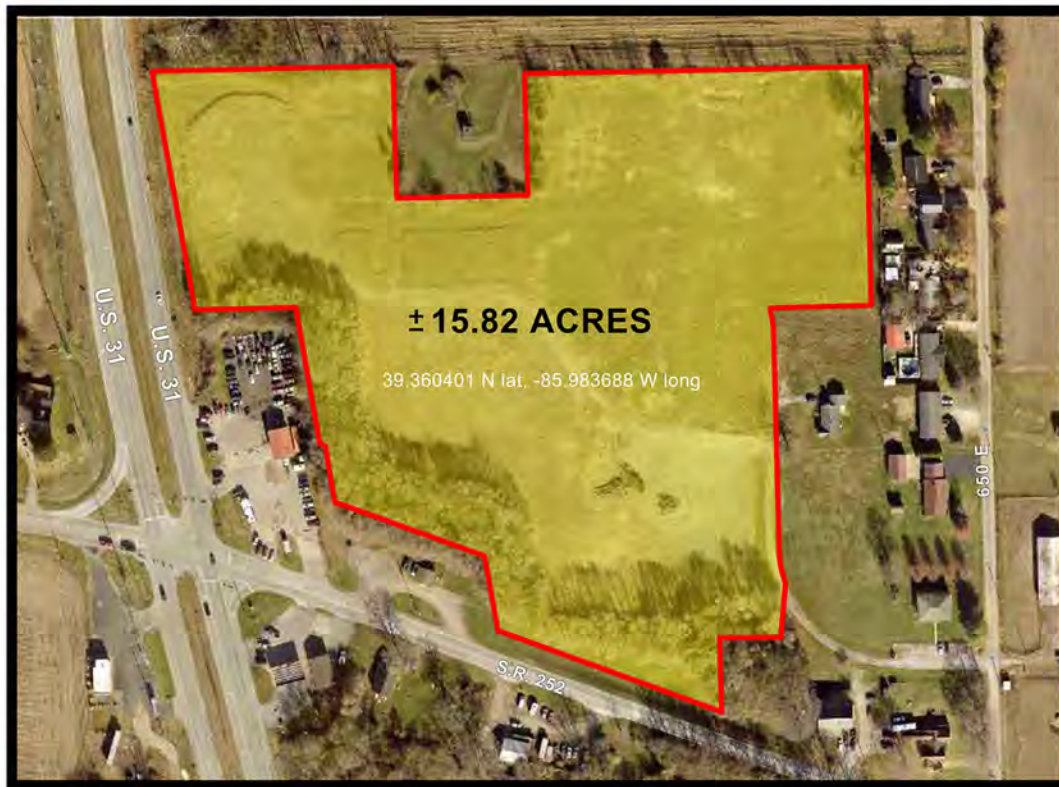
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PLAT CONCEPT PLAN

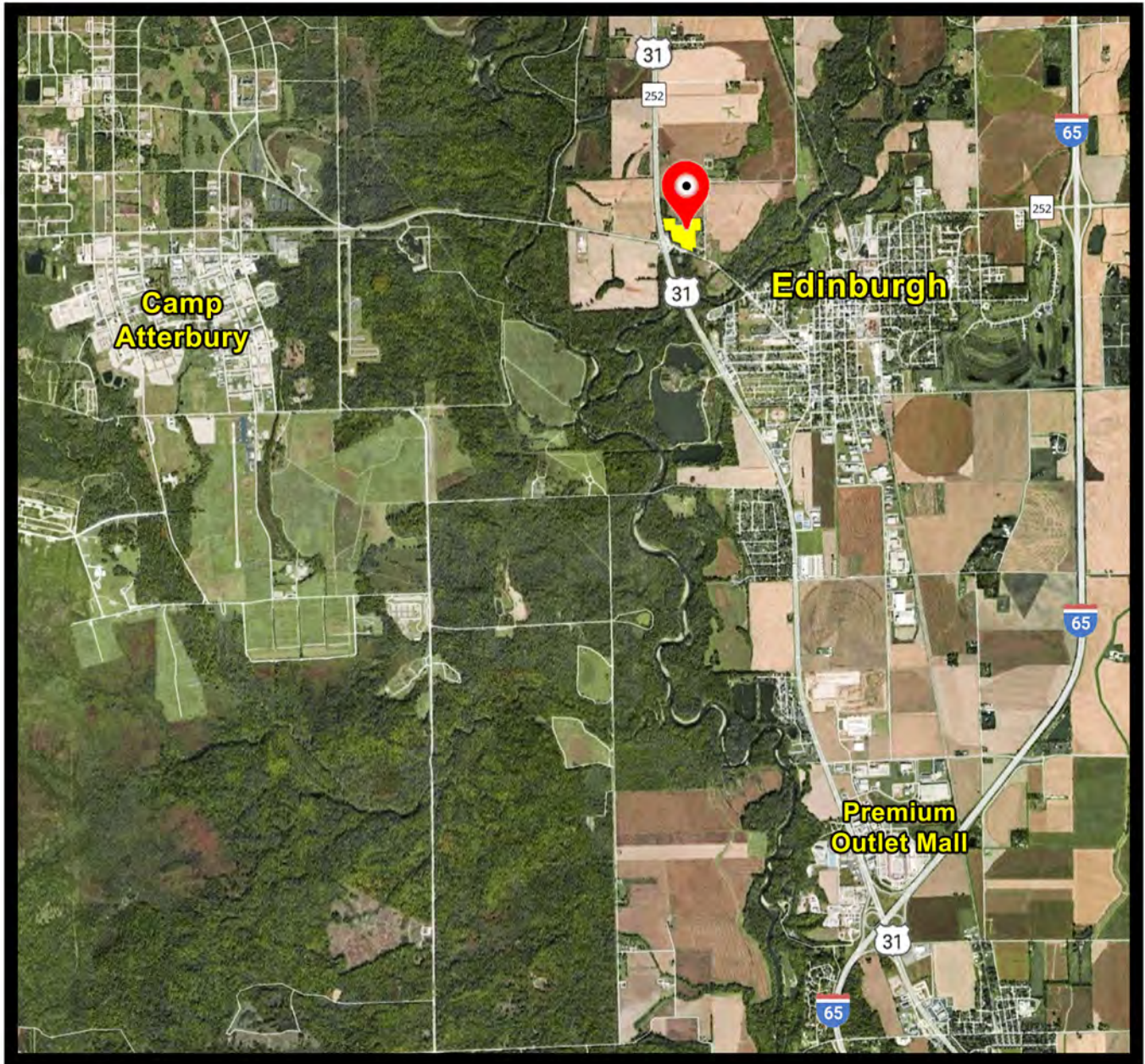
- Access from US 31 & 650 E w/curb cuts
- New J-Turn from US 31 southbound
- Existing 12" Water & 12" Sanitary Mains
- Opportunities for modification of zoning allocations and lot size/shapes.*

* NOTE: while this preliminary concept has been approved by Edinburgh Zoning and Planning, they are amenable to different configurations and concepts as long as the plans conform to Edinburgh goals and objectives for the site.

COMMERCIAL LAND FOR SALE

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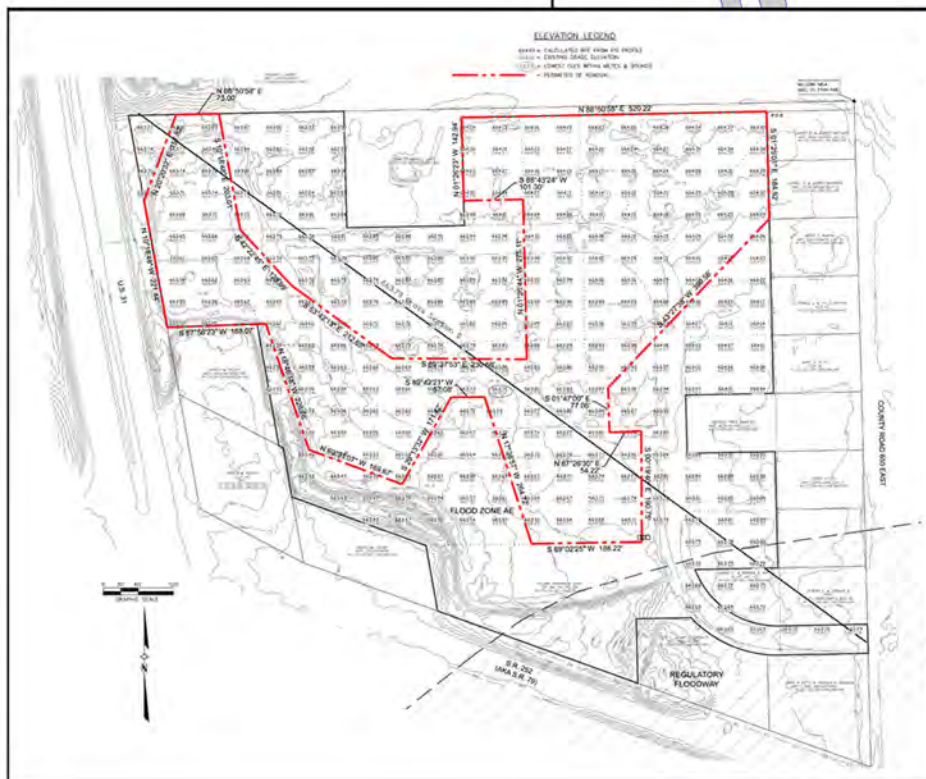
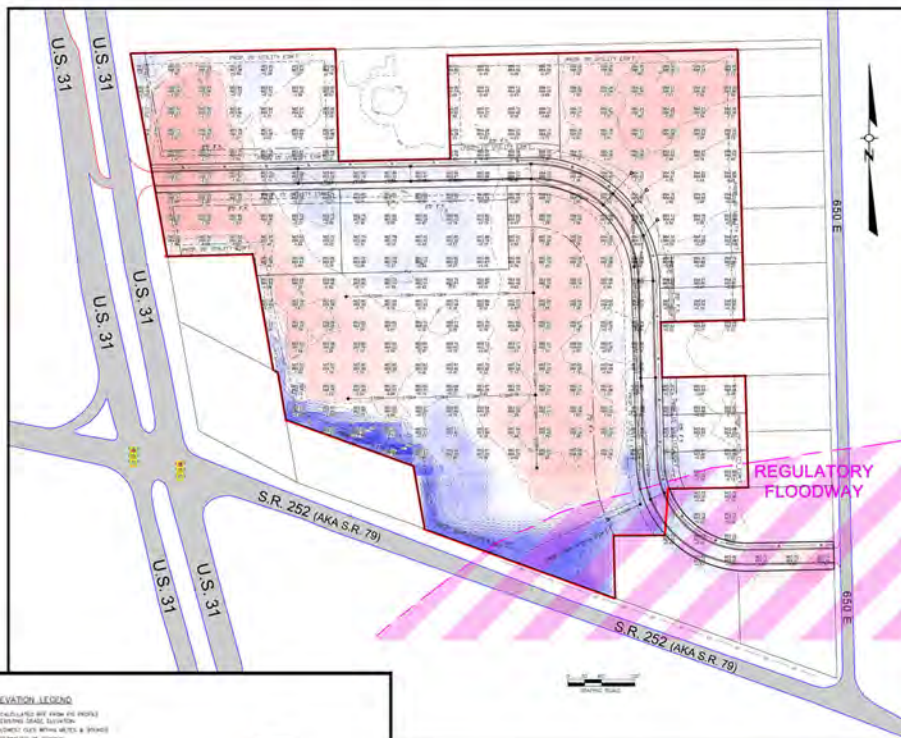
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FEMA APPLICATION FOR REMOVAL OF THE FLOOD FRINGE DESIGNATION



While this property is currently allocated to having a flood fringe designation under the Flood Insurance Rate Map (FIRM), most of the property (red and white shaded areas on the image above) is at or above the Base Flood Elevation (BFE). As such, a LOMA application has been filed to remove that designation in those areas above BFE and a CLOMR-F is being filed to allow fill on the balance of the property to facilitate full removal of the flood fringe designation on the FIRM.

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DEVELOPMENT ACTIVITY	STATUS	DOCUMENTS
LiDAR Topographical Mapping	Complete	YES
Phase 1 ESA	Complete	YES
Geotechnical - Borings & Analysis	Complete	YES
FEMA MT-1 Form	Complete	YES
Replat - Engineering Drawings - Concept	Complete	YES
Rezoning Application & Approval - GB & RB	Complete	YES
US DOI Endangered Species Report	Complete	YES
FEMA LOMA Application *	Pending	YES
FEMA CLOMR-F Application *	Pending	YES
DNR Floodway Fill Permit Application *	Pending	YES



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 Traffic counts, demographic information, and nearby development references are derived from third-party sources and are provided for general informational purposes only; accuracy is not guaranteed.
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