




METRO PARK

DEVELOPMENT OPPORTUNITY IN FISHERS, INDIANA


- 


52 acres available in Phase I
±143 acres available in Phase II




Easy access to 96th Street and 1 minute to I-69
- 


Build-to-suit opportunities




Situated directly in between two I-69 access points - 96th Street & 106th Street
- 


Potential incentives available




Located near the 40+ mile Nickel Plate biking and walking trail which connects to Fisher's thriving downtown district
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Ideal headquarters opportunity for light manufacturing or office



Surrounded by an abundance of restaurants, retail, entertainment and lifestyle amenities including The Yard at Fishers, Fisher's newest destination and the Nickel Plate Amphitheater that plays host to local and national musicians in the summer months
- 

Great ingress/egress
- 

Chosen as one of 6 Indiana sites for the Duke Energy Site Readiness Program



Indianapolis Airport Authority



The City of Fishers, in partnership with the Indianapolis Airport Authority (IAA) and JLL, are seeking to develop the southern portion of the Indianapolis Metropolitan Airport. The site, which measures approximately ±143 acres, includes portions of 96th Street, Willow View Road, and Masters Road.

The land is currently owned by Indianapolis Airport Authority. In October 2015, a MOU was established between the City of Fishers and the Indianapolis Airport Authority to oversee the development of roughly over 200 acres of land at the Indianapolis Metropolitan Airport that the IAA determined non-aeronautical land to best serve the community by allowing economic development, supporting the growth occurring in Fishers.

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It was an ideal set of circumstances that aligned in the fall of 2015 that allowed the IAA and the City of Fishers to begin a partnership to repurpose land at Metropolitan Airport for the betterment of the community. This further step with JLL is a continuation of that positive momentum that will deliver improvements to our citizens. The cooperation and calibration between the IAA, Fishers and Hamilton County has been a great example of what can be accomplished when public entities work together. Taking non-productive IAA land and turning it into tax generating development property, benefits both Fishers and Hamilton County immeasurably.”

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Steve Dillinger
Hamilton County Commissioner
Vice President, Indianapolis Airport Authority Board

24

PARKS & GREENWAYS

131+

MILES OF TRAILS

#2

PLACE TO LIVE IN INDIANA IN 2021

66%

RESIDENTS W/ COLLEGE DEGREE

\$904M

DEVELOPMENT SINCE 2014

#1 Best Suburb for Young Professionals in Indiana - *Niche.com, 2021*

#1 Best Place to Buy a House in Indiana - *Niche.com, 2021*

#2 Best Place to Live in Indiana - *Niche.com, 2021*

#4 Safest Cities in Indiana - *SafeWise 2021*

#3 Safest Cities in Indiana - *SafeWise 2020*

Rising Tech City - *TechPoint Mira Awards, 2019*

#5 Safest Cities in Indiana - *SafeWise, 2019*

#6 Safest Cities in Indiana - *Alarm.org, 2019*

#16 Best Suburb to Live in America - *Niche.com, 2019*

#3 Best Suburb to Buy a Home in America - *Niche.com, 2019*

#14 Best Suburb in America - *Business Insider, 2018*

#2 Safest City in Indiana - *SafeWise, 2018*

Green Community of the Year - *AIM, 2018*

FISHERS, INDIANA

Metro Park is located along the heavily traveled 96th Street corridor in Fishers, Indiana, just off Interstate 69. Fishers is the state's fifth largest city and a vibrant community and has experienced exponential population and business growth over the last decade. With a rich blend of businesses in industries like life sciences, technology, and financial services; Fishers is the ideal location for a growing company.

Fishers is home to the corporate headquarters for First Internet Bank, Knowledge Services and Stanley Security Solutions. In addition, the city has invested in Launch Fishers and the Indiana IoT Lab - Fishers, which provide a strong entrepreneurial atmosphere to foster new businesses and technology from idea to reality. With the supporting resources and space to grow, Fishers is positioned to be the hub for innovation and a destination for corporate headquarters.

Designated the 2017 Money Magazine Best Place to Live, there's no shortage of vibrancy or pride throughout the Fishers community. A wide array of cultural attractions, strong community engagement, exemplary schools and safety statistics all provide a sought-after quality of life for residents of Fishers.

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“Fishers has a distinct vision of becoming a smart, vibrant, and entrepreneurial city and the business community is a critical component of that vision. Metro Park offers a great location to grow your business while being part of our dynamic community.”

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Scott Fadness
Mayor
City of Fishers

DRIVE TIME MAP



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population	26,122	165,111	655,895
Average HH Income	\$80,771	\$107,863	\$92,982
Median Age	35.6	38.3	36.3
Bachelor's Degree +	55.0%	60.3%	48.1%
Unemployment Rate	2.2%	2.4%	3.7%
Employment by Occupation			
White Collar	74.6%	78.7%	71.2%
Services	15.3%	12.5%	15.1%
Blue Collar	10.2%	8.8%	13.6%



METRO PARK

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Indianapolis Airport Authority



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