



OFFERING MEMORANDUM

AVAILABLE FOR SALE

PRICE: \$2,235,450 | 21.29 ACRES

7957 CAMBY RD, CAMBY, IN 46113



PRESENTED BY



JASON ALSUP

Commercial Specialist

Eclipse Realty Group | EXP Realty

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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.

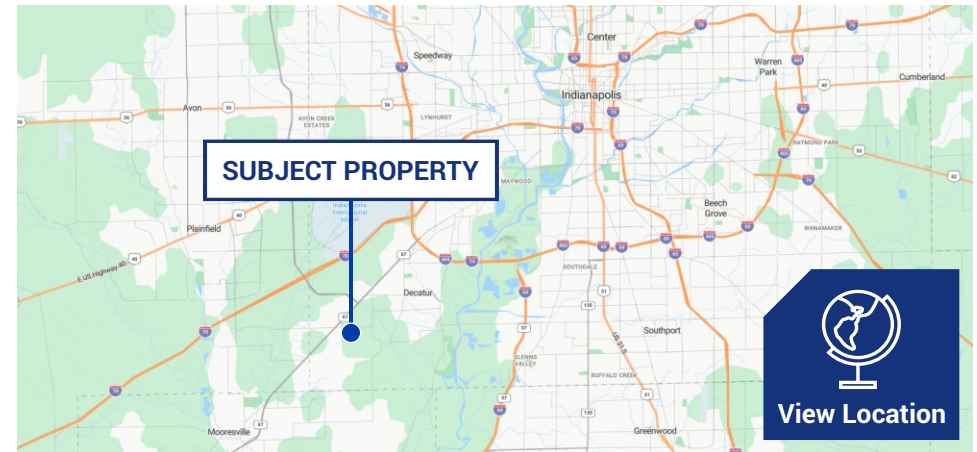
Let's connect and turn your commercial real estate goals into reality



PROPERTY OVERVIEW

AVAILABLE FOR SALE
7957 CAMBY RD, CAMBY, IN 46113

FEATURES	
ADDRESS:	7957 CAMBY RD, CAMBY, IN 46113
PROPERTY TYPE:	LAND
COUNTY:	MARION
PARCEL ID/TAX ID:	491315113002000200
LOT SIZE (ACRES):	21.29 ACRES
ASKING PRICE:	\$2,235,450



MARKETING DESCRIPTION

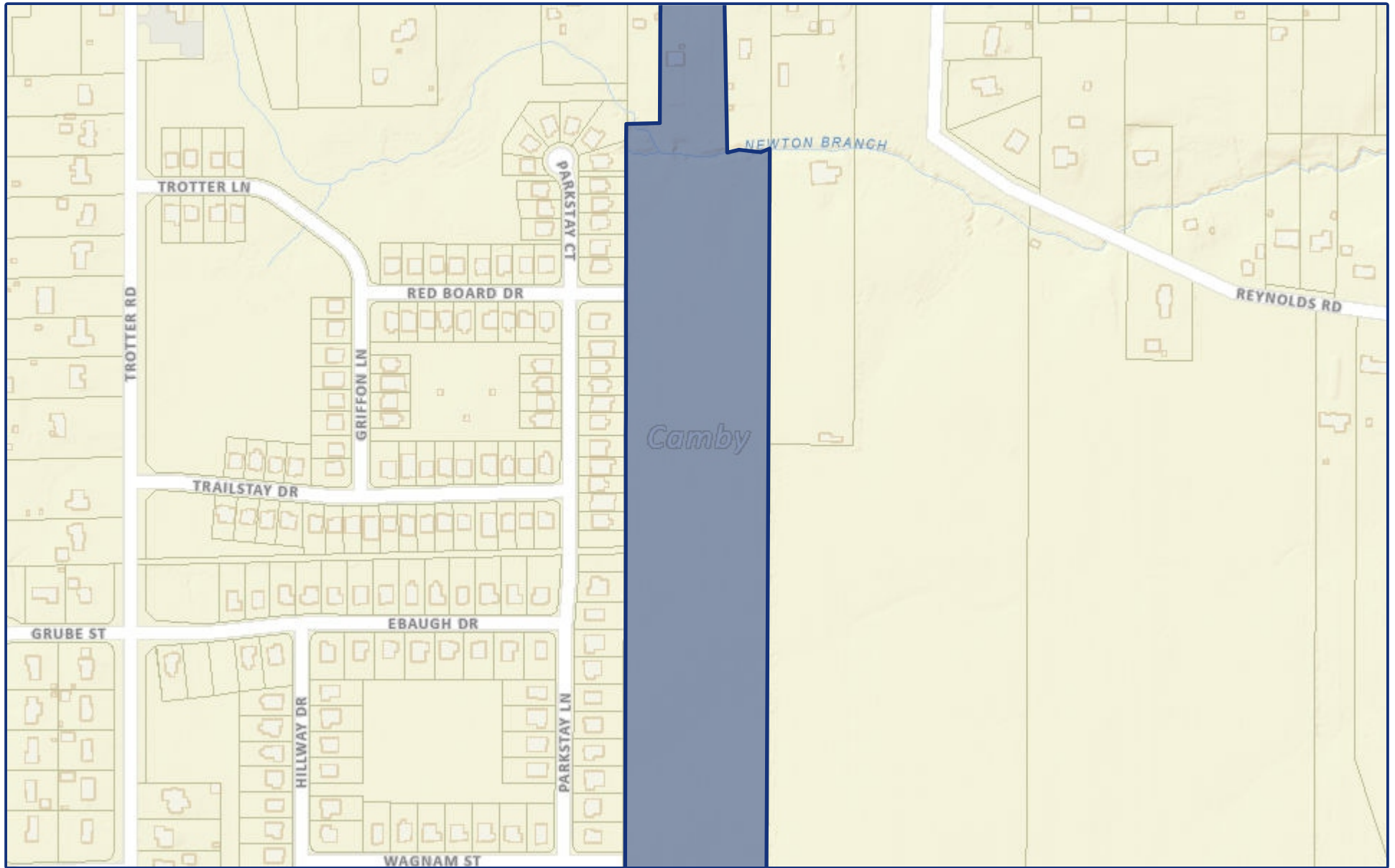
A rare and exciting opportunity has just come to market in the rapidly growing Camby, Indiana submarket. This exceptional 21.29-acre parcel offers an outstanding combination of versatility, utility infrastructure, and location that makes it an ideal canvas for a wide range of development possibilities. Whether you are looking to pursue a large-scale commercial development, create a single-family residential estate, or explore other commercial options, this parcel provides the flexibility and potential to bring your vision to life.

From an infrastructure standpoint, this property is well-positioned for immediate development consideration. Utilities are conveniently located near the site and city water is already on site, significantly reducing the time and costs typically associated with bringing a raw land parcel to development-ready status. Situated in one of the Indianapolis area's fastest growing communities, this property is surrounded by new development activity on all sides, a strong indicator of the area's continued growth trajectory and long-term value appreciation.

The property's proximity to Indianapolis International Airport provides exceptional accessibility for commercial users, while the surrounding area offers an abundance of shopping and dining options that further enhance the appeal of this location. Opportunities like this, offering acreage, infrastructure advantages, and a prime location in one of the Indianapolis area's most dynamic and growing submarkets, are extremely rare and do not last long. Contact us today to schedule a site visit and discuss how this exceptional property can fit into your development or investment strategy.

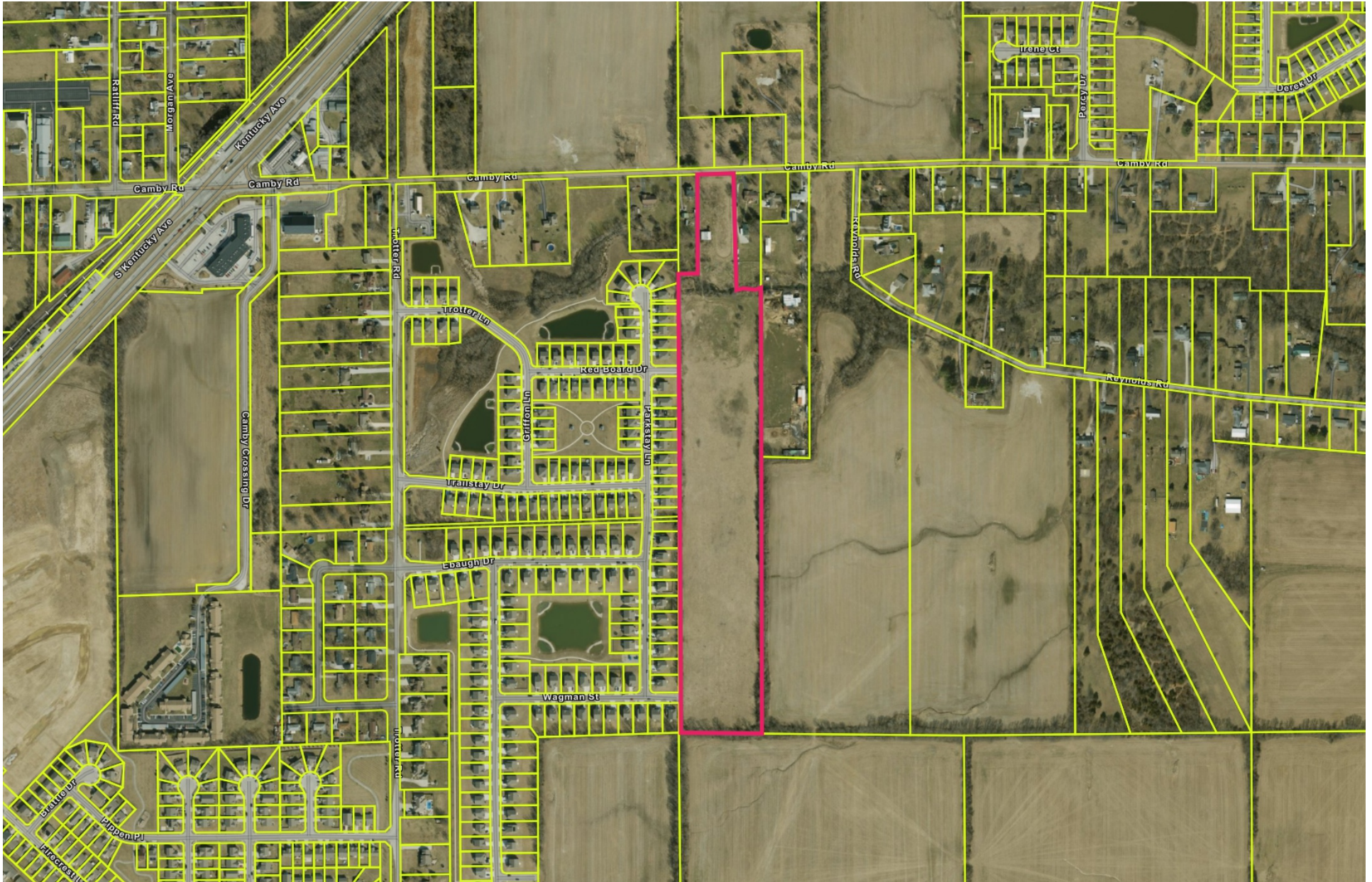
PROPERTY PARCEL

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AERIAL MAP

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DEMOGRAPHICS

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Category	Subcategory	1 Mile	3 Miles	5 Miles
Age	2024 Median Age	34.4	35.2	36.1
Age	Under 20	3,750	11,716	33,559
Age	20 - 25	1,060	3,629	8,825
Age	25 - 45	3,655	13,214	35,480
Age	45 - 65	2,835	9,821	29,200
Age	Over 65	1,252	4,876	13,904
Employees	Total 2024	9,691	34,671	96,610
Employees	Agriculture	155	225	327
Employees	Construction	423	2,293	4,929
Employees	Manufacturing	1,175	3,017	8,244
Employees	Wholesale Trade	340	715	1,453
Employees	Retail Trade	1,584	3,826	9,171
Employees	Transportation, Warehousing	1,847	5,210	10,623
Employees	Information	37	204	705
Employees	Finance, Insurance	397	1,352	3,492
Employees	Professional Services	1,002	2,963	6,812
Employees	Educational, Health Care	2,466	6,105	13,780
Employees	Arts, Entertainment, Food	418	1,629	5,176
Employees	Management, Business, Science,	3,989	10,228	23,673
Employees	Public Administration	345	1,133	2,603
Employees	Other Services	381	1,174	2,949
Household Income	2024 Median Income	\$83,676	\$78,786	\$77,345
Household Income	Under \$25k	239	1,396	4,976
Household Income	\$25k - \$50k	648	3,708	8,449
Household Income	\$50k - \$100k	1,823	5,650	15,481
Household Income	\$100k - \$150k	1,022	3,695	8,716
Household Income	Above \$150k	800	2,307	6,894
Housing Occupancy	2024 Ratio	43:01:00	19:01	20:01
Housing Occupancy	Occupied	4,428	15,907	42,395
Housing Occupancy	Vacant	104	849	2,121
Population	2024	12,694	44,261	123,716
Population	2023	12,503	44,911	123,689
Population	2022	12,277	45,064	123,324
Population	2021	12,198	44,244	122,446
Population	2020	11,126	41,928	117,921
Renter To Homeowner	2024 Ratio	7:20	2:05	9:20
Renter To Homeowner	Renters	1,218	4,976	14,148
Renter To Homeowner	Homeowners	3,314	11,780	30,368

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FOR MORE INFORMATION
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