

DEVELOPMENT OPPORTUNITY

3950 N SR 39 Lebanon, IN 46052



LAND FOR DEVELOPMENT

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PROPERTY HIGHLIGHTS

- Direct exposure to largest private-sector investment in Indiana history
- SR 39 corridor: major transportation artery receiving state infrastructure upgrades
- Lebanon annexed 8,000 acres for LEAP with comprehensive zoning and planning support
- Ground-up development opportunity in path of unprecedented regional transformation
- First-mover advantage as supporting infrastructure and services rapidly develop

OFFERING SUMMARY

LIST PRICE:

Undisclosed

LOT SIZE:

6.75 Acres

FRONTAGE:

200 Ft

ZONING:

Residential*

USES:

Industrial, Flex, Multi-Family

**Property is currently zoned single-family residential but has commercial potential.*

PROPERTY OVERVIEW

Strategically positioned on State Road 39, this site sits at the center of Central Indiana's most transformative economic expansion. Just minutes from the LEAP Lebanon Innovation District—anchored by Eli Lilly's \$13+ billion investment—the property offers exceptional visibility, access, and potential. Surging infrastructure and regional growth make this an ideal location for development uses that complement and capitalize on the area's unprecedented momentum.

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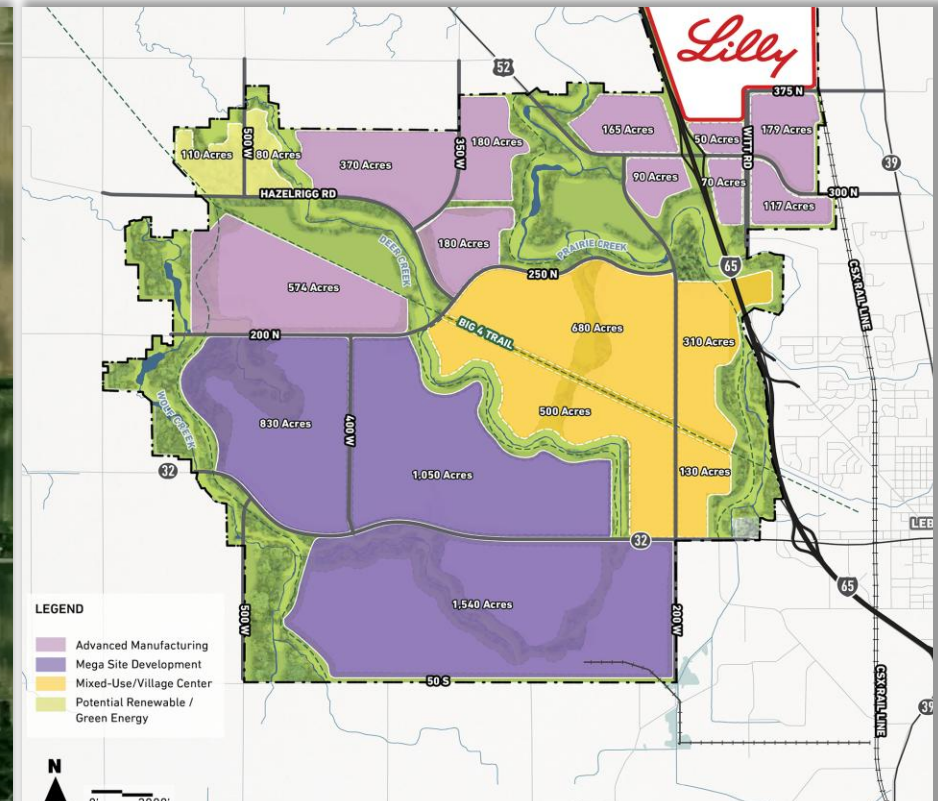


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The Game-Changer: Eli Lilly has committed over \$13 billion to develop multiple facilities in the LEAP (Limitless Exploration/Advanced Pace) Lebanon Innovation District, representing the largest pharmaceutical manufacturing investment in U.S. history.

- **Population Surge:** Boone County projected to grow from 77,000 (2025) to 135,000 by 2050 with LEAP development
- **Housing Demand:** Forecasted need for 15,600+ new households in LEAP district alone by 2050
- **Income Growth:** Second-highest household income in Central Indiana (\$94,843 median)
- **Regional Hub:** Strategic location between Indianapolis and Purdue University along I-65 corridor

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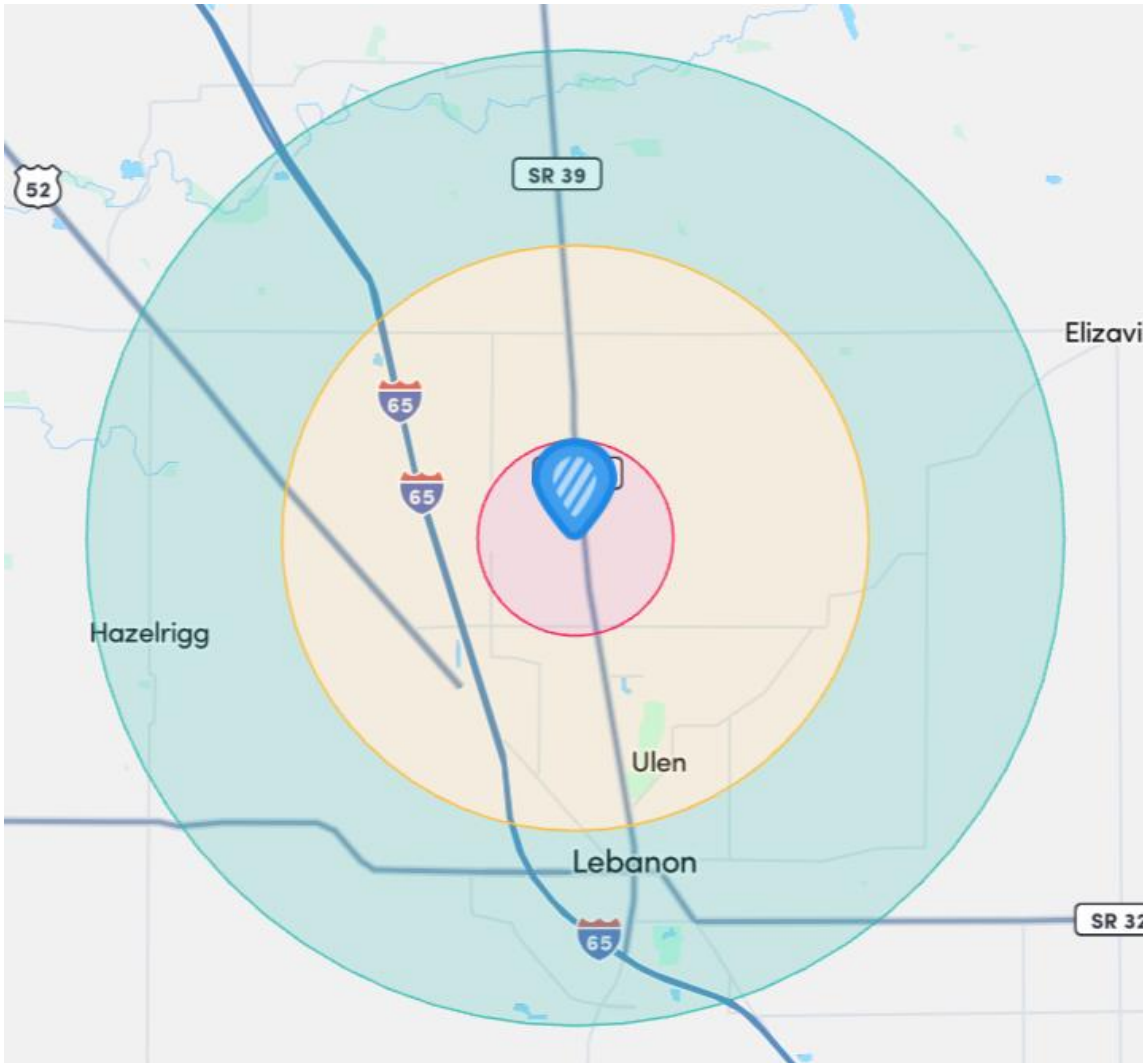
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DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	5,627	9,722
Female	6,040	10,084
Total Population	11,667	19,806

Age	3 Miles	5 Miles
Ages 0-14	1,906	3,394
Ages 15-24	1,530	2,651
Ages 25-54	4,122	7,141
Ages 55-64	1,563	2,644
Ages 65+	2,545	3,974

Income	3 Miles	5 Miles
Median	\$75,900	\$72,100
< \$15,000	300	673
\$15,000-\$24,999	289	492
\$25,000-\$34,999	471	932
\$35,000-\$49,999	524	950
\$50,000-\$74,999	955	1,488
\$75,000-\$99,999	797	1,306
\$100,000-	544	899
\$150,000-	332	536
> \$200,000	372	597

Housing	3 Miles	5 Miles
Total Units	5,207	8,986
Occupied	4,956	8,424
Owner Occupied	3,622	5,684
Renter Occupied	1,334	2,740
Vacant	251	561