

STRATEGIC INFILL SITE ALONG STATION BOULEVARD

1.47-ACRE DEVELOPMENT PARCEL

ADJACENT TO 2694 EAST MAIN STREET | PLAINFIELD, IN 46168

RESERVE AUCTION | STARTING BID \$10,000

OFFERING MEMORANDUM

Marcus & Millichap



ONLINE AUCTION

STARTING BID: \$10,000

AUCTION DATES: JUNE 22-24, 2026

CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATIONS

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction date is set for June 22-24, 2026.

RESERVE AUCTION

This will be a reserve auction, and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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ACTIVITY ID: ZAH1240123

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PROPERTY OVERVIEW



PLAINFIELD VILLAGE



BELLE TIRE

YORK
PLAINFIELD

Budget®

Andy Mohr Collision Center

STATION BOULEVARD

An aerial photograph of an industrial park. A wide, multi-lane road runs diagonally from the bottom left towards the top right. To the left of the road is a large, modern industrial building with a flat roof and several loading docks. To the right of the road is a large parking lot filled with cars, and further right are several long, low industrial buildings. In the background, there is a large body of water, possibly a lake or reservoir, and a dense line of trees. The sky is clear and blue. The overall scene depicts a well-developed industrial area.

INVESTMENT OVERVIEW

01

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

This 1.47-acre unimproved parcel sits along Station Boulevard in Plainfield, Indiana. The site is a long, narrow tract with direct frontage on Station Blvd and surrounding uses that include residential, commercial, parking, and a vehicle storage facility. The parcel offers a buyer a small infill land position within an already active Plainfield submarket.

Plainfield is one of the most active industrial and commercial growth markets in the greater Indianapolis region. The town borders Indianapolis International Airport and the I-70 corridor, putting it within immediate reach of one of the largest logistics and distribution hubs in the Midwest. National occupiers in the surrounding area include Amazon, FedEx, Walmart, and UPS.

The site appeals to a broad pool of potential buyers. Direct frontage on Station Boulevard, surrounding development already in place, and a location inside an established TIF district give the parcel flexibility to support a variety of ownership and use strategies in a growing Plainfield submarket.

INVESTMENT HIGHLIGHTS

- 1.47-acre infill parcel with direct frontage along Station Boulevard in Plainfield, Indiana
- Located in Plainfield, a growing submarket bordering Indianapolis International Airport and the I-70 logistics corridor
- Adjacent to a newly delivered 500,000 SF Class A industrial facility (2024 construction), within a major logistics hub featuring 51M+ SF of industrial and distribution space
- Surrounded by active uses, including residential development, commercial parking, and an adjacent vehicle storage facility
- Sits inside the Plainfield Washington TIF area, a district designated for ongoing municipal investment
- Long, narrow geometry is best suited to outdoor storage, vehicle staging, a small commercial use, or a complementary expansion for an adjacent owner
- Hendricks County continues to outpace state averages for population and employment growth, supporting durable long-term demand for infill land

AUCTION DETAILS

STARTING BID \$10,000

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OPERATIONAL DETAILS

PROPERTY TYPE LAND

TOTAL LAND AREA 1.47 AC

LOCAL AERIAL



PLAINFIELD VILLAGE

YORK
PLAINFIELD

KOHL'S **T.J. MAXX**
five BELOW **GNC**
SALLY BEAUTY **DOLLAR TREE**

SportClips **RALLY HOUSE**
(HAIRCUTS) LOCAL STUFF
Target **JIMMY JOHN'S**
PETSMART

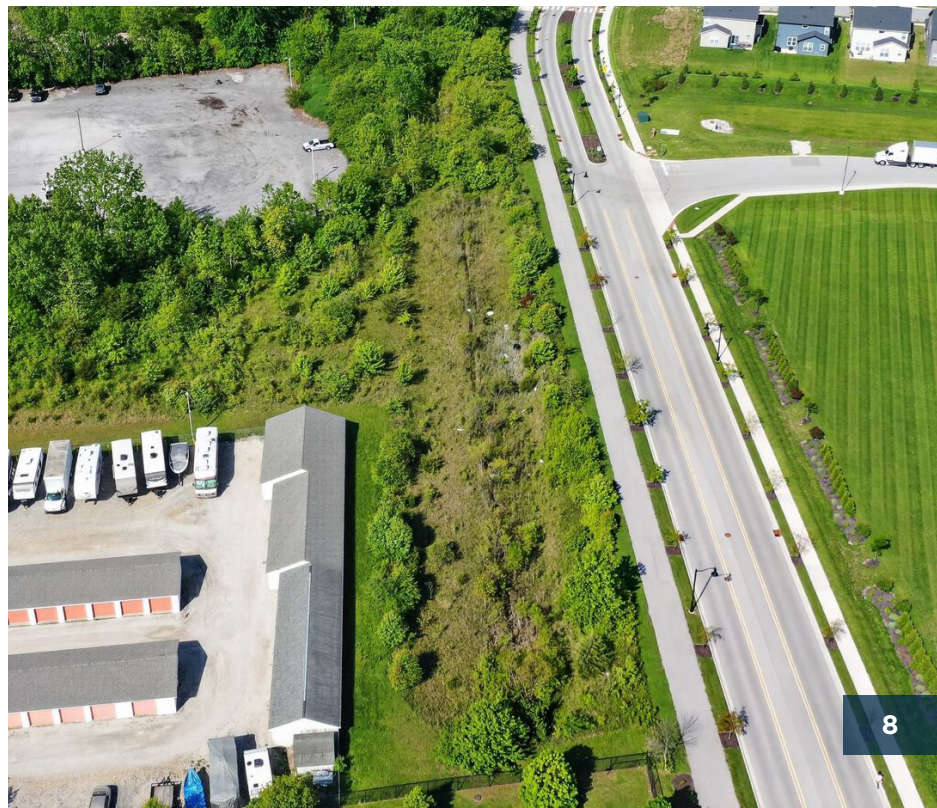
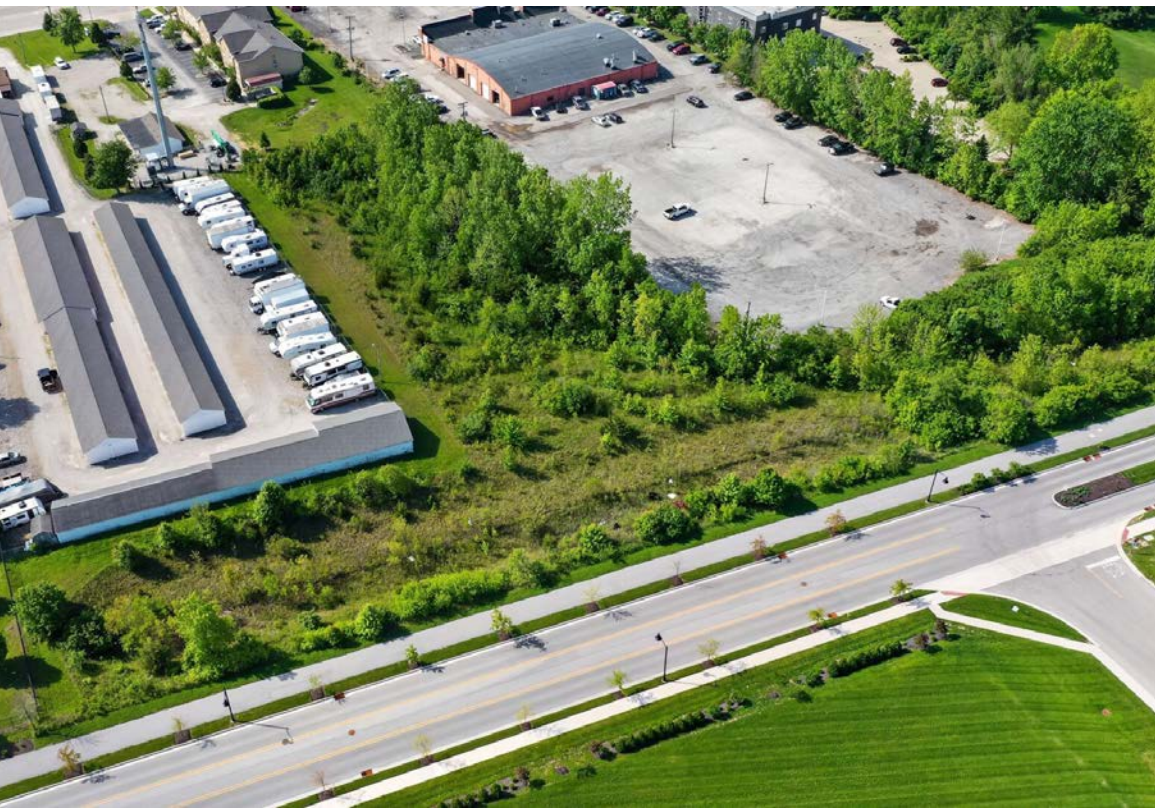
Budget

Andy Mohr Collision Center



STATION BOULEVARD

PROPERTY PHOTOS



An aerial photograph of an industrial park. A wide, multi-lane road runs diagonally from the bottom left towards the top center. To the left of the road is a large, modern industrial building with a flat roof and several loading docks. To the right of the road is a large parking lot filled with cars, and further right are several long, low-rise industrial buildings. In the background, there's a large body of water, possibly a lake or reservoir, and a dense line of trees. The sky is clear and blue. The overall scene depicts a well-developed industrial area.

MARKET OVERVIEW

02

PLAINFIELD, IN

Plainfield has emerged as one of the Indianapolis metropolitan area's premier growth corridors, benefiting from its strategic location near Indianapolis International Airport and direct access to major transportation routes including I-70 and I-465. The community has experienced sustained population growth, expanding residential development, and significant corporate investment, driven by a strong labor pool, pro-business leadership, and continued infrastructure improvements. Plainfield's accessibility, high quality of life, and expanding economic base have attracted a diverse mix of national employers, logistics users, retailers, and service providers, positioning the town as a stable and highly desirable market for long-term commercial real estate investment.

POPULATION	1 MILE	3 MILES	5 MILES
2030 PROJECTION			
TOTAL POPULATION	4,339	40,427	114,224
2025 ESTIMATE			
TOTAL POPULATION	4,240	39,163	111,502
2020 CENSUS			
TOTAL POPULATION	3,825	36,674	107,224
2010 CENSUS			
TOTAL POPULATION	2,808	31,386	89,170

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 PROJECTION			
TOTAL HOUSEHOLDS	1,852	15,774	43,471
2025 ESTIMATE			
TOTAL HOUSEHOLDS	1,772	15,129	42,107
2020 CENSUS			
TOTAL HOUSEHOLDS	1,615	13,893	39,494
2010 CENSUS			
TOTAL HOUSEHOLDS	1,081	11,463	32,249

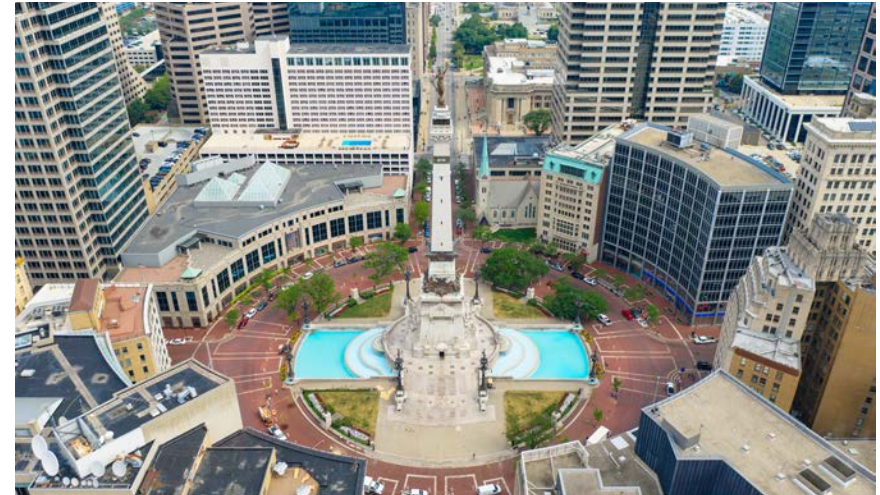
HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD INCOME	\$92,216	\$104,151	\$103,797
MEDIAN HOUSEHOLD INCOME	\$79,132	\$87,219	\$87,978
PER CAPITA INCOME	\$35,318	\$39,096	\$38,928



INDIANAPOLIS MSA

Known widely for the Indianapolis 500, the Indianapolis metro houses the state capital and is a growing tech hub. Situated in central Indiana, the market consists of 11 counties: Marion, Johnson, Hamilton, Boone, Hendricks, Morgan, Hancock, Shelby, Brown, Putnam and Madison. The metro lacks formidable development barriers, except for the several rivers and creeks that traverse the region. Marion County is home to the city of Indianapolis, which contains a population of over 860,000 people. Fishers and Carmel in Hamilton County are the next two largest population hubs in the metro, with just over 100,000 residents each.

Most of the surrounding counties are rural, offering builders ample land for residential and commercial development. Population growth is primarily concentrated to the northern suburbs and west of the city. Indianapolis's downtown bears a unique layout with a circular center and diagonal avenues extending outward, designed by architect Alexander Ralston, who was also responsible for urban planning in Washington, D.C.





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