

# Offering Memorandum

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## Prime Redevelopment Site — Downtown Indianapolis

371 Kansas St & 350 W Kansas St, Indianapolis, IN 46225

*±3 Acres / 4,800 SF Building / \$12,000,000*

### Executive Summary

This is a rare opportunity to acquire a strategically located, dual-parcel site in the heart of downtown Indianapolis. Offering approximately 3 acres of contiguous land and a 4,800 SF maintenance barn, this property is ideally positioned for large-scale redevelopment into residential, hospitality, entertainment, or mixed-use projects. Just minutes from Lucas Oil Stadium, the Indiana Convention Center, and multiple entertainment districts, the site is poised to benefit from strong foot traffic, tourism activity, and the city’s continued downtown expansion.

### Property Overview

|               |                                                          |
|---------------|----------------------------------------------------------|
| Address       | 371 Kansas St & 350 Kansas St,<br>Indianapolis, IN 46225 |
| Lot Size      | ±3.0 Acres (Combined)                                    |
| Building Size | 4,800 SF (Maintenance Barn, Built 1998)                  |
| Zoning        | I-3 (Industrial Heavy) & C-S (Special Commercial)        |
| Price         | \$12,000,000                                             |
| Site Security | Fully fenced and gated                                   |
| Billboard     | Income-producing billboard with existing lease           |

## Investment Highlights

- Premier Location: Less than one mile from Lucas Oil Stadium and within two miles of Indianapolis' major venues.
- Redevelopment Potential: Zoned for a wide range of high-impact uses.
- Income-Producing Asset: Billboard provides immediate passive income.
- Established Infrastructure: Includes a 4,800 SF structure that can be repurposed or removed.
- Accessibility: Easy access to I-70, I-65, and walkable to Fountain Square and Mile Square.

## Location Overview

Downtown Indianapolis has seen substantial redevelopment, transforming into a hub for sports, tourism, tech, dining, and residential growth. This site is ideally located to capitalize on that momentum, with proximity to:

- 0.7 mi – Lucas Oil Stadium
- 1.5 mi – Victory Field
- 1.7 mi – Indiana Convention Center
- 1.8 mi – Gainbridge Fieldhouse
- Nearby: Mile Square, Fountain Square, Mass Ave Cultural District, IU Health & Eli Lilly Campus

## Development Potential

- Urban residential apartments or condominiums
- Boutique or branded hotel
- Mixed-use with retail/restaurant ground floors
- Tech campus or coworking hub
- Parking structure with commercial frontage
- Live/work lofts or entertainment complex

## Financial Summary

|              |              |
|--------------|--------------|
| Asking Price | \$12,000,000 |
|--------------|--------------|

|                |            |
|----------------|------------|
| Lot Size       | ±3.0 Acres |
| Price per Acre | \$4M/Acre  |
| Zoning         | I-3 & C-S  |

### Contact Information

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### Disclaimer

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating this opportunity. All information provided herein is believed to be accurate but is not guaranteed. Buyers are advised to conduct their own due diligence.