

ONE OF CARMEL'S LAST WALKABLE INFILL OPPORTUNITIES

240 E CITY CENTER DRIVE

CARMEL, INDIANA 46032

±1.8 acres positioned steps from the Arts & Design District, Midtown, City Center, and the Monon — offering rare scale and flexibility in the Midwest's most sought-after residential market.



±1.8 acres

CORE CARMEL INFILL

2,200 SF

EXISTING RESIDENCE + POOL

Immediate

DELIVERY

Accepting

OFFERS

*Rare scale. Irreplaceable location.
Multiple development paths.*

PROPERTY OVERVIEW

THE OPPORTUNITY

240 E City Center Drive represents a *rare* opportunity to acquire one of the few remaining large-format infill sites in walkable central Carmel. Positioned steps from the Arts & Design District, Midtown, City Center and the Monon, the ±1.8-acre property offers the scale, location and flexibility to support a signature residential or neighborhood-scale development.

BEST-FIT DEVELOPMENT PATHS

01

Luxury for-sale residential

Townhomes, paired villas or custom
residential

02

Boutique multifamily

Condominium or cottage-style
development

03

Selective mixed / live-work

Live-work or neighborhood-scale
commercial frontage

Additional concepts may be possible subject to entitlement.

WHY THIS LOCATION

Embedded within Carmel's primary walkable lifestyle district.

The site sits at the center of Carmel's walkable core — surrounded by the Arts & Design District, Midtown, City Center, the Monon Greenway, Hotel Carmichael, the Palladium, and an established fabric of restaurants and new residential development.

MARKET SNAPSHOT

\$141,505
MEDIAN HOUSEHOLD
INCOME

\$577,066
AVERAGE HOME VALUE

106,568
POPULATION

+6.7%
GROWTH SINCE 2020

Served by top-rated Carmel Clay Schools.

PROPERTY DETAILS

ADDRESS

240 E City Center Drive, Carmel,
IN 46032

SITE

±1.8 acres

FRONTAGE

E City Center Drive (south);
adjacent to Carmelaire Ct (north)

EXISTING IMPROVEMENTS

±2,200 SF residence with pool

DELIVERY

Immediate

PRICING

Accepting Offers



Embedded within Carmel's primary walkable lifestyle district



FOOD & DRINK

- | | |
|---------------------------|------------------------------|
| 1 Lone Pine | 2 Salt at Carmel City Center |
| 3 Hanami Sushi & Sake Bar | 4 The Cake Bake Shop |
| 5 Graeter's Ice Cream | 6 Pure Green |
| 7 Garden Table | 8 Social Cantina |
| 9 Sun King | 10 Java House |

APARTMENTS

- | |
|----------------------------------|
| 11 The Railyard at Midtown |
| 12 Portrait Midtown |
| 13 Midtown Flats |
| 14 The Wren |
| 16 Carmel City Center Apartments |

HOTEL

- | |
|---------------------|
| 17 Hotel Carmichael |
|---------------------|

NEW DEVELOPMENT

- | |
|------------------------------|
| 15 Magnolia |
| 18 Monon Square North |
| 19 Future Pedcor Development |

ENTERTAINMENT

- | |
|-----------------|
| 20 The Paladium |
| 21 The Monon |

240 E CITY CENTER DRIVE

A rare opportunity to shape the next chapter of central Carmel.

ACCEPTING OFFERS

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective purchasers should independently verify all information, including zoning, entitlement status, and municipal representations.