



5.31 - ACRES

OFFERING MEMORANDUM

AVAILABLE FOR SALE

PRICE: \$1,200,000 | 5.31 ACRES | R-4 ZONING

6101 S 950 E, ZIONSVILLE, IN 46077



PRESENTED BY



JASON ALSUP

Commercial Specialist
Eclipse Realty Group | EXP Realty
License #: RB14035549

📞 317-258-1399

✉️ Jason.Alsup@exprealty.com

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
6101 S 950 E, ZIONSVILLE, IN 46077

FEATURES	
ADDRESS:	6101 S 950 E, ZIONSVILLE, IN 46077
PROPERTY TYPE:	LAND
COUNTY:	BOONE COUNTY
APN	060834000011000005
LOT SIZE (ACRES):	5.31 ACRES
ASKING PRICE:	\$1,200,000



MARKETING DESCRIPTION

A wonderful opportunity has just come to market in one of Boone County's most prestigious and sought-after communities. This exceptional 5.31-acre parcel of developable ground is nestled within the charming town of Zionsville, Indiana, offering a rare combination of space, infrastructure, and location that is truly difficult to find. With all utilities already on site, this property is ready for you to bring your vision to life without the typical delays and costs associated with raw land development.

The versatility of this parcel is what truly sets it apart. Whether you are looking to build your dream single-family home on a sprawling private estate, subdivide the parcel into multiple dwellings to maximize your investment potential, or create the ultimate family compound where multiple generations can share a beautiful and private setting, this property provides the flexibility to make it all possible. Opportunities like this, offering this much usable acreage with utilities already in place in such a desirable community, are extremely rare and do not come to market often.

Being nestled within Zionsville gives you immediate access to everything this remarkable community has to offer, including fine dining, boutique shopping, and a vibrant calendar of events along the iconic Main Street. Zionsville consistently ranks as one of the nicest and most desirable communities in all of Boone County, offering top-rated schools, a tight-knit community atmosphere, and a quality of life that is second to none. This is truly a place you will be proud to call home for years to come. Contact us today to schedule a site visit and explore the endless possibilities this exceptional property has to offer.

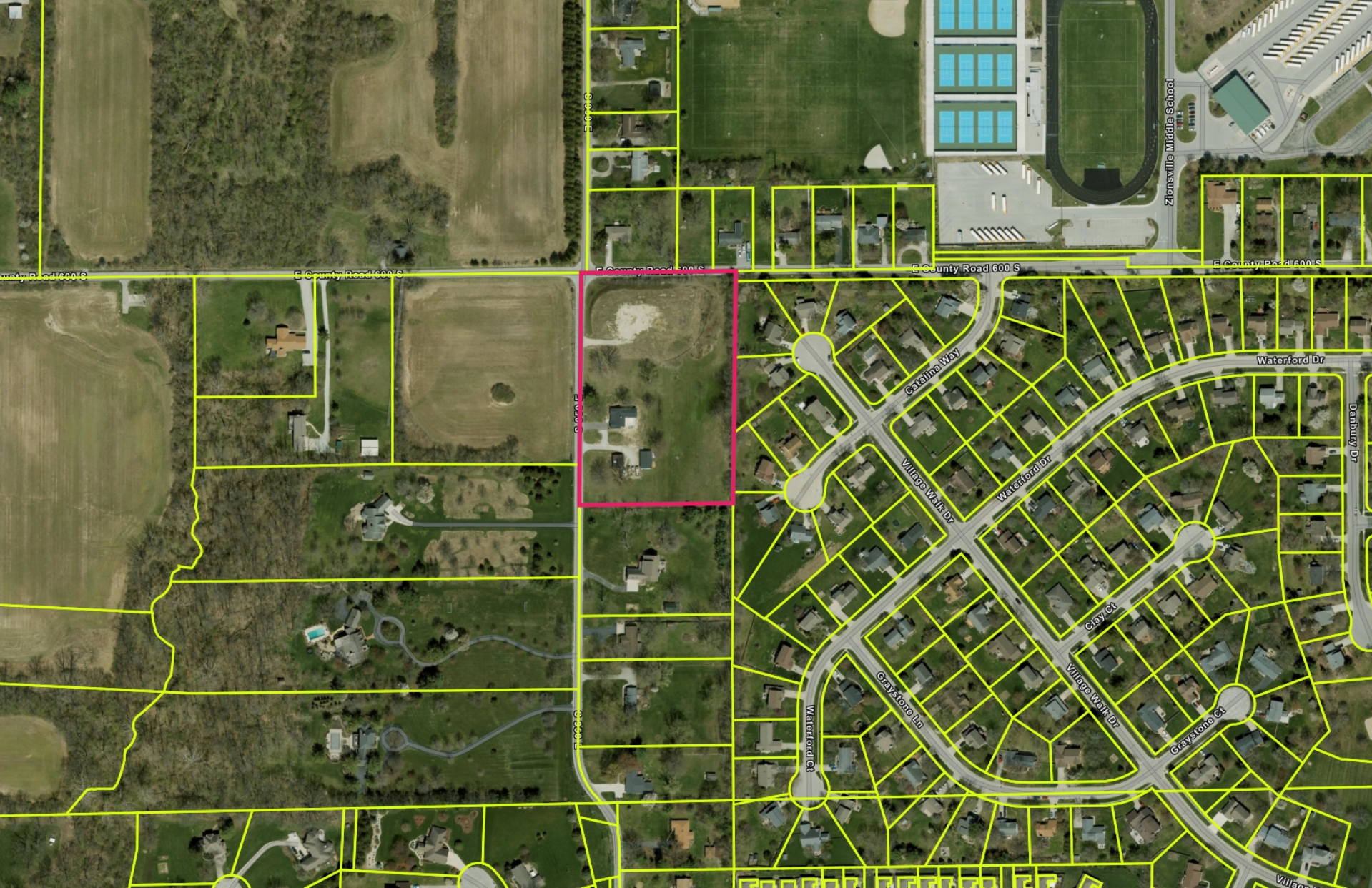
AERIAL VIEW

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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	43.2	40.2	38.5
Age	Under 20	4,263	16,088	37,619
Age	20 - 25	689	3,063	7,498
Age	25 - 45	3,950	14,159	36,446
Age	45 - 65	4,752	16,570	36,011
Age	Over 65	2,790	7,242	16,563
Employees	Total 2024	13,035	44,749	106,403
Employees	Agriculture	71	375	998
Employees	Construction	352	1,486	3,436
Employees	Manufacturing	1,783	6,656	11,300
Employees	Wholesale Trade	168	808	2,045
Employees	Retail Trade	999	3,877	8,321
Employees	Transportation, Warehousing	401	2,038	5,315
Employees	Information	242	507	1,120
Employees	Finance, Insurance	1,201	3,827	6,884
Employees	Professional Services	1,502	5,901	12,172
Employees	Educational, Health Care	3,507	12,179	22,747
Employees	Arts, Entertainment, Food	758	3,192	6,495
Employees	Management, Business, Science, Arts	8,075	27,373	47,229
Employees	Public Administration	455	1,543	3,157
Employees	Other Services	395	1,400	3,021
Household Income	2024 Median Income	\$142,965	\$143,353	\$117,583
Household Income	Under \$25k	413	1,243	4,408
Household Income	\$25k - \$50k	613	1,848	5,872
Household Income	\$50k - \$100k	1,193	4,158	12,324
Household Income	\$100k - \$150k	1,295	4,221	9,777
Household Income	Above \$150k	3,187	10,314	20,029
Housing Occupancy	2024 Ratio	31:01:00	22:01	20:01
Housing Occupancy	Occupied	6,493	20,829	49,892
Housing Occupancy	Vacant	208	955	2,518
Population	2024	16,765	58,137	136,661
Population	2023	15,862	56,980	133,091
Population	2022	16,109	55,846	128,870
Population	2021	15,452	54,042	125,842
Population	2020	13,936	51,158	124,143
Renter To Homeowner	2024 Ratio	7:20	1:04	2:05
Renter To Homeowner	Renters	1,777	4,170	15,494
Renter To Homeowner	Homeowners	4,924	17,614	36,916

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FOR MORE INFORMATION
PLEASE CONTACT

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