



WALKER FARMS
1,078 HOMES

MEADOWS ON MAIN APARTMENTS
264 UNITS

COTTAGES AT BRIDLE OAKS
195 UNITS

WHITESTOWN LAND

- HARD CORNER -

NEC of Main St & Albert S. White Dr.
Whitestown, IN 46075

SITE
1.54 AC



E 400 S

HUSSEY-MAYFIELD PUBLIC LIBRARY

ALBERT S. WHITE DR

10,650 VPD

FUTURE MUNICIPAL BUILDINGS & PARK EXPANSION

THE HERITAGE
260 HOMES

Land Available
1.54 acres

GROUND LEASE
BTS or SHOPS

650 E

9,084 VPD

MAIN STREET PARK

PRIME CORNER LAND FOR GROUND LEASE, BTS OR SHOPS

6586 Albert S White Drive, Whitestown, IN 46075

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VERITAS REALTY

www.VeritasRealty.com




1.54 AC | FOR GROUND LEASE, BTS OR SHOPS WHITESTOWN LAND AVAILABLE | HARD CORNER

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

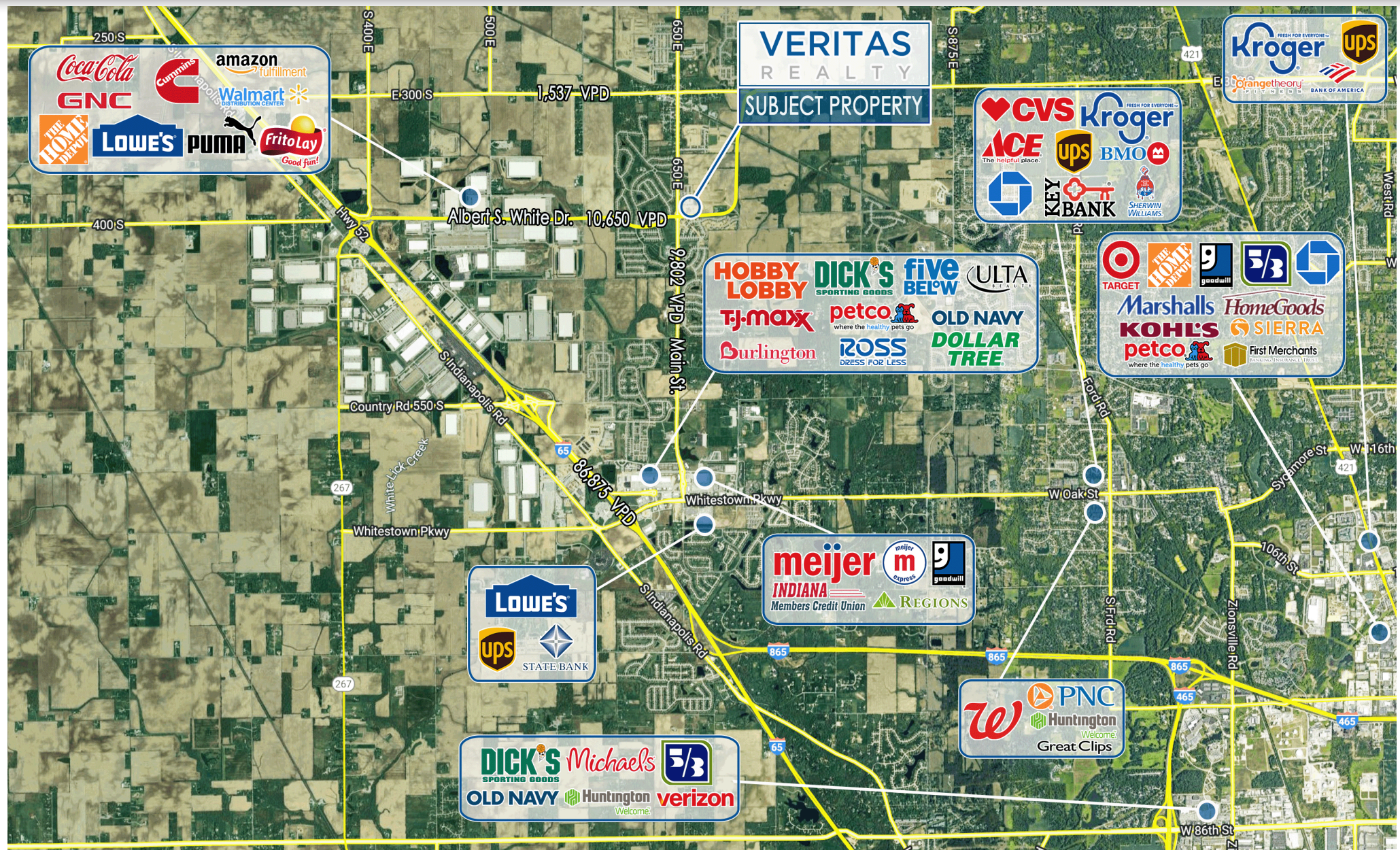
- Pre-leasing new construction retail, medical & restaurant development
- Ideal for a bank or financial institution (retail and medical uses also permitted)
- Perfectly situated at the hard corner (NEC) of Main St & Albert S. White Dr. in Whitestown
- Strong neighborhood location in underserved Whitestown trade-area
- Drive-thru and large patio opportunities available. Bridle Oaks PUD allows for very flexible and favorable permitted uses and development standards
- Located on the Ronald Reagan Parkway Expansion connecting 146th Street to SR-267
- Whitestown has been named the fastest growing municipality in the state for 8+ years



| DEMOGRAPHICS |  1 MILE |  3 MILE |  5 MILE |
|--------------------|--|--|--|
| Population: | 4,114 | 18,970 | 40,271 |
| Average HH Income: | \$153,530 | \$185,795 | \$204,191 |
| Employees: | 955 | 9,139 | 20,689 |

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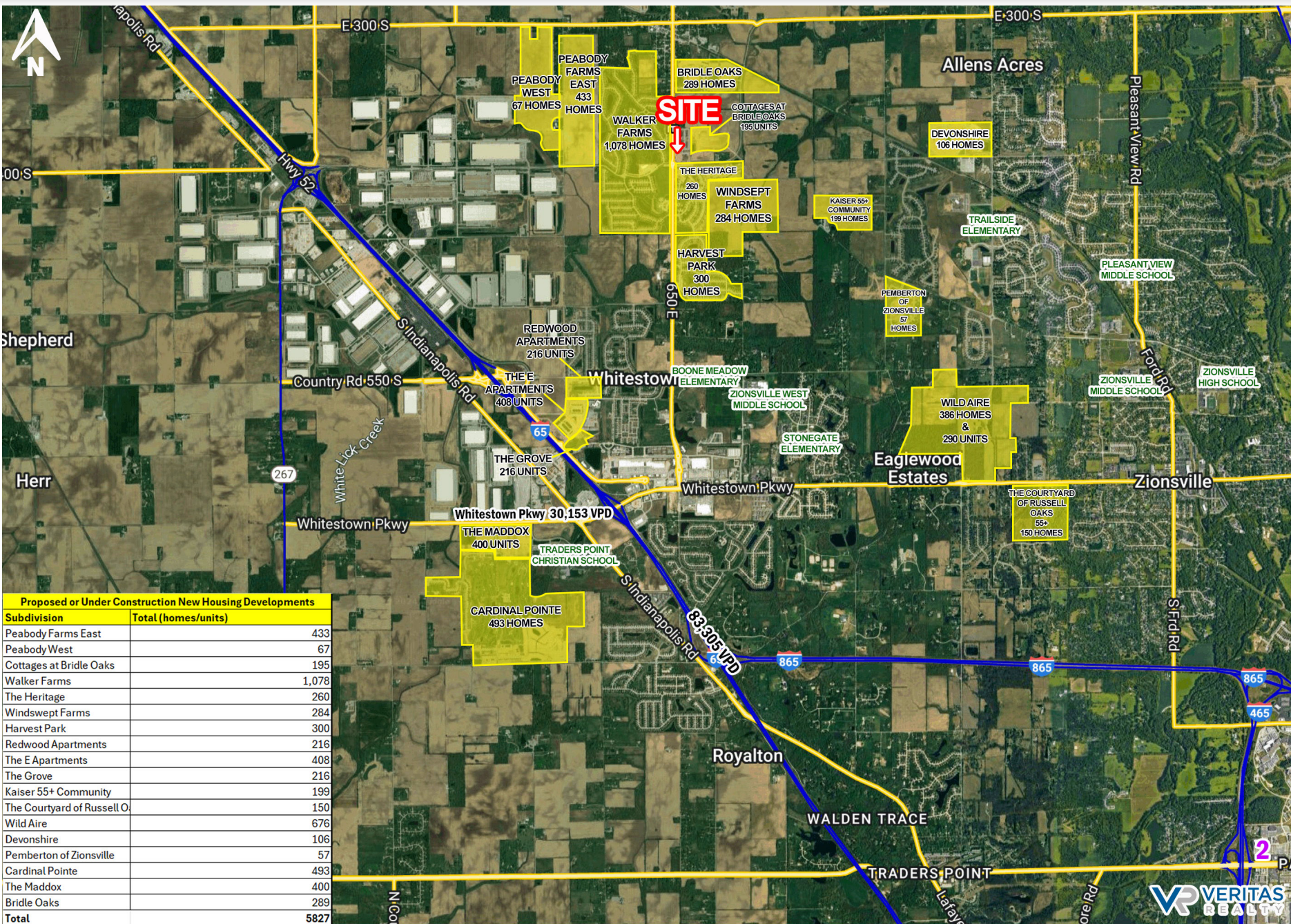
MARKET
AERIAL



1.54 AC | FOR GROUND LEASE, BTS OR SHOPS

WHITESTOWN LAND AVAILABLE | HARD CORNER

MARKET
AERIAL



| Proposed or Under Construction New Housing Developments | |
|---|---------------------|
| Subdivision | Total (homes/units) |
| Peabody Farms East | 433 |
| Peabody West | 67 |
| Cottages at Bridle Oaks | 195 |
| Walker Farms | 1,078 |
| The Heritage | 260 |
| Windswept Farms | 284 |
| Harvest Park | 300 |
| Redwood Apartments | 216 |
| The E Apartments | 408 |
| The Grove | 216 |
| Kaiser 55+ Community | 199 |
| The Courtyard of Russell O | 150 |
| Wild Aire | 676 |
| Devonshire | 106 |
| Pemberton of Zionsville | 57 |
| Cardinal Pointe | 493 |
| The Maddox | 400 |
| Bridle Oaks | 289 |
| Total | 5827 |

