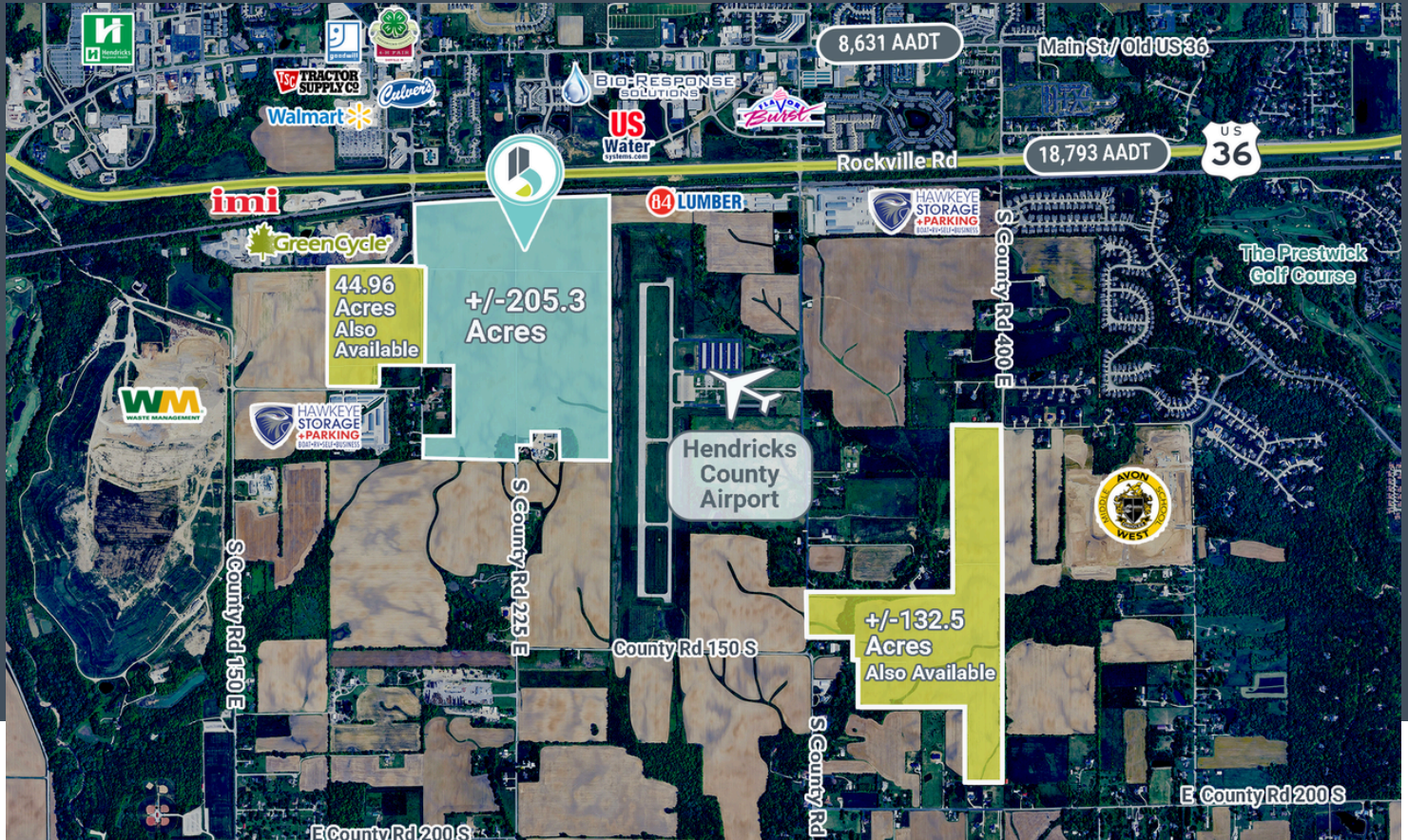


For Sale

Danville Industrial Corridor



0 S County Road 200 East

Danville, IN, 46122

Sale Price

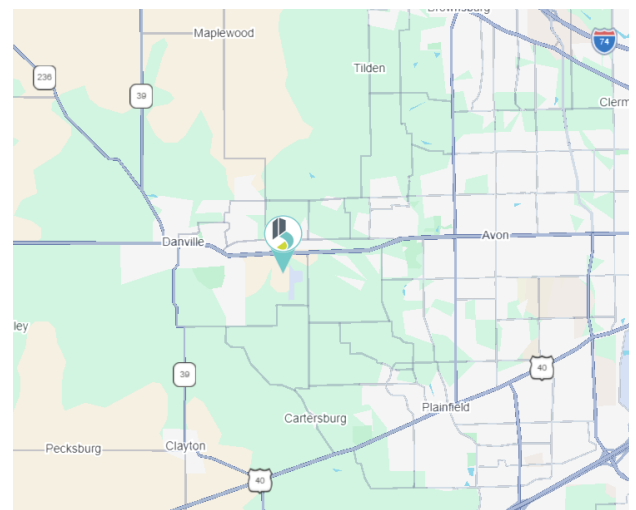
Subject to Offer

Size Summary

± 205 - 250 Acres

Highlights

- Central Indiana's next premier industrial development project
- Up to ± 250 acres of industrial development land
- Zoned industrial with utility improvements to serve site underway
- Rail adjacent – possibility to add rail spur
- Development friendly municipality



Nathan Schlabach
Broker | Land Specialist
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317.366.1513

Sam Karozos
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www.bradleyco.com

Site

0 S County Rd 200 E, Danville, IN 46122



This premier industrial development opportunity is one of the largest contiguous development land sites in Hendricks County. The property boasts major frontage along US Highway 36 with terrific access and industrial zoning in-place. Up to +/- 250 acres adjacent to rail, the project is located in development-friendly Danville next to the Hendricks County Regional Airport. The site is flat, dry, and developable with utility improvements underway, including municipal sewer and water available through the town of Danville. Call broker for pricing and additional information.

[Town of Danville Unified Development Ordinance](#)

For Sale

0 S County Rd 200 E, Danville, IN 46122



DO YOU KNOW?

POPULATION

166,806

UNEMPLOYMENT RATE:

2.8%

WORKFORCE PARTICIPATION RATE:

TOP 10 EMPLOYERS:

Amazon Fullfillment Center
Duke Energy Indiana LLC
Hendricks's Regional Health
Q-Edge Corp
Home Goods Distribution Center
IU Health West Hospital
Ingram Micro Mobility
O'Reilly Auto Parts Distribution Center
Plainfield Correctional Facility
Nice-Pak
Walmart Supercenter

COST OF LIVING INDEX: 94.8

AVERAGE SALARY: \$49,706

EDUCATION OBTAINED:

Expected growth rates for occupations vary by the education and training required. While all employment in Hendricks County, Indiana is projected to grow 2.0% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 2.3% per year, those requiring a bachelor's degree are forecast to grow 2.1% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 2.2% per year.*

*Employment by occupation data are estimates are as of 2022Q4. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

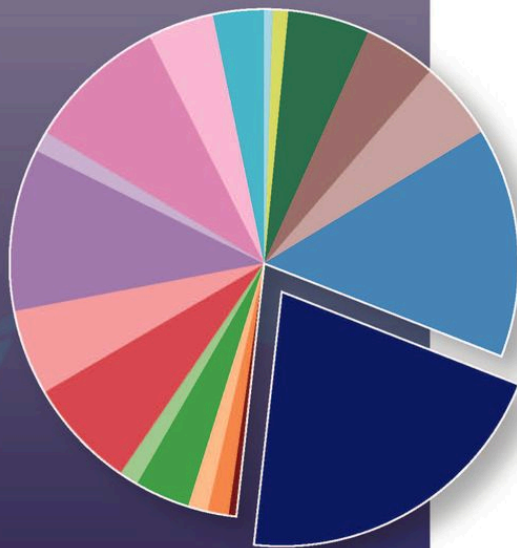
For Sale

0 S County Rd 200 E, Danville, IN 46122



TOP INDUSTRIES	WORKERS
TRANSPORTATION & WAREHOUSING	17,925
RETAIL TRADE	12,852
HEALTH CARE & SOCIAL ASSISTANCE	8,904

BREAKDOWN BY PERCENTAGE:



- Transportation & Warehousing 20.7%
- Retail Trade 14.9%
- Health Care & Social Assistance 10.3%
- Accommodation & Food Services 8.9%
- Administrative, Support, Waste Management & Remediation Services 7.0%
- Educational Services 5.3%
- Construction 5.3%
- Wholesale Trade 5.1%
- Manufacturing 4.5%
- Other Services (Except Public Administration) 4.3%
- Professional, Scientific, & Technical Services 3.8%
- Public Administration 3.2%
- Finance & Insurance 1.6%
- Arts, Entertainment, & Recreation 1.2%
- Management of Companies and Enterprises 1.1%
- Real Estate, Rental & Leasing 0.9%
- Utilities 0.8%
- Agriculture, Forestry, Fishing & Hunting 0.5%
- Information 0.4%
- Mining, Quarrying, & Oil & Gas Extraction 0.0%

The largest sector in Hendricks County, Indiana is Transportation and Warehousing, employing 17,925 workers. The next-largest sectors in the region are Retail Trade (12,852 workers) and Health Care and Social Assistance (8,904). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Transportation and Warehousing (LQ = 4.16), Utilities (1.65), and Retail Trade (1.48).

*High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average.

