



COMMERCIAL REAL ESTATE

FOR SALE

FORTVILLE, INDIANA

HANCOCK COUNTY

Investment Opportunity

E Broadway & E Ohio Street — Fortville, Indiana

1.02-Acre Commercial Development Site

Community Commercial (CC) Zoning | Dual-Street Frontage | Utilities In Place | High-Visibility Corner

Property Specifications

- **Site Area:** 1.02 Acres (±44,431 SF)
- **Location:** NEC E Broadway Street & E Ohio Street
- **Municipality:** Town of Fortville, Hancock County, Indiana
- **Zoning:** Community Commercial (CC) — Approved
- **Utilities:** Municipal water, sanitary sewer & electric available
- **Frontage:** Dual-street access — E Broadway Street & E Ohio Street
- **Visibility:** Signalized/high-traffic intersection
- **Use Restriction:** Gasoline/fuel sales not permitted

Site Attributes

- Level topography — minimal grading required
- Corner configuration accommodates drive-through, pad, or multi-tenant development
- Proximate to established residential, business park, and industrial employment base
- Constrained commercial land supply within the immediate trade area

Offering Summary

- **Ownership:** Fee Simple
- **Offering Type:** Unimproved Land — As-Is / As-Zoned
- **Asking Price:** \$630,000
- **Price Per Acre:** ±\$617,647
- **Zoning:** Community Commercial (CC) — In Place
- **Utilities:** Available at site boundary; buyer to extend to pad
- **Due Diligence:** Buyer to independently verify all site conditions

1.02 AC

±44,431 SF

Entitled corner development site

CC

Community
Commercial

Broad range of permitted uses

\$630,000

Asking Price

±\$617,647 per acre

Market Fundamentals & Development Potential

Fortville, Indiana represents one of the Indianapolis metropolitan area's most compelling suburban growth stories. Positioned along the town's primary commercial corridor and adjacent to Hamilton County — Indiana's highest-income county — the subject site benefits from accelerating population growth, active municipal investment, and a demonstrable undersupply of quality commercial product.

Location & Trade Area Attributes

- **Downtown Core Proximity:** Walkable to Fortville's established retail and dining district along the historic Broadway corridor
- **Residential Density:** Surrounded by existing neighborhoods and active residential subdivision development expanding from the town center
- **Employment Base:** Adjacent to established business park tenants and industrial employers generating consistent daytime traffic
- **Education Infrastructure:** Mt. Vernon Community School Corporation facilities create family-oriented traffic patterns and community anchoring
- **Metro Connectivity:** ±25 miles northeast of downtown Indianapolis via I-70; ±34-minute drive time
- **Hamilton County Adjacency:** Immediate proximity to one of Indiana's highest-income and fastest-growing counties

Municipal Growth Indicators

- Town of Fortville 10-Year Comprehensive Plan (adopted November 2024) — growth framework through 2034
- Broadway Street TIF District Master Plan — mixed-use, pedestrian-oriented corridor redevelopment vision
- New elementary school facility under construction (2025) — direct indicator of household formation growth
- Active residential land acquisition by regional and national homebuilders
- Median home sale price ±\$375,000 (April 2025) — seller's market conditions persist

Permitted Use Potential

The in-place Community Commercial (CC) zoning designation accommodates a broad spectrum of commercial uses, positioning the site to serve Fortville's expanding residential base, daily commuter traffic, and proximate employment centers.

Food & Beverage / QSR

Dual-access corner configuration and high daily traffic counts support drive-through, fast-casual, or full-service restaurant concepts. Strong visibility from both street frontages.

Café / Daily Needs Retail

Morning commuter traffic and residential density create favorable conditions for neighborhood-serving café or daily convenience concepts.

Medical / Healthcare Office

Expanding residential population and limited local healthcare supply create demand for primary care, dental, urgent care, and specialty medical uses.

Professional & Financial Services

Accessible, high-visibility location well-suited for legal, financial, insurance, or real estate office users seeking a Fortville market presence.

Neighborhood Retail / Service Retail

Multi-tenant or single-user retail formats including personal services, specialty food, and convenience retail serving an underserved trade area.

Mixed-Use Commercial Development

Ground-floor commercial with upper-level office or flex use — consistent with the Town's Broadway Street TIF corridor vision and master plan objectives.

6,000+

Estimated Population (2025)

Town of Fortville estimate, December 2025; +25.4% growth from 4,784 at 2020 Census

\$84K

Median Household Income

Exceeds Indianapolis MSA median of ±\$79,852

±25 mi

Indianapolis CBD

±34-minute drive via I-70; fully integrated into the Indianapolis metropolitan economy

145 AC

Annexed — January 2026

Fortville Town Council approved 145-acre annexation including major residential tract

THE OPPORTUNITY

A Rare Entitled Corner in One of Indiana's Fastest-Growing Communities

The northeast corner of E Broadway Street and E Ohio Street represents a compelling, execution-ready commercial land opportunity in the Town of Fortville — a high-growth Indianapolis suburban market with constrained commercial supply, strong household demographics, and active municipal investment in its primary commercial corridor. With Community Commercial zoning in place, municipal utilities available, and a corner configuration suited to a broad range of commercial uses, this site is positioned for immediate development by the right buyer.

<p>Entitled & Ready</p> <p>Community Commercial (CC) zoning approved. No rezoning risk. Municipal water, sanitary sewer, and electric available at the site boundary.</p>	<p>Constrained Supply</p> <p>One of the last available commercial corner sites along Fortville's primary commercial corridor. Limited competing inventory in the immediate trade area.</p>	<p>Growth Market</p> <p>Fortville's population has grown 25%+ since 2020. Active annexation, new school construction, and national homebuilder activity signal sustained residential demand.</p>
<p>Flexible Configuration</p> <p>1.02-acre corner site accommodates drive-through, pad, multi-tenant, or owner-user development across a wide range of permitted commercial uses.</p>		

Qualified Buyers Are Invited to Inquire

<p>Commercial Developers</p> <p>Spec and build-to-suit developers targeting entitled, infrastructure-ready land in high-growth Indianapolis suburban markets. Underwriting to lease-up assumptions for retail, medical, or multi-tenant commercial product.</p>	<p>Owner-Users</p> <p>Businesses seeking to own their operating facility and eliminate lease exposure. Particularly well-suited for professional services, personal services, and neighborhood-serving retail concepts establishing a Fortville presence.</p>	<p>Medical & Healthcare Operators</p> <p>Physician groups, dental practices, urgent care operators, and specialty healthcare providers seeking accessible, high-visibility community locations to serve a growing and underserved residential population.</p>
<p>Retail Operators & Franchise Groups</p> <p>Regional and national franchise concepts evaluating Fortville as an emerging trade area. Favorable demographics, limited competitive supply, and strong household income metrics support franchise underwriting criteria.</p>	<p>Food & Beverage Operators</p> <p>Independent and franchise restaurant operators attracted by the site's dual-access corner configuration, traffic exposure, and drive-through development potential.</p>	<p>Land Investors & Portfolio Buyers</p> <p>Hancock County and Indianapolis MSA investors seeking to acquire a rare, entitled commercial corner in a supply-constrained growth submarket — for land hold, development, or disposition to an end user.</p>



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