

White River Crossing

I-69 & CR-144, Bargersville, IN



FOR SALE, LEASE, OR BUILD-TO-SUIT

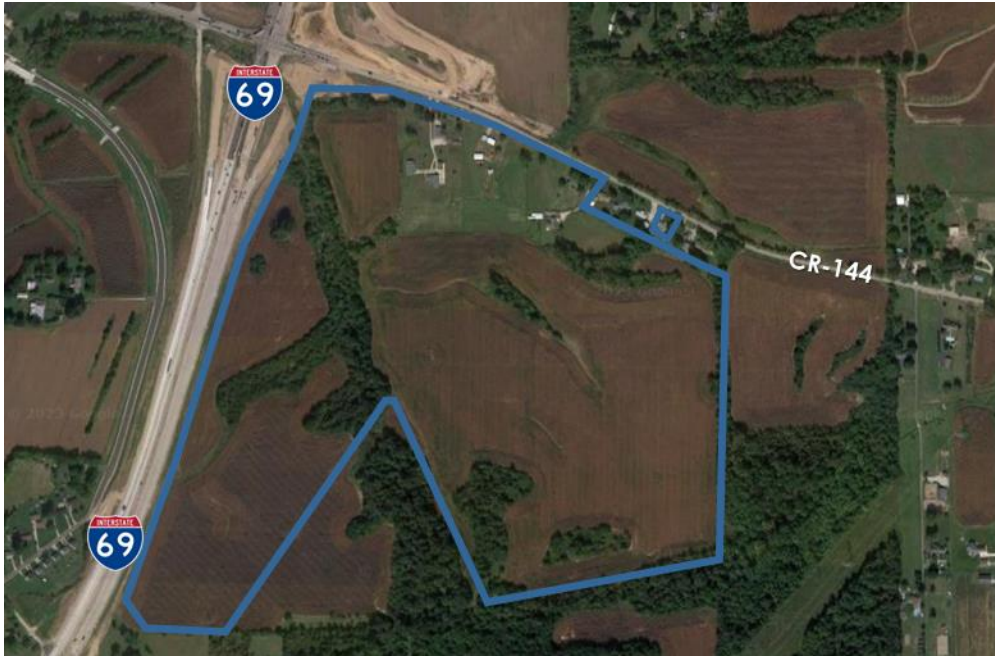
Exclusive Broker:

RYAN ZICKLER

Zickler Associates, Managing Broker

P: 317-809-9955

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OFFERING SUMMARY

LIST PRICE:

Contact Broker

LOT SIZE:

140 +/- Acres

ZONING:

Mixed Use

TRAFFIC COUNT:

28,965 AADT (I-69)

USES:

Retail, Grocer, Restaurant, Hotel,
Medical Office, Multi-Family,
55+ Housing

PROPERTY DESCRIPTION

Welcome to the White River Crossing, the Gateway to Bargersville! These mixed-use sites will be available in Spring 2024 and have immediate access and visibility to I-69 via the brand-new interchange that connects Johnson, Morgan and Hendricks counties. Become a part of Bargersville, Indiana's 3rd fastest growing town, and take advantage of the connectivity to Mooresville and Plainfield (The Indianapolis Airport) to the West and Franklin and Shelbyville to the East via CR-144. Plus, just 3 miles away sits Center Grove High School, with the school system having approximately 9,000 students enrolled.

Bargersville is exploding with new housing developments, increasing the demand for gas station convenience, quick service restaurants, big box retail and multi-family. Be a part of this high growth and high-income community at White River Crossing.

White River Crossing is the largest planned development along I-69 in the state of Indiana.

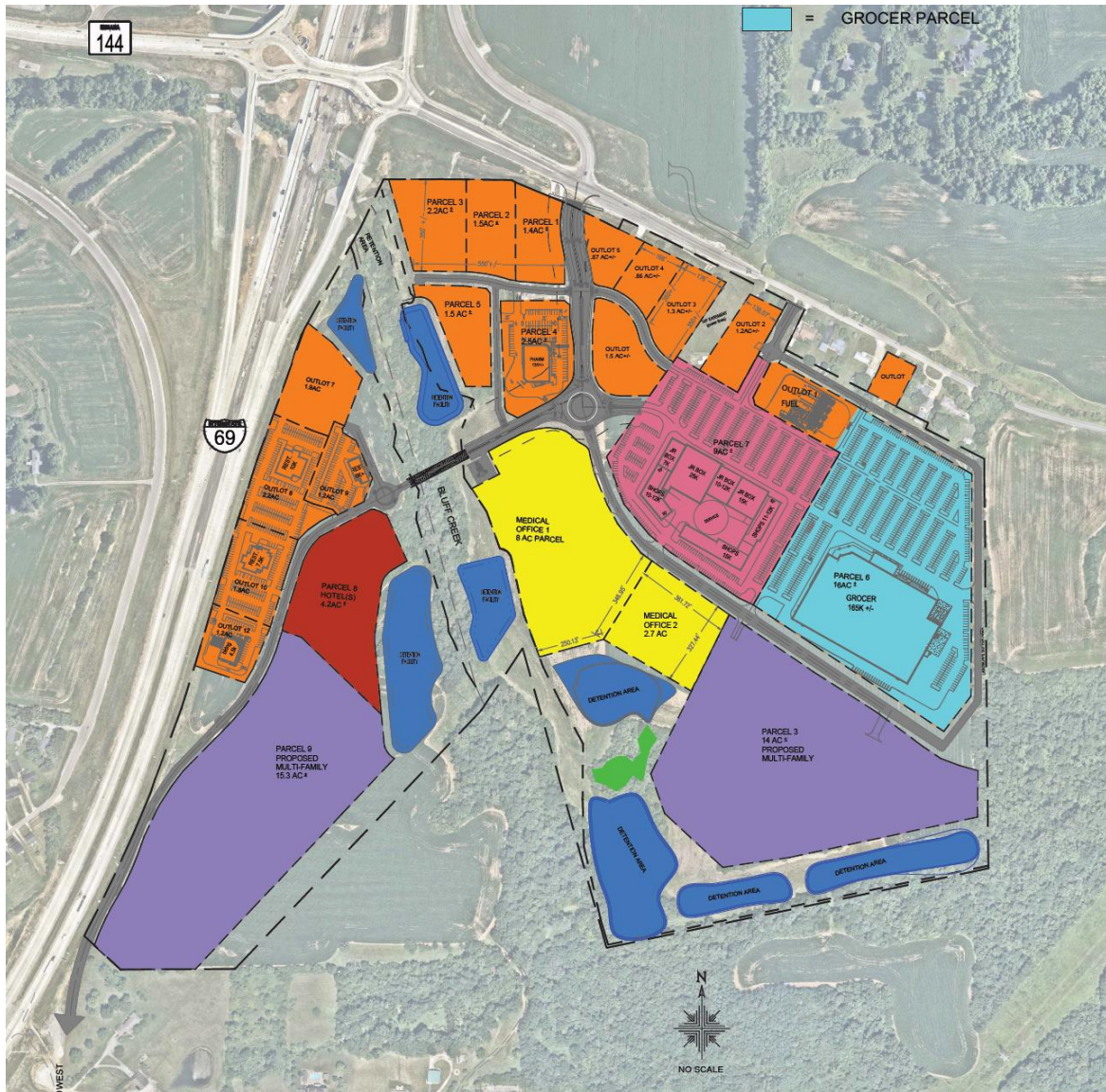
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-  Retail Outparcels – 48+ Acres
-  Hotel – 4.2 Acres
-  Medical – 10.7 Acres
-  Multi-Family – 29.3 Acres
-  Grocer – 16 Acres

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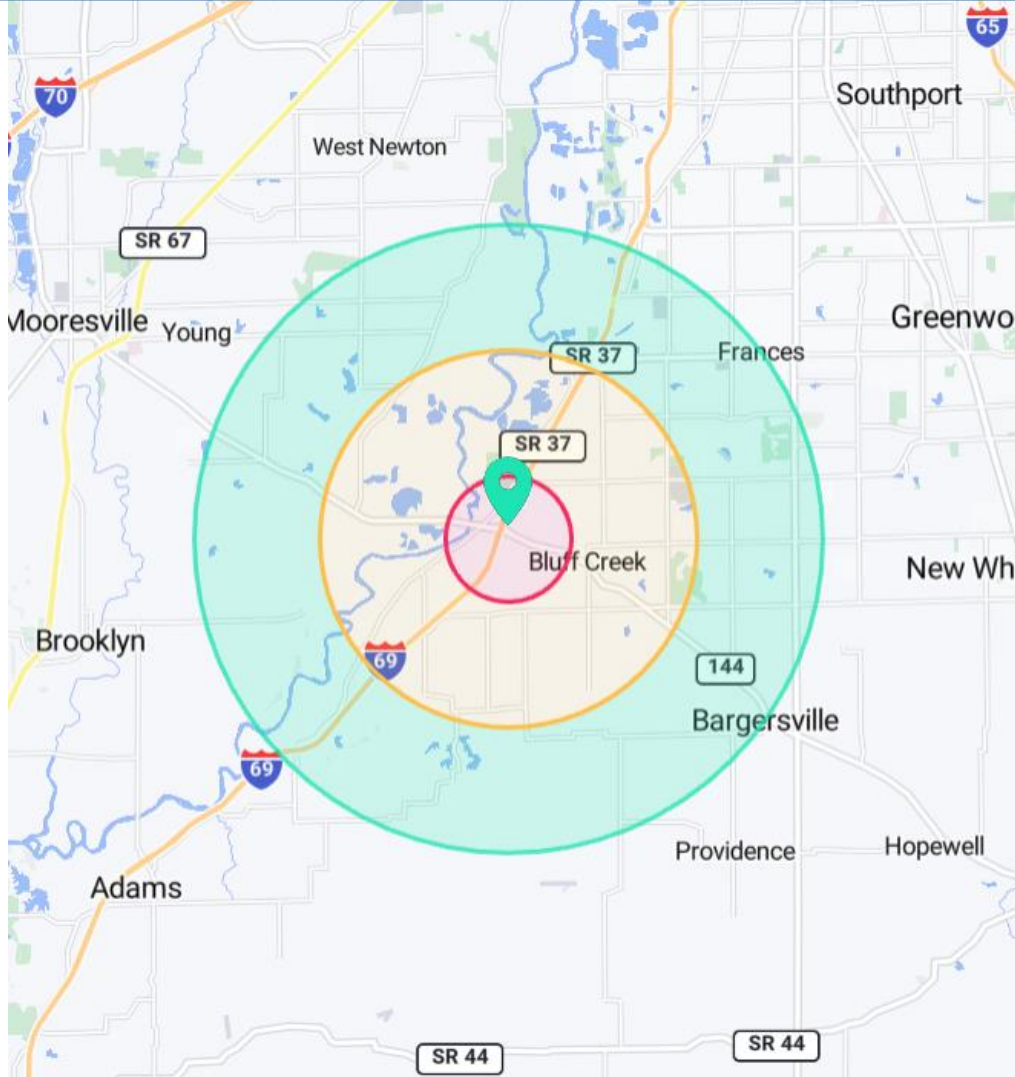
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DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	3,666	17,672
Female	3,688	18,035
Total Population	7,354	35,707

Age	3 Miles	5 Miles
Ages 0-14	1,440	7,336
Ages 15-24	1,090	5,466
Ages 25-54	2,295	12,621
Ages 55-64	1,124	4,947
Ages 65+	1,405	5,337

Income	3 Miles	5 Miles
Median	\$66,954	\$82,549
< \$15,000	126	2,253
\$15,000-\$24,999	106	471
\$25,000-\$34,999	235	779
\$35,000-\$49,999	226	1,250
\$50,000-\$74,999	499	2,220
\$75,000-\$99,999	423	2,253
\$100,000-\$149,999	501	3,116
\$150,000-\$199,999	195	1,036
> \$200,000	308	913

Housing	3 Miles	5 Miles
Total Units	2,685	12,145
Occupied	2,442	11,550
Owner Occupied	2,115	10,540
Renter Occupied	327	1,010
Vacant	243	595