

AUCTION



LAND

710 N SHERMAN DR, INDIANAPOLIS, IN 46201



PROPERTY OVERVIEW

The State of Indiana is offering for sale, via sealed bid auction, a 7.44-acre portion of Sherman Park. This is an uncommon infill redevelopment opportunity for vacant land in Indianapolis that can be developed on its own, in parts, or as an assemblage once the remediation effort has achieved its goal.

Positioned for an entrepreneurial buyer, investor, developer, speculator, and/or owner-occupier, as the C-S zoning district designation provides flexibility by permitting the broadest range of land use choices within a single district, with potential to be a catalyst for economic growth for the Near Eastside.

For more information:

[IndianaStateSurplus.com](https://www.IndianaStateSurplus.com)

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SEALED BIDS DUE
BY DECEMBER 4TH,
2025 @ 3:30PM EST

Lot Size: 7.44 Acres



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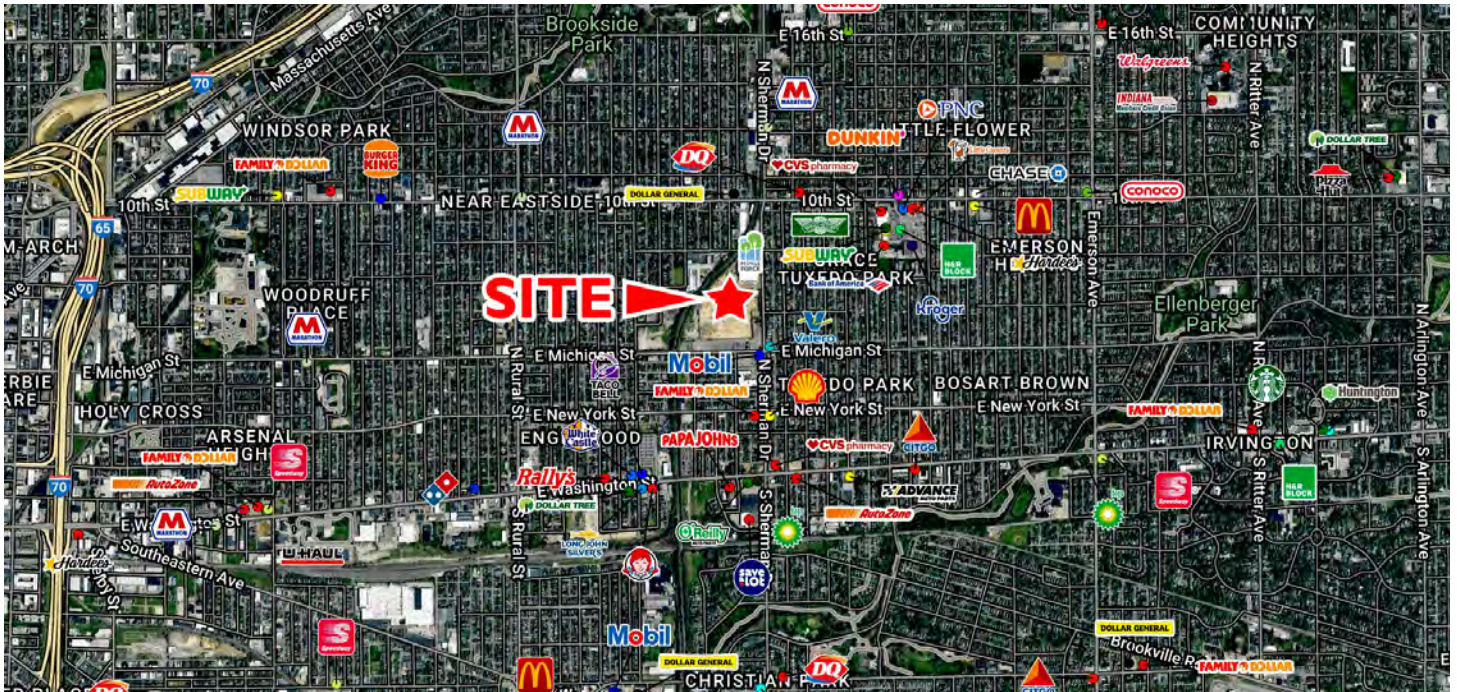
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PROPERTY HIGHLIGHTS

- Tracts E & G, Sherman Park
- Brownfield site with ongoing remediation and incentives potential
- Zoned C-S, Special Commercial District
- Reasonable access to the I-65 and I-70 North Split, the most heavily traveled interchange in central Indiana, serving 220K motorists each day
- *Please Note: The property is subject to use restrictions and institutional controls by two layers of environmental restrictive covenants (ERC's) recorded in 2012 and 2014. Per public information, the site is ready for industrial development once the remediation effort has achieved its goal of cleaning up to industrial levels. The western majority portion of the site is not suitable for residential or green space/park reuse without significantly higher remediation efforts, while the eastern minority portion of the site could be suitable for other reuses besides industrial. The subject parcel currently has limited public access or right of entry. The buyer will be responsible for gaining legal access to the property. Ingress/Egress permits may be submitted to the local municipality with jurisdiction or the Department of Transportation and approved or denied at their sole discretion. No assurance of such a permit is expressed or implied. Documents are available on www.IndianaStateSurplus.com.



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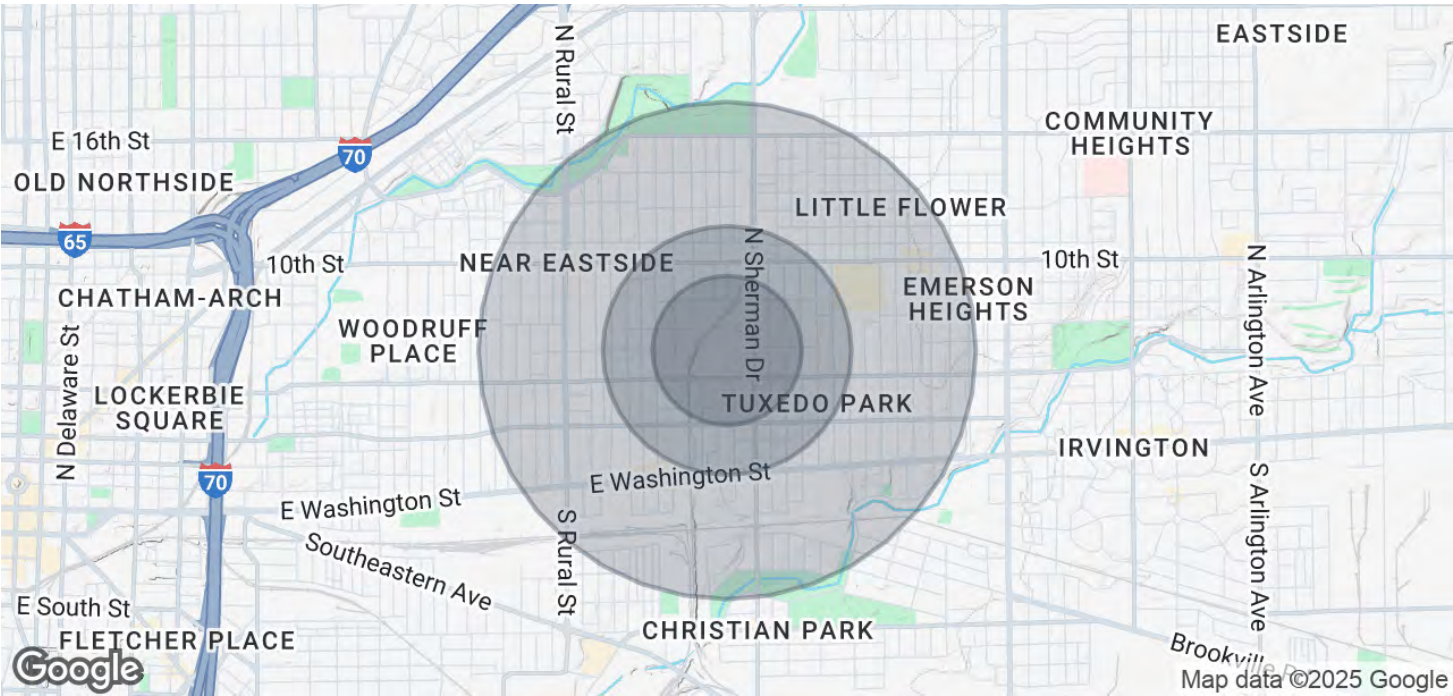


DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	628	5,438	19,806
Average Age	35	35	36
Average Age (Male)	34	35	36
Average Age (Female)	36	35	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	2,161	8,133
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$41,042	\$47,939	\$53,797
Average House Value	\$150,757	\$149,667	\$160,901

Demographics data derived from AlphaMap

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