



FOR SALE LAND

OFFERING MEMORANDUM

13507 PARKSIDE DR
FISHERS (INDIANAPOLIS METRO AREA), IN 46038

MICHAEL B. DREW, CCIM

Senior Vice President | Investments
317.255.3900 | mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3	LAND SURVEY	20
PROPERTY DESCRIPTION	4	LAND SURVEY	23
RETAILER MAP	5	ABOUT FISHERS	26
HOTEL/MOTEL MAP	6	ARTICLES REGARDING FISHERS	27
RETAILER MAP	7	DEMOGRAPHICS MAP & REPORT	28
RETAILER MAP	8	ADVISOR BIO 1	29
ARCHITECT RENDERING	9		
MIXED USE RENDERING IDEAS	10		
SALE COMPS	12		
SALE COMPS	13		
REGIONAL MAP	15		
AERIAL MAP	16		

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Bradley Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither Bradley Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. Bradley Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bradley Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bradley Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company in compliance with all applicable fair housing and equal opportunity laws.

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

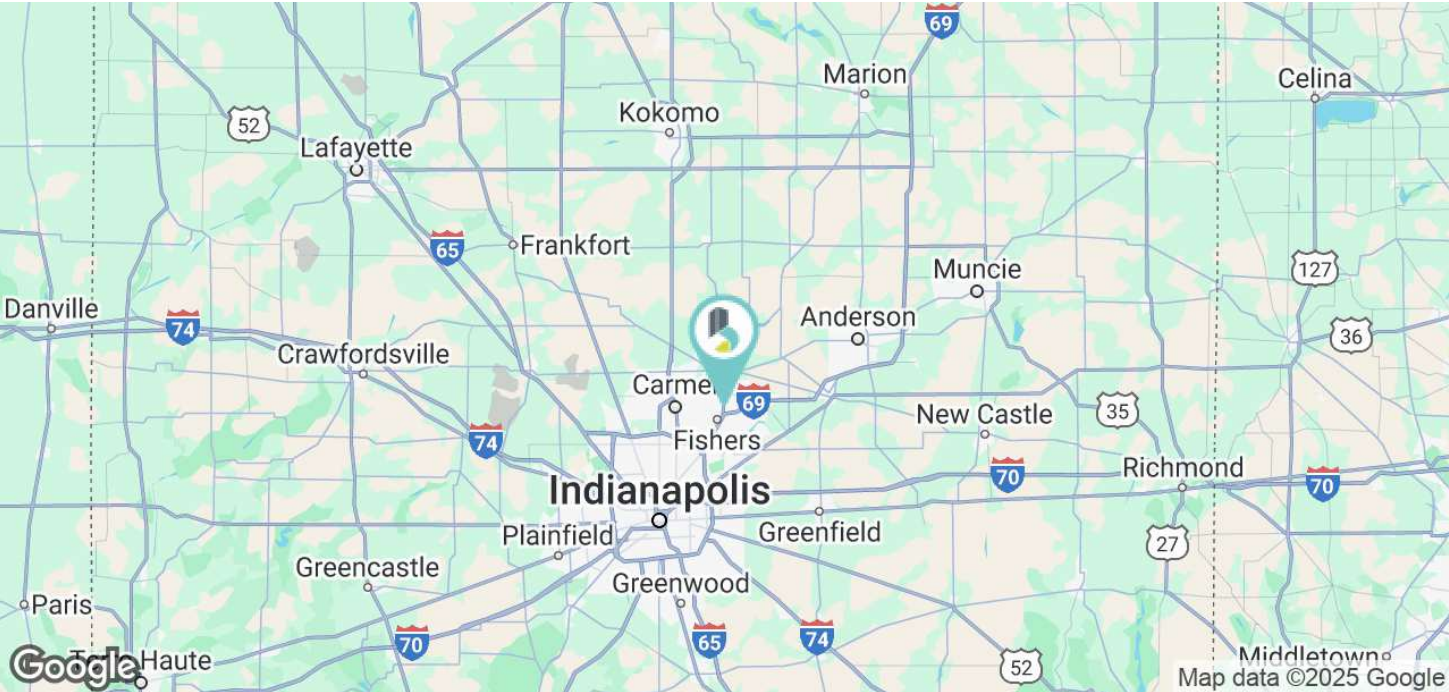
LAND

EXECUTIVE OVERVIEW

Bradley Company is pleased to exclusively represent the owner of this 20.21 Acre Prime Development Land in Fishers, (Indianapolis Metro Area), IN 46038. Fishers is the 4th fastest growing city in Indiana. The population of Fishers has increased from 7,500 in 1990 to almost 100,000 today. Hamilton County is one of the fastest growing counties in the United States. Anticipated uses include Mixed Use, Hotel/Motel, Conference Center, Water park, Apartments, Office/Medical Office, School, Retail, Shopping Center, Restaurant, Theater, Recreation/Sports Facility, Nursing and Convalescent Home, and Others. The owner will consider dividing the land into smaller parcels to accommodate smaller users and out-lots.

OFFERING SUMMARY

Sale Price:	\$15,200,000
Lot Size:	20.21 Acres
Price / Acre:	\$750,000
Zoning:	PUD



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



PROPERTY DESCRIPTION

This 20.21-acre property at 13507 Parkside Drive in Fishers, IN, is a prime development opportunity. Zoned PUD, it is approved for uses such as a Hotel, Conference Center, and Waterpark, with the potential for Nursing and Convalescent Home, Office, and Mixed-Use Developments. The owner is open to dividing the property into smaller tracts, offering flexibility for various development projects.

Located in Fishers, the 4th fastest-growing city in Indiana, this property benefits from 45,506 AADT traffic on State Road 37, ensuring high visibility and access. Whether for investment or owner-use, this site is ideal for those looking to capitalize on the rapid growth in one of Hamilton County's most dynamic areas. Hamilton County is one of the Fastest Growing counties in the United States.

PROPERTY HIGHLIGHTS

- Prime Development Land
- Currently Zoned for Hotel, Conference Center, and Waterpark
- Ownership will consider dividing the property into smaller tracts
- PUD Suggests Mixed-Use Retail, Office/Medical Office, Restaurant, Theater, Recreation/Sports Facility, School, and Other Possibilities
- Fishers is the 4th Fastest Growing City in Indiana.
- Traffic counts on State Road 37 are 45,506 AADT.

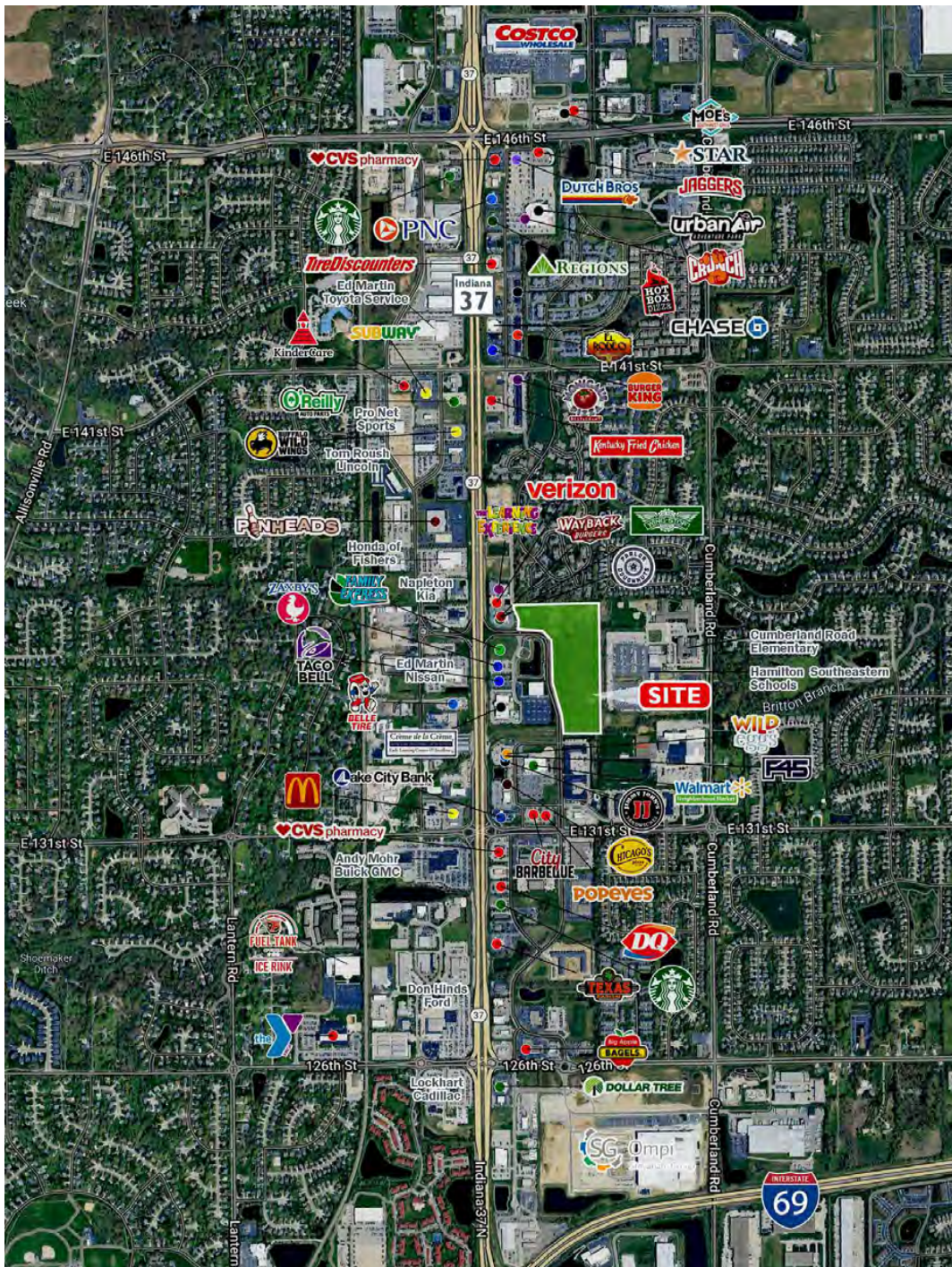
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



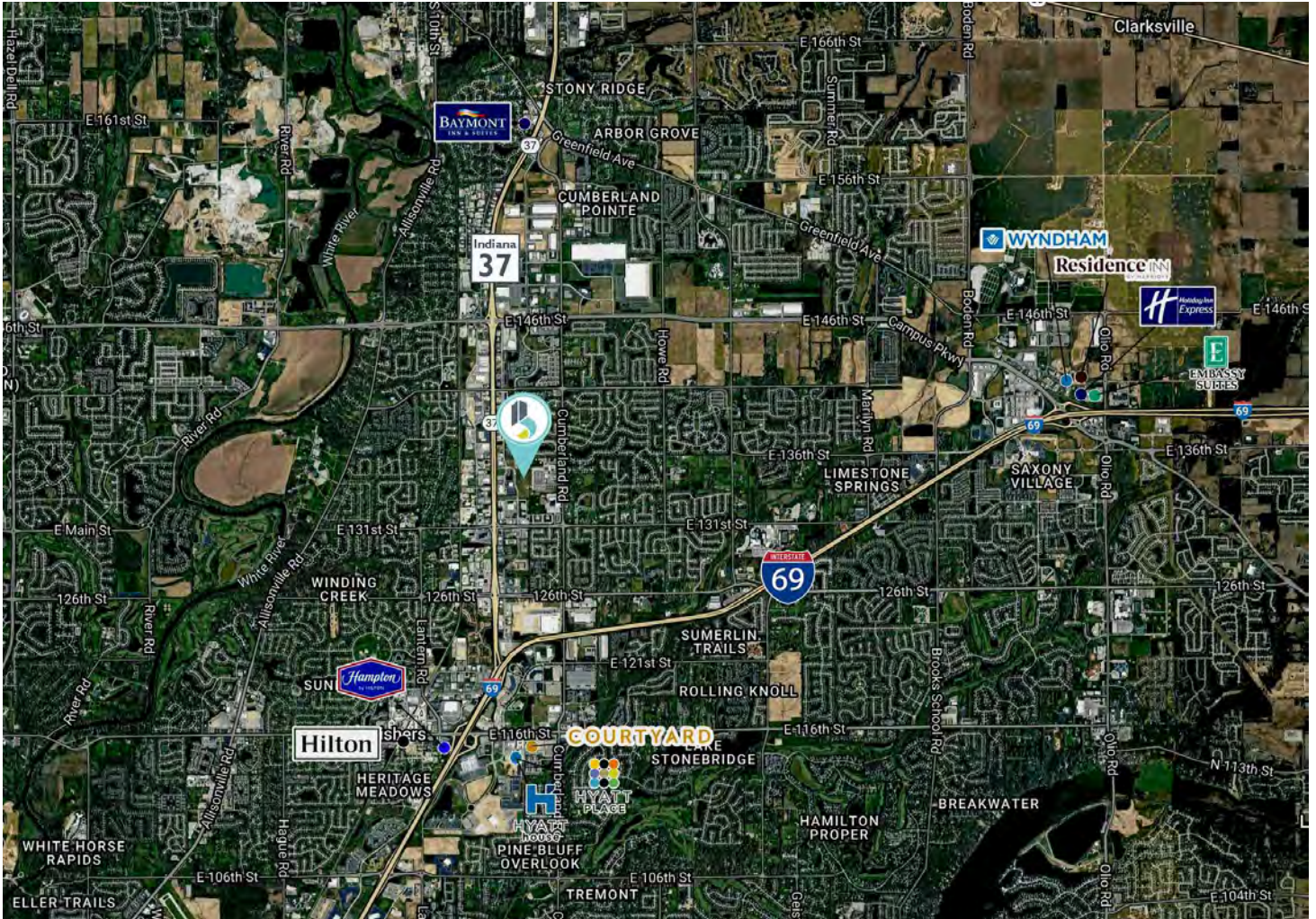
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



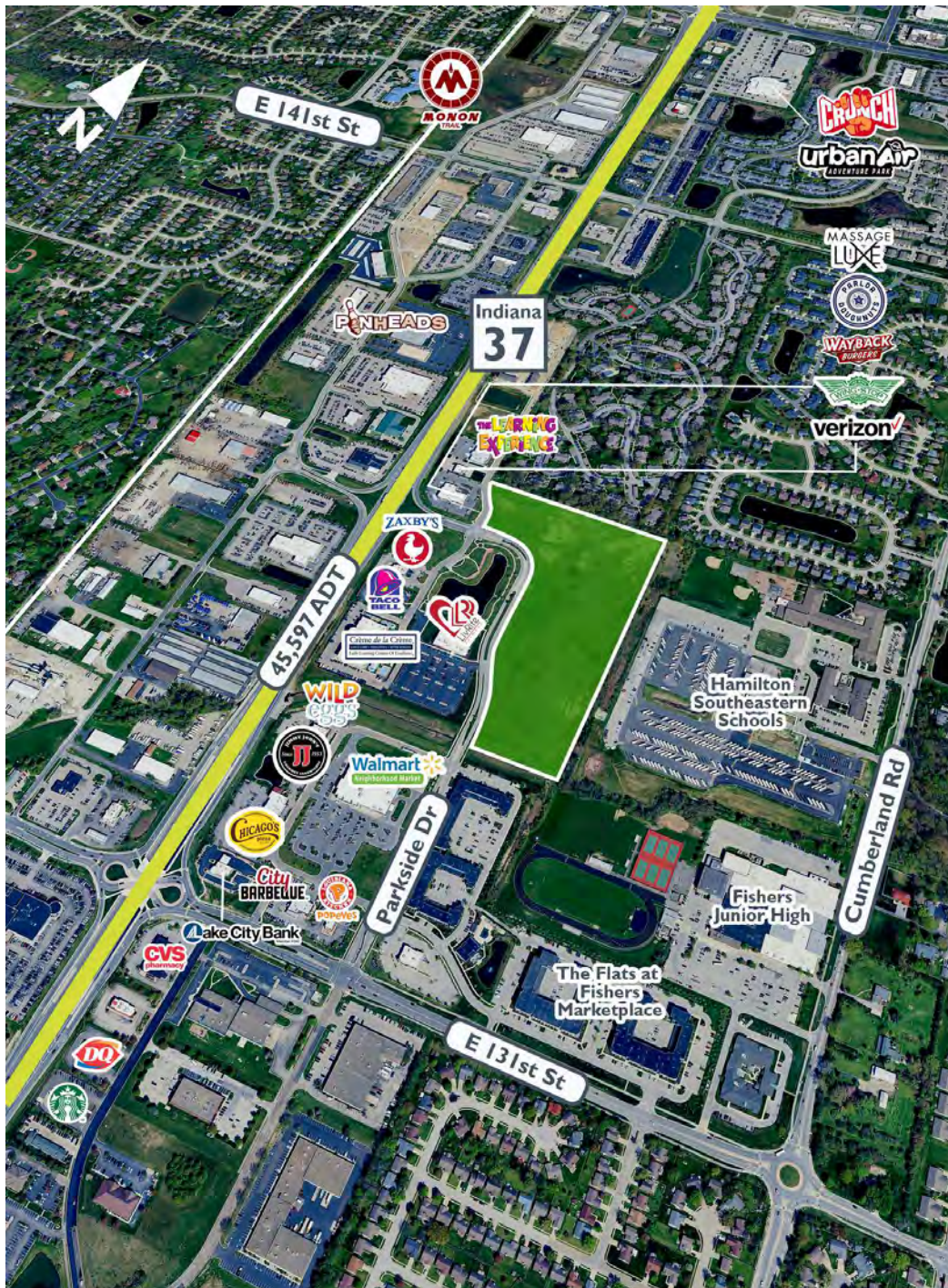
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



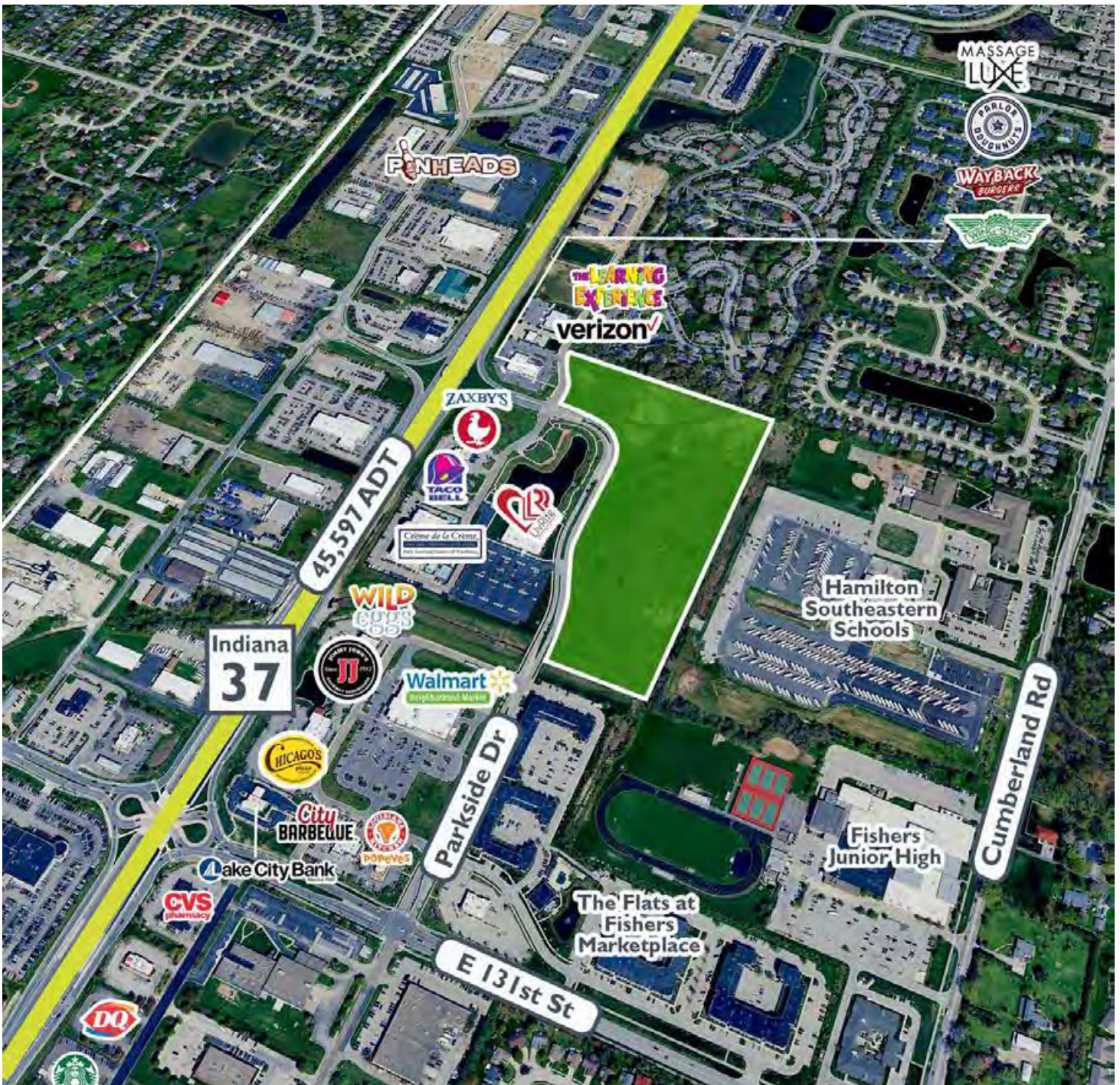
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



MIXED USE RENDERING IDEAS

13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



page 10

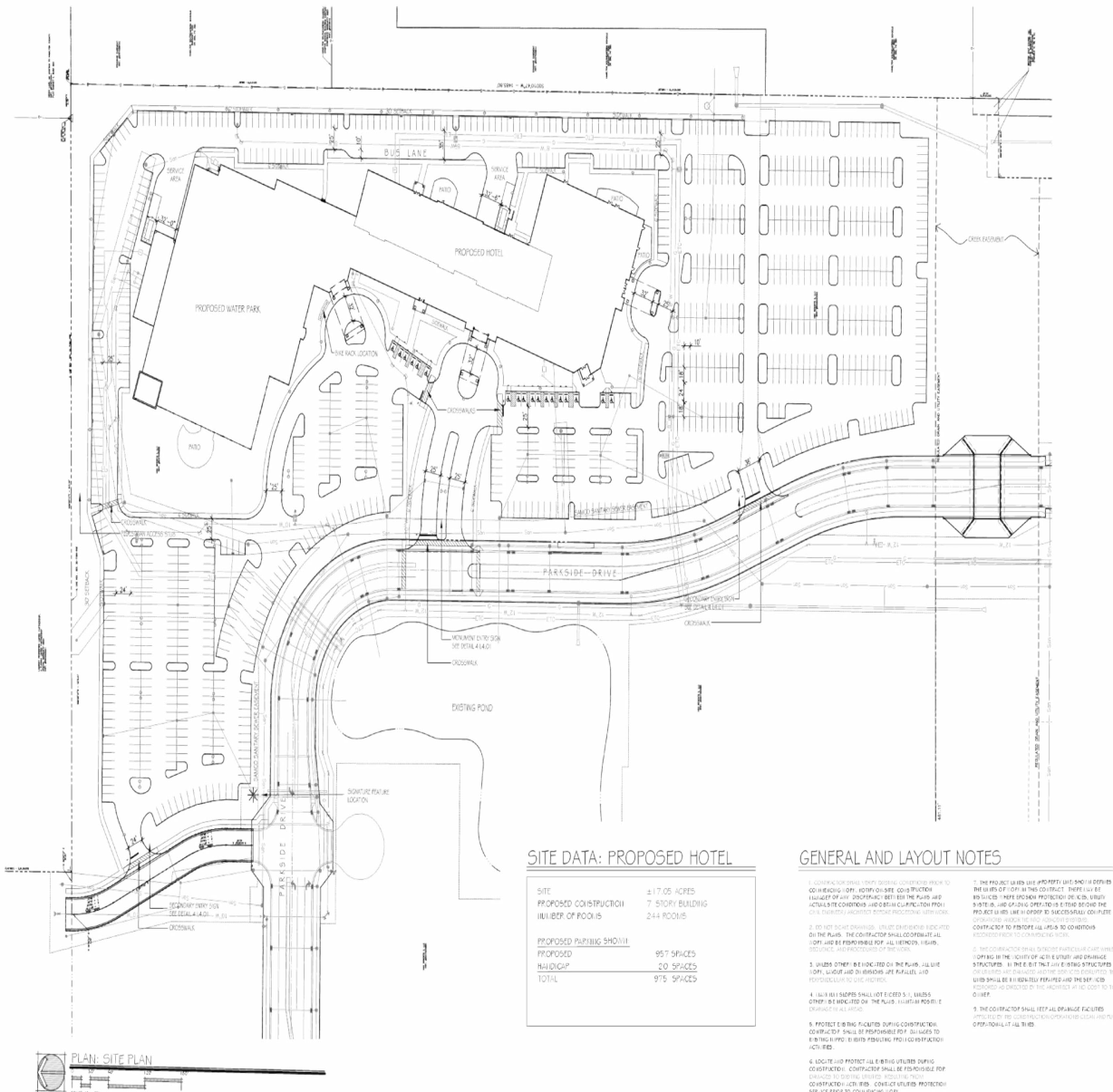
©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



13507 PARKSIDE DR, FISHERS, IN 46038

SALE

LAND



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



13866 E 136TH STREET, FISHERS, IN 46037

Sale Price:	\$1,700,000
Acreage:	2.03 AC
Price Per Acre:	\$837,438.42/AC
Sale Date:	11/30/2022



KINCAID DRIVE, FISHERS, IN 46037

Sale Price:	Table Text
Acreage:	1.6 AC
Price Per Acre:	\$750,000/AC
Sale Date:	10/28/2024

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



1589 S WATERLEAF DRIVE, WESTFIELD, IN 46074

Sale Price:	\$850,000
Acreage:	0.88 AC
Price Per Acre:	\$965,909/AC
Sale Date:	7/22/2024

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



I 3507 PARKSIDE DR, FISHERS, IN 46038

SALE

MIXED-USE



I 3498 BENT GRASS LANE, FISHERS, IN

Sale Price:	\$1,650,000
Acreage:	1.93 AC
Price Per Acre:	\$855,000/AC
Status:	On Market

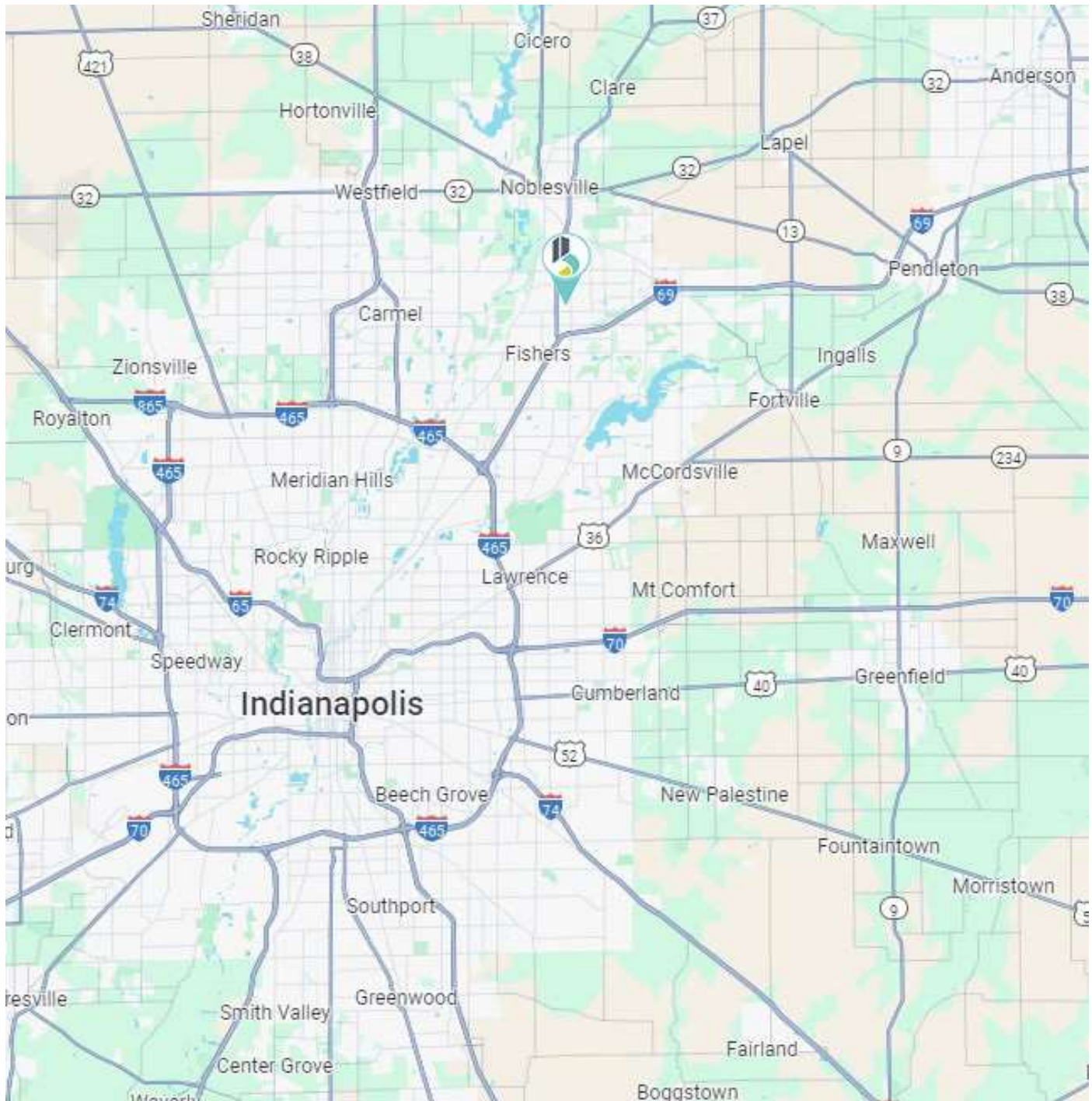
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



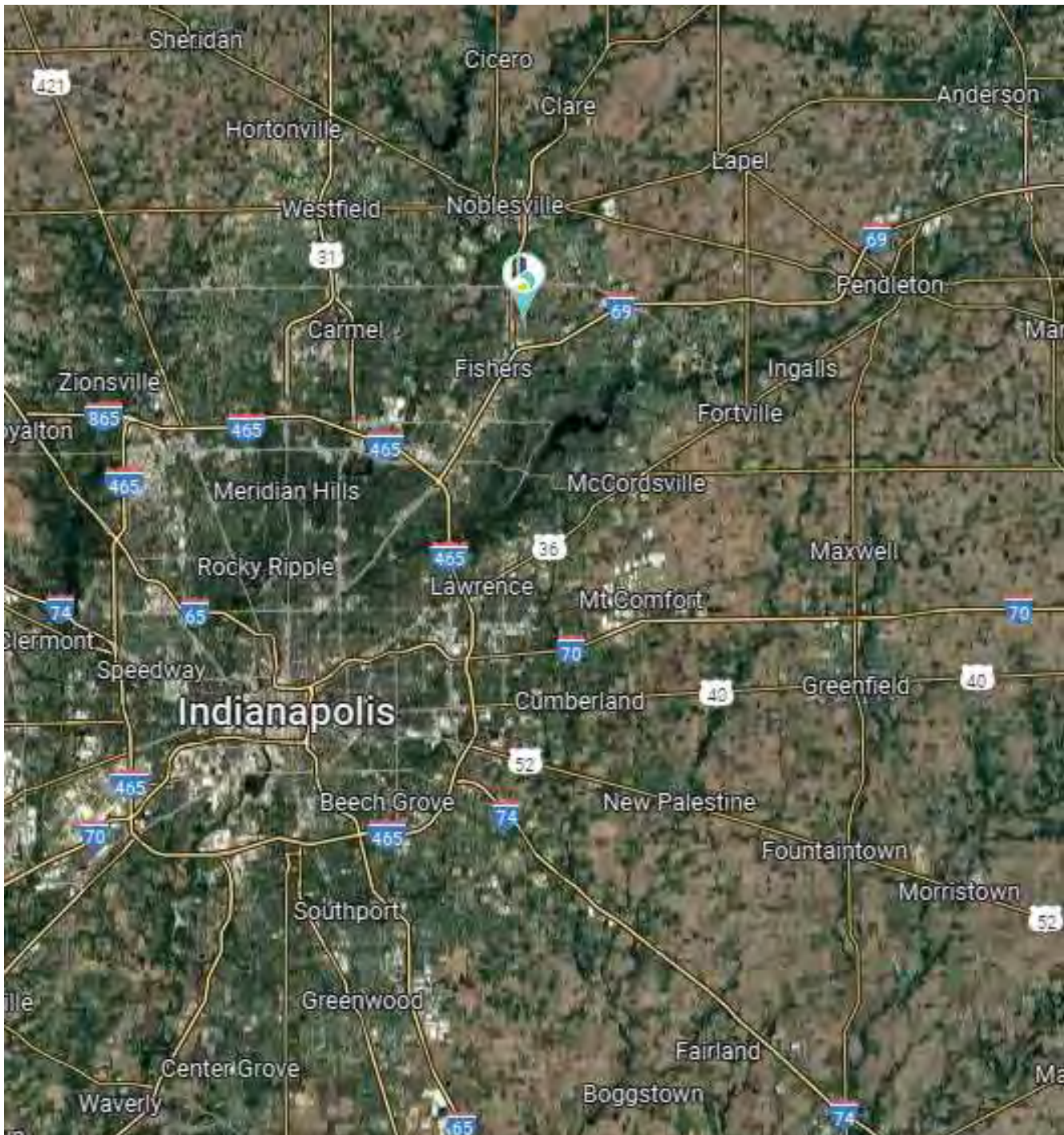
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



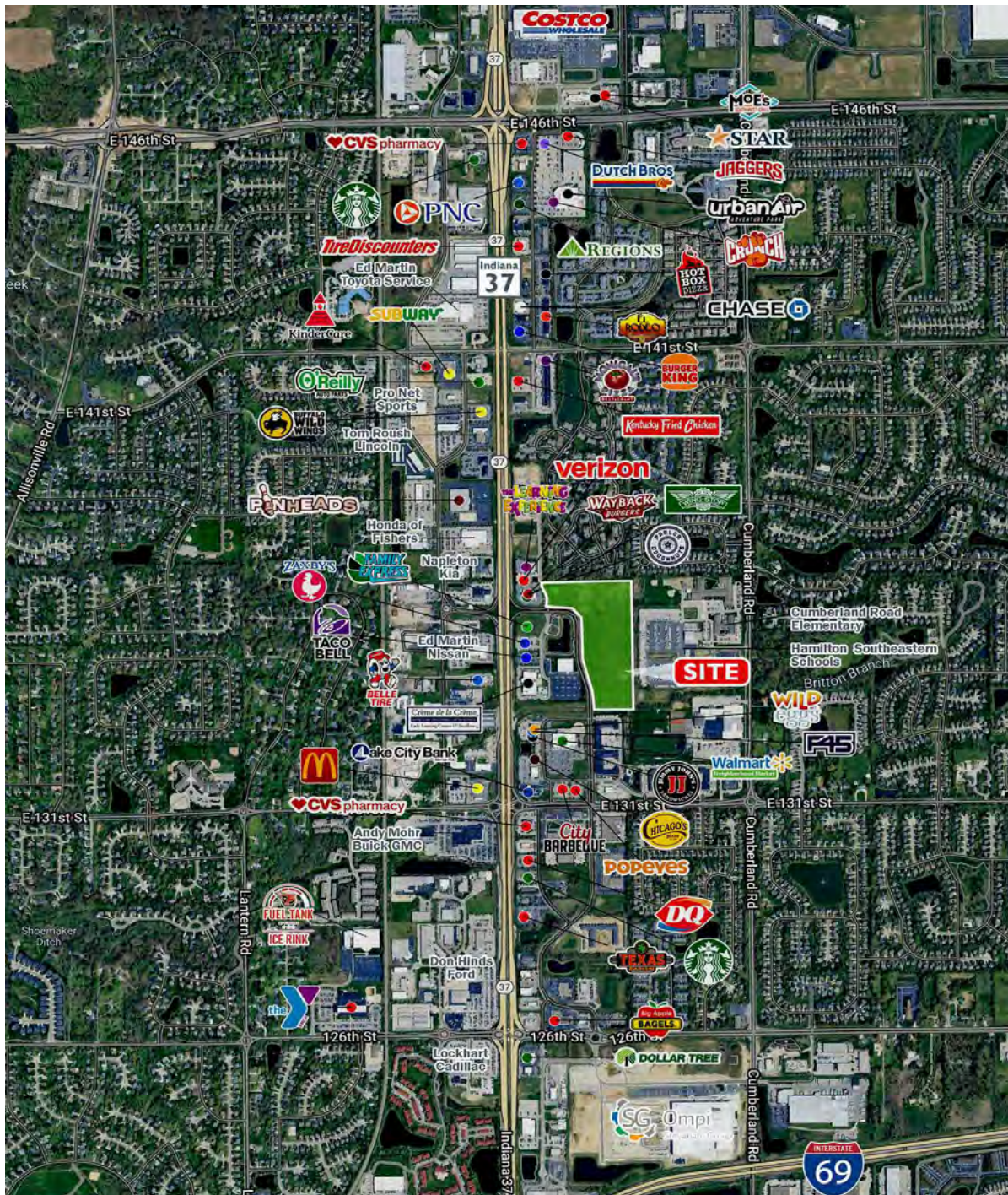
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



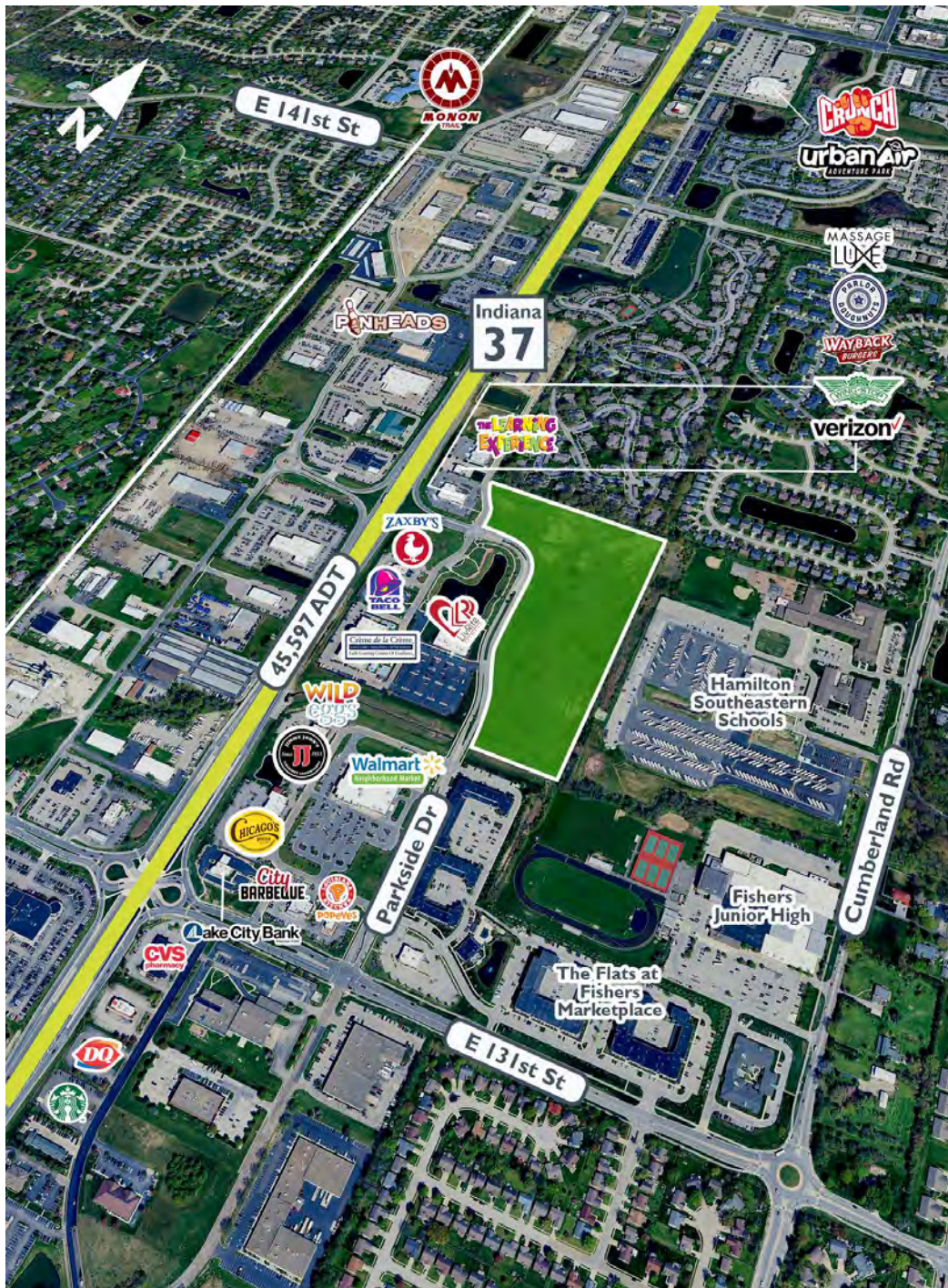
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS, IN 46038

SALE

MIXED-USE

SECTION 3. LAND USE.

The Fishers Marketplace PUD-M is divided into three (3) land use Areas as depicted on the "Fishers Marketplace PUD Concept Plan" attached hereto as Exhibit "B." The permitted land uses for each Area shall be as specified below:

A. Area 1 and Area 3:

Permitted Uses in Area 1 and Area 3 shall consist of:

1. All uses permitted in the C-3 Zoning District on the date of adoption of Ordinance 090704B, with the following additions and restrictions:

- iii. Bar / Nightclub / Tavern (without adult activities).
- b. Hotel.
- c. Kennel (without outdoor runs).
- d. Veterinary Hospital (may include boarding / without outdoor runs).
- e. Car Wash (automatic or semi-automatic) / Detail Shop – all cleaning or detailing operations shall be conducted completely within enclosed buildings).
- f. Gasoline Service Station / Convenience Store – without repair; however such use shall be prohibited from any outlot immediately adjacent to 131st Street.
- g. Post Office – may include outdoor parking of delivery vehicles, provided such parking area is screened by a solid decorative fence or wall not less than six (6) feet in height.

2. Recreation: Any recreation facility, consisting of:

- a. Aerobics Studio.
- b. Amusement Arcade.
- c. Aquatic Center / Water Park.
- d. Banquet Hall.
- e. Billiard Hall.
- f. Bowling Alley.
- g. Dance Studio.
- h. Gymnasium.
- i. Miniature Golf.
- j. Private Club or Lodge.
- k. Public Dance Hall.
- l. Skating Rink (ice or roller).
- m. Soccer Facility.
- n. Social Hall.
- o. Tennis / Racquet Club.

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS, IN 46038

SALE

MIXED-USE

- p. Theater.
 - q. Convention Center (limited to Area 1)
 - r. Concert Hall (limited to Area 1)
 - s. Sports Arena/Exposition Center (limited to Area 1)
-
- 4. Residential – limited to dwelling units located above the first or ground floor level of a mixed-use commercial building.
 - 5. Other Uses – similar and comparable in character and intensity to the above listed uses as determined by the Director of Development in accordance with Section 14 –Determination of Land Uses.
 - 6. Prohibited Uses – Freestanding, ground mounted wireless telecommunication facilities shall be prohibited. This restriction however shall not prohibit the placement of roof mount or surface mount wireless telecommunication facilities, which shall be subject to the development plan approval process.

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com

page 21



13507 PARKSIDE DR, FISHERS, IN 46038

SALE

MIXED-USE

1. Here is the expected list of permitted uses from 2004 to be used alongside the uses found within the [Ordinance No. 070506](#).

Commercial and Service Uses:

- automobile sales and service *Remove with Text Amendment 081511A*
- general service business
- hotel/motel
- indoor commercial amusement/recreation facility
- mortuary
- parking lot or parking structure
- restaurant
- retail, low intensity
- retail, very low intensity
- shopping center
- telecommunication facility
- veterinary clinic

Institutional Uses:

- civic club or recreational facility
- community center
- government office and building
- library
- place of worship
- post office
- public safety facility
- school; trade, business or commercial
- transportation facility (light rail/commuter)

Office Uses:

- Bank
- credit union
- financial services or savings & loan
- financial office
- general office
- medical office

Residential Uses:

- nursing and convalescent home

2. Find Ordinance No. 081511A which had additional details on Land Use:
 - Automotive Rentals *Remove with Text Amendment 081511A*
 - Gas Stations *Remove with Text Amendment 081511A*
 - Car Washes *Remove with Text Amendment 081511A*
 - Self Storage *Remove with Text Amendment 081511A*
 - Kennel *Remove with Text Amendment 081511A*

3. "Senior Housing" is not listed as a permitted use.

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



PERMITTED USE TABLE

13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND

Sec. 5.1.5. Permitted Use Table

5.1.5 Permitted Use Table																			
Use Category Specific Use	Residential									Nonresidential					Other			Definition / Use Standard	
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS		
RESIDENTIAL USES																			
Household Living, as listed below:																			Sec. 5.2.1.A
Single-unit living	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	-	Sec. 5.2.1.B:	
Two-unit living	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	Sec. 5.2.1.C:	
Multi-unit living	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	Sec. 5.2.1.D:	
Cottage court (IN PROGRESS)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 5.2.1.E:	
Conservation development	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	Sec. 5.2.1.F:	
Compact development (IN PROGRESS)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Manufactured home development	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	Sec. 5.2.1.G	
Group Home Living, as listed below:																			Sec. 5.2.2.A:
Group home	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	Sec. 5.2.2.B:	
Special Care Facility	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	-	Sec. 5.2.2.C:	
Special care facility, as listed below:																			Sec. 5.2.2.C:
Residential facility for the developmentally disabled	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	Sec. 5.2.2.C:	
Residential facility for the mentally ill	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	Sec. 5.2.2.C:	
Senior Living, as listed below:																			Sec. 5.2.3.A:
Senior Living Community	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	-	Sec. 5.2.3.B:	
Assisted Living	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	-	Sec. 5.2.3.C:	
Independent Living	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	-	Sec. 5.2.3.D:	
Nursing Home	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	-	Sec. 5.2.3.E:	
PUBLIC & INSTITUTIONAL	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS		
CIVIC, except as listed below:	S	S	S	S	S	S	S	S	-	S	S	S	S	S	-	S	S	Sec. 5.3.1.A. & E:	
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	Sec. 5.3.1.A. & B:	
Place of Worship	SE	SE	SE	SE	SE	SE	SE	SE	-	SE	SE	SE	-	SE	-	SE	SE	Sec. 5.3.1.A. & C:	
EDUCATION																			
School, Preschool through K-12	SE	SE	SE	SE	SE	SE	SE	SE	-	SE	SE	SE	-	SE	-	SE	SE	Sec. 5.3.1.A. & D:	
School, Trade/Business	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	Sec. 5.3.1.A:	
HEALTHCARE																			
Hospital	-	SE	SE	SE	-	-	-	-	-	-	-	P	-	P	-	-	-	Sec. 5.3.1.A	
PARKS & OPEN SPACE																			
Parks, Open Space and Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 5.3.2.A:	
Outdoor Living History Museum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 5.3.2.B:	
UTILITIES AND COMMUNICATION																			
Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 5.3.3.A:	
Major utilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 5.3.3.B:	

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



PERMITTED USE TABLE

13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND

5.1.5 Permitted Use Table																			
Use Category Specific Use	Residential									Nonresidential				Other			Definition / Use Standard		
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG		OS	
Telecommunication tower	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	Sec. 5.3.3.C.	
Micro (small cell) tower																		Sec. 5.3.3.D.	
Solar Energy System (SES)																			
SES, Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	Sec 5.3.3.E	
SES, Freestanding	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	Sec 5.3.3.E	
SES, Parking Lot Canopy	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec 5.3.3.E	
SES, Roof-Mounted	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec 5.3.3.E	
SES, Wall-Mounted	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec 5.3.3.E	
Wind Energy System (WES)																			
WES, Small	A	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	A	Sec 5.3.3.F	
WES, Large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	Sec 5.3.3.F	
Battery Energy Storage System (BESS)																			
BESS, Tier I	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec 5.3.3.G	
BESS, Tier II	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	Sec 5.3.3.G	
COMMERCIAL	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS		
Child Care, as listed below:																			Sec. 5.4.1.A.
Child care center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	Sec. 5.4.1.B.	
Child care home	A	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	S	Sec. 5.4.1.C.	
Child care ministry	A	A	A	A	A	A	A	A	-	A	A	A	-	A	-	A	S	Sec. 5.4.E.	
Indoor Entertainment and Recreation, except as listed below	-	-	-	-	-	-	-	-	-	-	P	P	-	P	S	-	P	Sec. 5.4.2.A.	
Adult entertainment establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	Sec. 5.4.2.B.	
Medical, except as listed below	-	-	-	-	-	-	-	-	-	-	P	P	P*	P	P*	-	-	Sec. 5.4.3.A. & B.	
Clinic	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	Sec. 5.4.3.C.	
Office	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	Sec. 5.4.4.A.	
Outdoor recreation	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	Sec. 5.4.5.	
Overnight lodging, except as provided below:	-	-	-	-	-	-	-	-	-	-	-	P	-	P*	-	-	-	Sec. 5.4.6.A. & C.	
Bed and breakfast	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	Sec. 5.4.6.B.	
Short-term rentals, owner-occupied	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	A	-	Sec. 5.4.6.D.	
Short-term rentals, not owner-occupied	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	S	-	Sec. 5.4.6.D.	
Personal Service	-	-	-	-	-	-	-	-	-	P	P	P	P*	-	P*	-	-	Sec. 5.4.7.A. & D.	
Restaurant/bar, as listed below:	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P*	P	-	Sec. 5.4.8.A.	
Bar, tavern, lounge	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	Sec. 5.4.8.B.	

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



PERMITTED USE TABLE

13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND

5.1.5 Permitted Use Table																			
Use Category Specific Use	Residential										Nonresidential					Other		Definition / Use Standard	
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS		
Eating establishments	-	-	-	-	-	-	-	-	-	-	P	P	P*	-	P*	-	-	Sec. 5.4.8.C.	
Fast food/quick service	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	Sec. 5.4.8.D.	
Retail sales, except as provided below:	-	-	-	-	-	-	-	-	-	-	P	P	P*	-	-	-	-	Sec. 5.4.9.A. & F.	
Brewery, low intensity	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	Sec. 5.4.9.B.	
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec. 5.4.9.C.	
Electric Vehicle Charging Facility	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	-	Sec. 5.4.9.C.	
Grocery	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	Sec. 5.4.9.C.	
Special handling	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	Sec. 5.4.9.D.	
Vehicle fuel sales	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	Sec. 5.4.9.E.	
Vehicle sales/rentals	-	-	-	-	-	-	-	-	-	-	-	P*	-	P	-	-	-	Sec. 5.4.10. A & B.	
INDUSTRIAL	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS		
Light industrial	-	-	-	-	-	-	-	-	-	-	-	-	P*	P	P	P	P	Sec. 5.5.1.A. & B.	
Light manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	P*	P	P	-		Sec. 5.5.2.A. & B.	
Research & Development	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	Sec. 5.5.3.A.	
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	Sec. 5.5.4.A. & B.	
Vehicle service, as listed below:																		Sec. 5.5.5.A.	
Car wash	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	Sec. 5.5.5.B.	
Vehicle repair (minor)	-	-	-	-	-	-	-	-	-	-	P*	P	-	P	-	-	-	Sec. 5.5.5.C.	
Vehicle repair (major)	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	Sec. 5.5.5.D.	
Vehicle repair (commercial vehicle)	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	Sec. 5.5.5.E.	
Warehouse & distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	Sec. 5.5.6.A. & B.	
Wholesale trade	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	Sec. 5.5.7.A.	
AGRICULTURAL & ANIMAL USES	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS		
Beekeeping	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	A	-	Sec. 5.6.2.A.	
Community garden	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	P*	P*	Sec. 5.6.1.B.	
Domestic Pets	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	A	-	Sec. 5.6.2.C.	
Domestic Farm Animals	A	A*	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	Sec. 5.6.2.B.	
Kennel	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	P*	P*	Sec. 5.6.2.D.	
Personal Garden	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	A	-	Sec. 5.6.1.C.	
Pet Grooming	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	P*	-	P*	P*	Sec. 5.6.2.E.	
Plant nursery	-	-	-	-	-	-	-	-	*	*	*	P	-	-	-	P	P	Sec. 5.6.1.D.	
Produce stand	T*	T*	T*	T*	T*	T*	T*	T*	T*	T	T	T	T	-	-	T	T	Sec. 5.6.1.E.	
Urban farm	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	Sec. 5.6.1.F.	
Veterinary Clinic	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	P*	-	P*	P*	Sec. 5.6.2.F.	

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



PERMITTED USE TABLE

13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND

5.1.5 Permitted Use Table																		
Use Category Specific Use	Residential										Nonresidential					Other		Definition / Use Standard
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS	
Other agricultural uses as defined in this UDO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	Sec. 5.6.1.A.
ACCESSORY USES	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS	Sec 5.7.1
Caretaker's residence	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	A	Sec 5.7.1.A
Drive-through	-	-	-	-	-	-	-	-	-	A	A	A	-	A	A	-	-	Sec 5.7.2.B.
Home occupation	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	Sec 5.7.2.C.
Outdoor dining	-	-	-	-	-	-	-	-	-	-	A	A	A	-	A	-	-	Sec 5.7.2.E.
Recreational use related to a residential development	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	Sec 5.7.2.F.
Residential accessory service	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	Sec 5.7.2.G.
TEMPORARY USES	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS	Sec 5.8.1
Construction Trailer	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec 5.8.2.A.
Events Tents	T	T	T	T	T	T	T	T	T	-	-	-	-	-	-	T	-	Sec 5.8.2.G.2
Garage/Yard Sales	T	T	T	T	T	T	T	T	T	-	-	-	-	-	-	T	-	Sec 5.8.2.G.1
Institutional	T	T	T	T	T	T	T	T	-	T	T	T	-	T	-	T	T	Sec 5.8.2.B.
Sales Office for Model Home	T	T	T	T	T	T	T	T	-	-	-	-	-	-	-	-	-	Sec 5.8.2.C.
Special Event	-	-	-	-	-	-	-	-	-	T	T	T	T	T	T	T	T	Sec 5.8.2.D.
Temporary off-street parking	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec 5.8.2.E.
Temporary Trash Receptacle	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec 5.8.2.F.
Temporary Storage Unit (POD)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec 5.8.2.F.

MICHAEL B. DREW, CCIM
 Senior Vice President | Investments
 317.255.3900
 mdrew@bradleyco.com



SALE

LAND

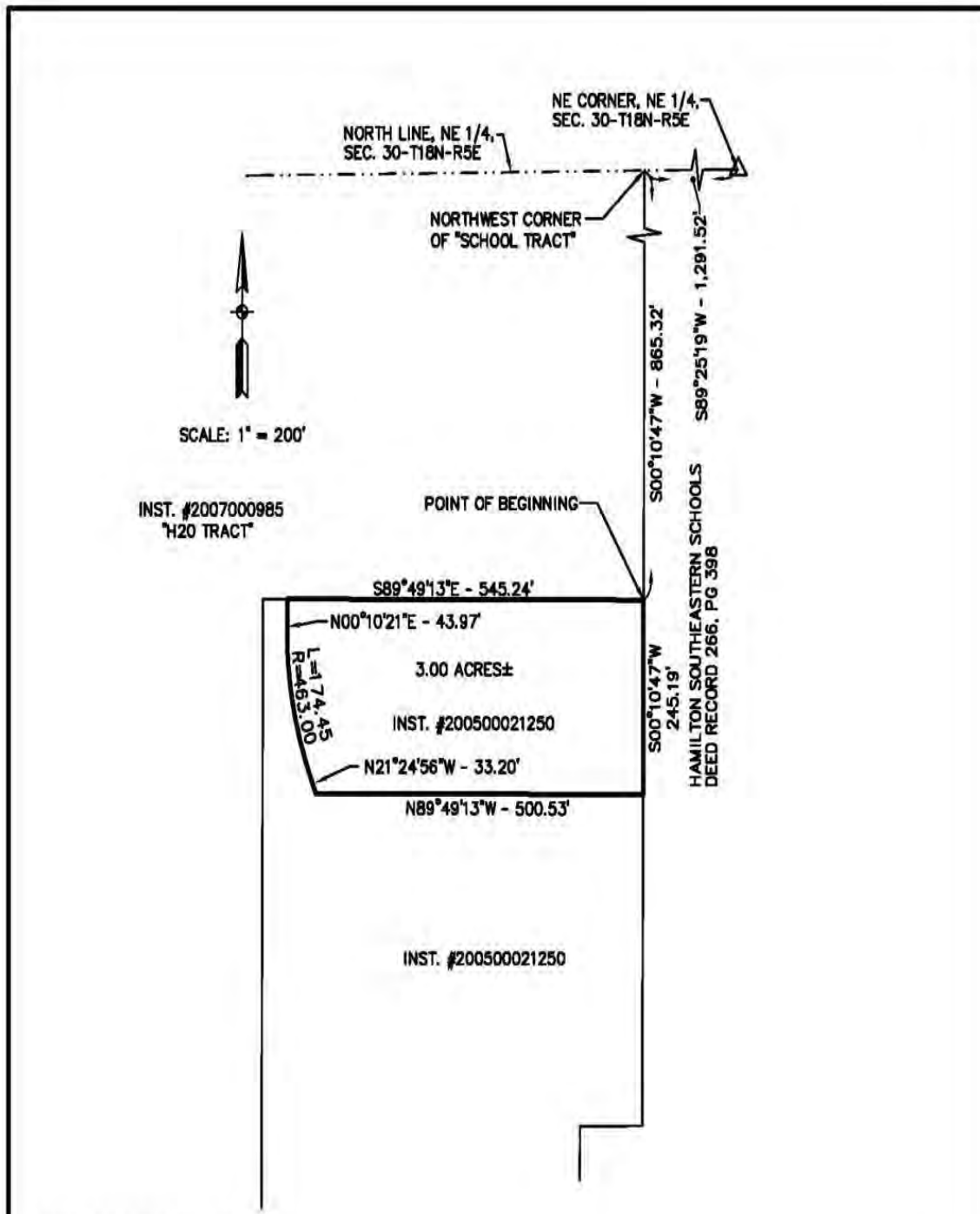




13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



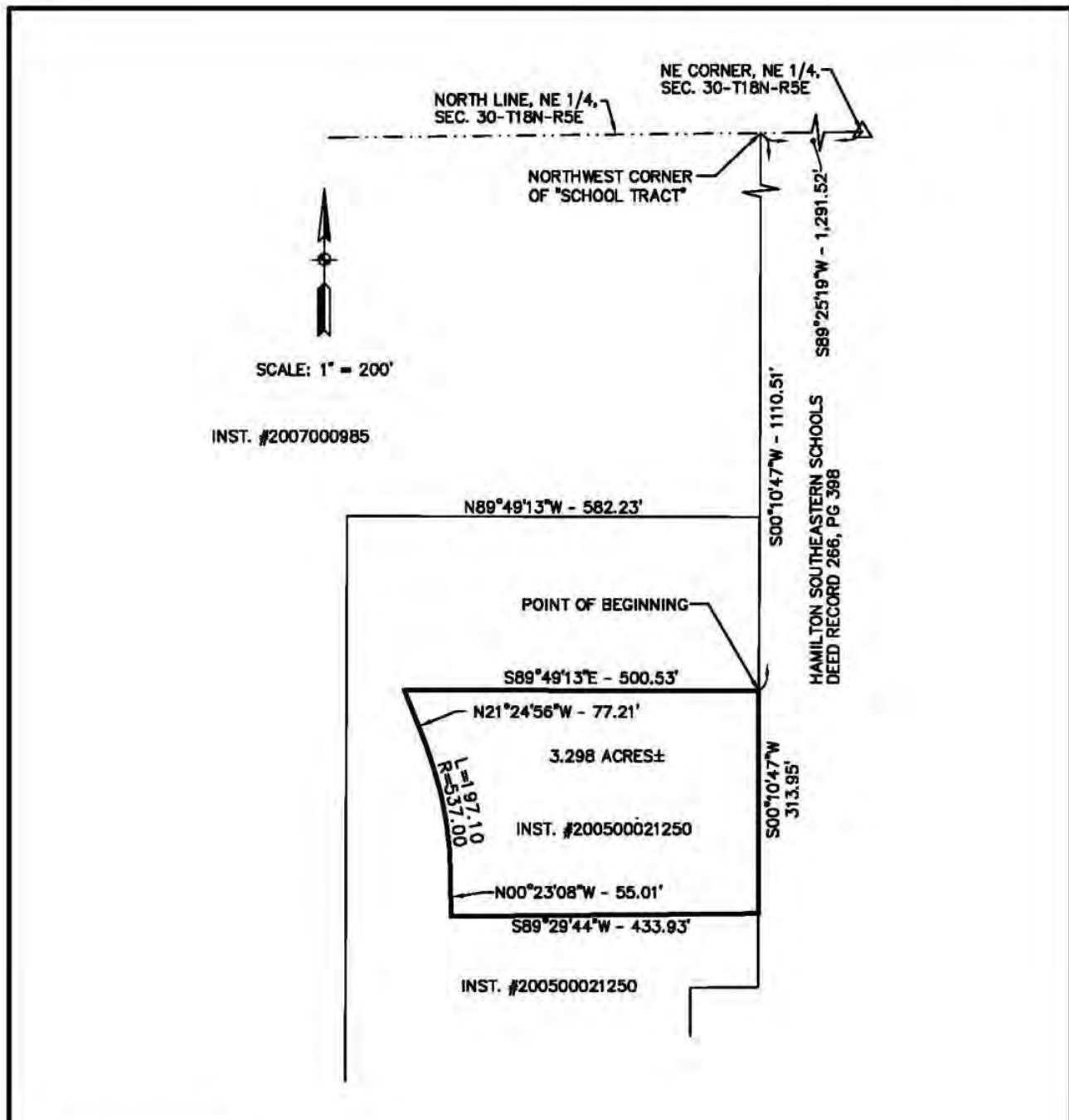
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND

Fishers is one of the fastest growing communities in America. With a population of 92,000, compared to 38,000 in 2000, growth is forecasted to continue at 2% annually for the next 10 years. The city has affordable homes, good healthcare, and a diverse business sector. A growing economy, urban amenities and a wealth of recreational opportunities, including 14 parks and 85 miles of trails and greenways, are just a few of the reasons Fishers has seen a steady stream of relocating families. And, although Fishers is a mere 20 miles from downtown Indianapolis, Fishers boasts its own bevy of urban amenities.

AWARDS & RECOGNITIONS

- #1 Place to Live in America - *Money Magazine*
- #3 Safest Places in America - *Movoto Real Estate*
- #1 Fastest Growing Communities - *Kelly School of Business*
- Outstanding Plan of the Year for the Community Art Master Plan - *American Planning Association Indiana Chapter*
- One of the Top 10 Safest Cities in America - *Movoto Real Estate*
- Named a "Playful City USA" Community - *KaBOOM!*
- Top 25 Suburbs for Retirement - *Forbes*
- #11 Best Place to Move - *Forbes*
- #1 Top 10 Cities for Families in U.S. - *BusinessWeek.com*
- One of the 10 Best Towns for Families - *Family Circle*



The Switch



Nickle Plate District Amphitheater



The Depot



The District



Fishers Farmers Market

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND

ARTICLE LINKS

This Property is within minutes of the Cadillac F1 site, about 5 miles away. Please see the following articles regarding this F1 site and other recent developments in the area.

Cadillac F1 Team Plans to Employ 300 People at New HQ in Fishers

Construction begins on \$90M CityView apartment, retail building in Fishers

Developer planning more restaurants near Fishers Event Center

F1 headquarters is 'dynamic opportunity' for Fishers

Fishers Event Center Unveils Exciting Lineup and Community Impact

Prema Racing preparing to open Fishers racing shop in November

Three Midwestern markets gaining population faster than the US

PUD INFORMATION:

Here are the PUD Documents

Map Fishers

Ordinance NO. 070506

City of Fishers Zoning Verification Letter

PERMITTED USE INFORMATION:

Permitted Use Table from the City of Fishers Unified Development Ordinance

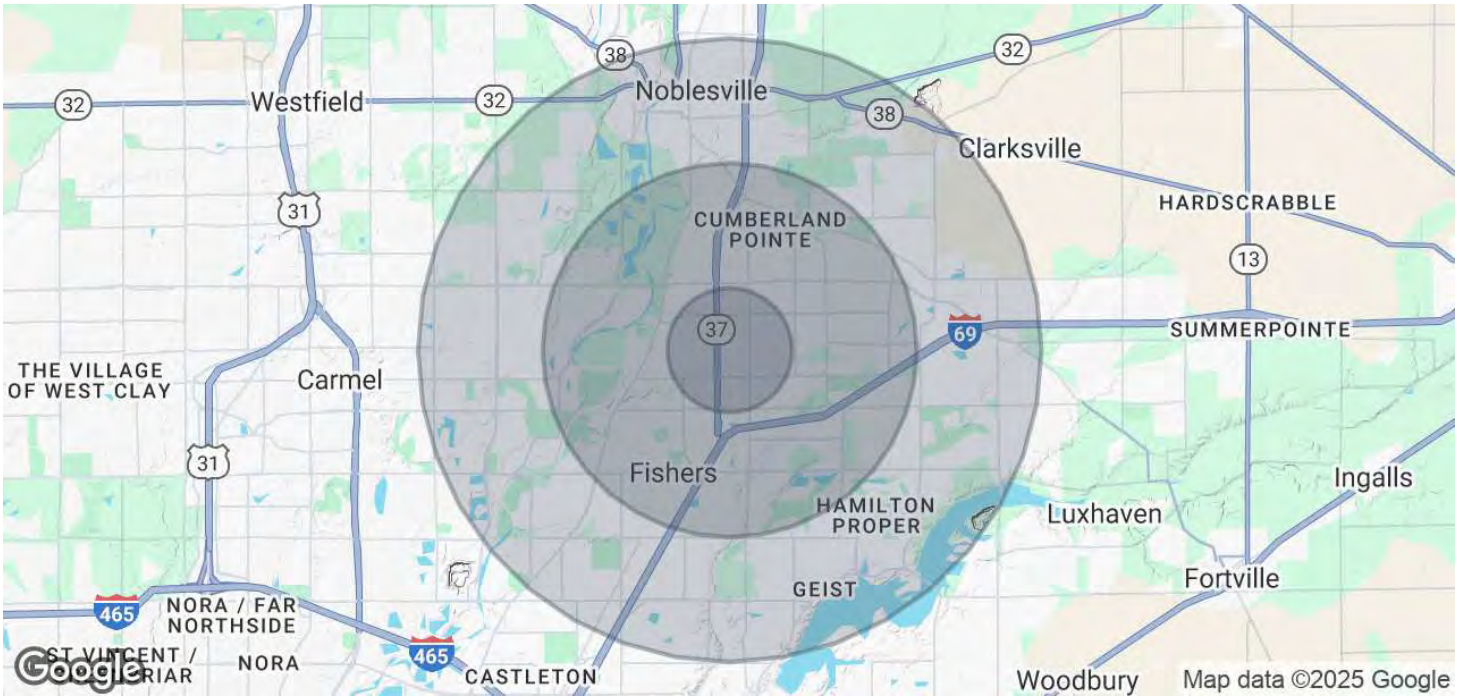
MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



13507 PARKSIDE DR, FISHERS (INDIANAPOLIS METRO AREA), IN 46038

SALE

LAND



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,239	73,356	171,076
Average Age	37	36	38
Average Age (Male)	36	35	37
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,707	27,353	63,078
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$126,872	\$135,268	\$154,824
Average House Value	\$330,539	\$374,552	\$423,648

Demographics data derived from AlphaMap

MICHAEL B. DREW, CCIM
Senior Vice President | Investments
317.255.3900
mdrew@bradleyco.com



MICHAEL B. DREW, CCIM

Senior Vice President | Investments

AFFILIATIONS & MEMBERSHIPS

- CCIM
- CMAG
- RECS
- ICBR
- IAR
- NAR

EDUCATION

Bachelors of Science, Business Management
Kelley School of Business, Indiana University

BIOGRAPHY

Michael B. Drew, CCIM has over 40 years of experience specializing in Investment Property Sales, including 25 years as President of M.B. Drew Company. He has more than \$1.2 Billion in investment sales and financing transactions, including multifamily, office buildings, shopping centers, industrial and hotel properties. Throughout his career, Mike has advised institutional clients, REITs, and private investors in the areas of acquisition, disposition, and financing services. He has represented or advised a number of well-known clients and customers including Pedcor, Village Green Companies, Sterling American, Inc., Travelers Insurance, and Prudential Insurance Co. of America.

In addition to providing real estate solutions for both buyers and sellers, Mike and his team have completed more than \$1.2 Billion in investment sales and financing transactions.

Mike's mission and focus has been to provide investment real estate services to clients and customers who are owners and buyers of income-producing properties and development land.

CONTACT INFO

C 317.255.3900
mdrew@bradleyco.com

BRADLEY COMPANY

310 E. 96th St., Suite 100
Indianapolis, IN 46240
317.663.6000



BRADLEYCO.COM



Broker Disclosure: A real estate licensee holds a beneficial interest in this property

©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

bradleyco.com • 317.663.6000 • info@bradley.com