



FOR SALE



57 Acres



Call for Price

PROPERTY DESCRIPTION

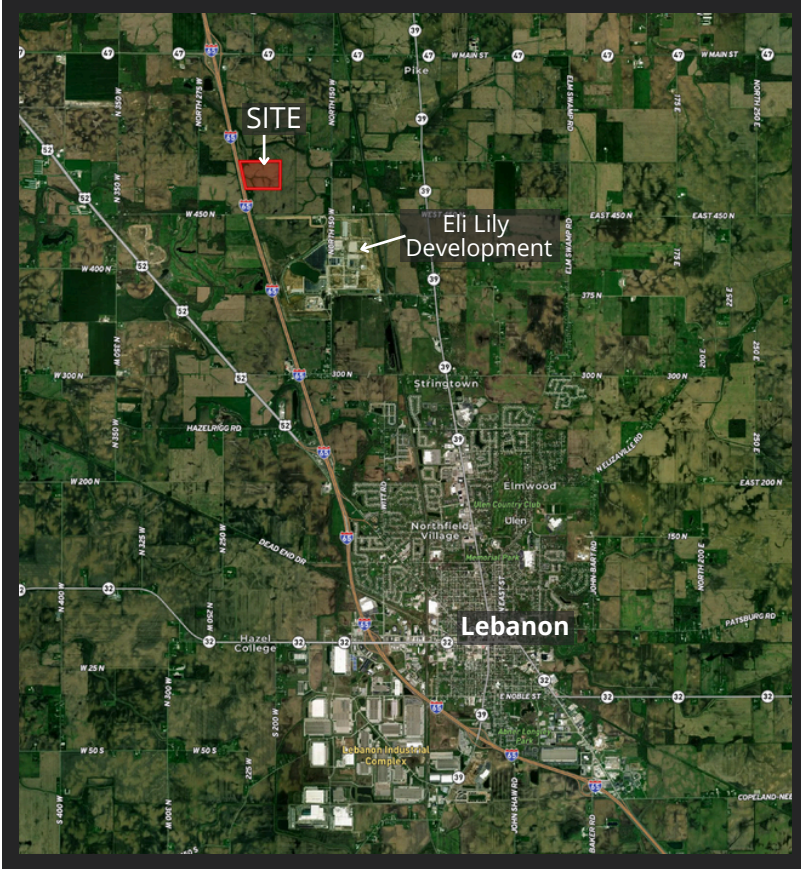
Located immediately north of the new Eli Lilly manufacturing and research complex along the I-65 corridor, this 57-acre tract offers an exceptional opportunity for large-scale industrial, logistics, life sciences, or commercial development. The site benefits from high visibility, interstate access, and proximity to one of the region's fastest-growing employment hubs. With strong surrounding infrastructure and expanding utilities driven by Eli Lilly's multi-billion-dollar campus, this acreage is positioned for rapid growth and long-term value.

Contact:

317-703-5880
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PROPERTY HIGHLIGHTS

- 57-Acre Development Site along the I-65 corridor
- Immediate Proximity to Eli Lilly’s New Manufacturing & R&D Campus, a multi-billion-dollar investment
- Embedded in a Rapidly Expanding Employment Corridor
- Strong Regional Infrastructure with expanding utilities driven by nearby corporate development
- Scalable Acreage Ideal for Large-Format or Campus-Style Development



Boundary 57.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CudA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	28.43	49.69	0	64	2w
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	17.26	30.16	0	81	2w
XfbB2	Miami-Rainsville complex, 2 to 6 percent slopes, eroded	7.66	13.39	0	68	2e
MmoB3	Miami clay loam, 2 to 6 percent slopes, severely eroded	2.12	3.7	0	56	4e
MmoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	1.64	2.87	0	55	4e
SldAW	Shoats silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	0.09	0.16	0	81	2w
TOTALS		57.2(*)	100%	-	69.11	2.13

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Contact:
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