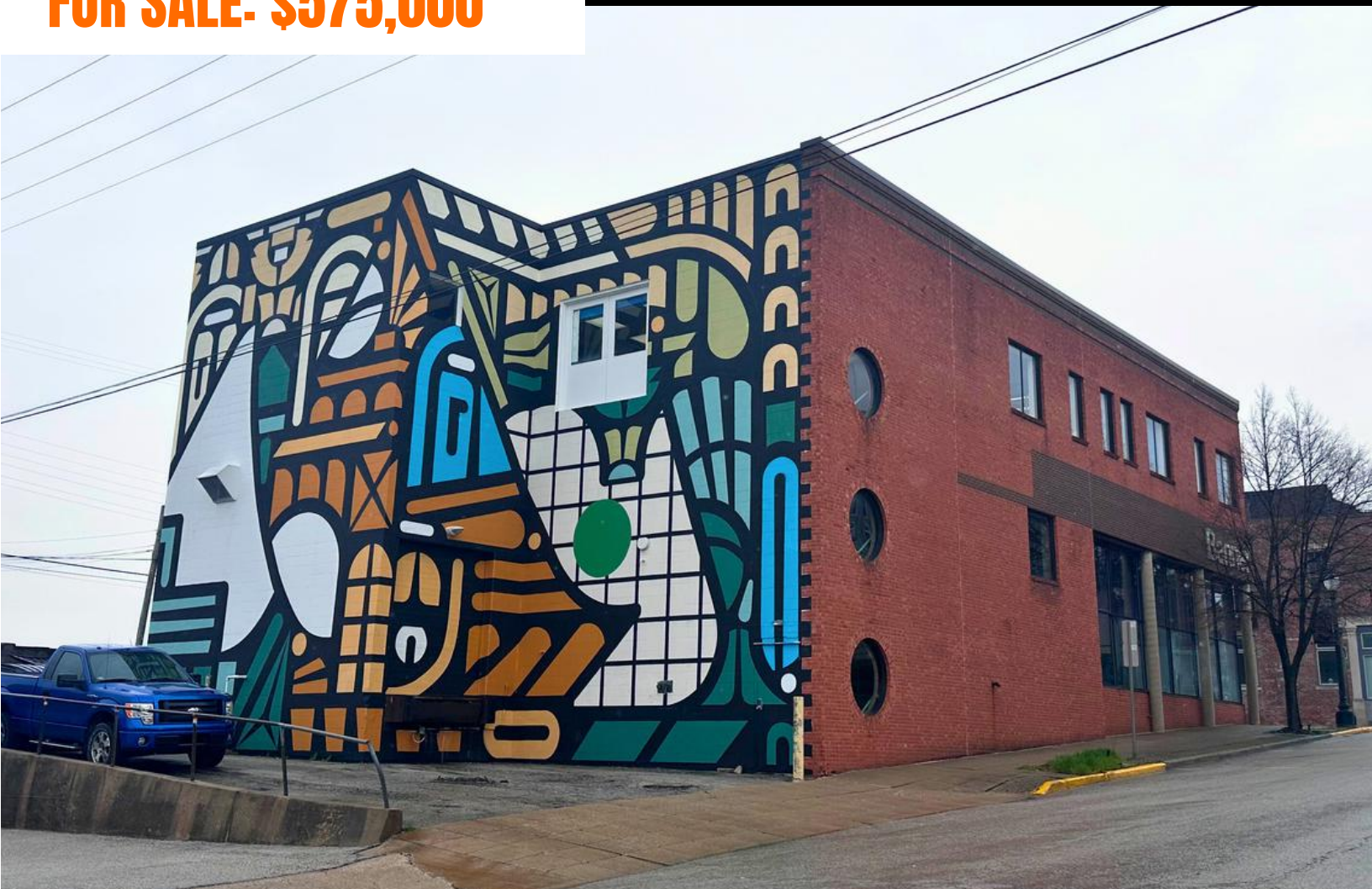


## OFFERING MEMORANDUM

# OFFICE/RETAIL BUILDING - FOR SALE

100 N Jackson St, Greencastle, IN 46135

**FOR SALE: \$575,000**



**9,526 SF | 2 STORIES**

## CONTACTS

Indiana Broker of Record:

**BRIAN BROCKMAN**

License #: RB14037939

Bang Realty

bor@bangrealty.com | 513-898-1551

**DAN LYNCH**

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com



## OFFERING MEMORANDUM

# 100 N JACKSON ST

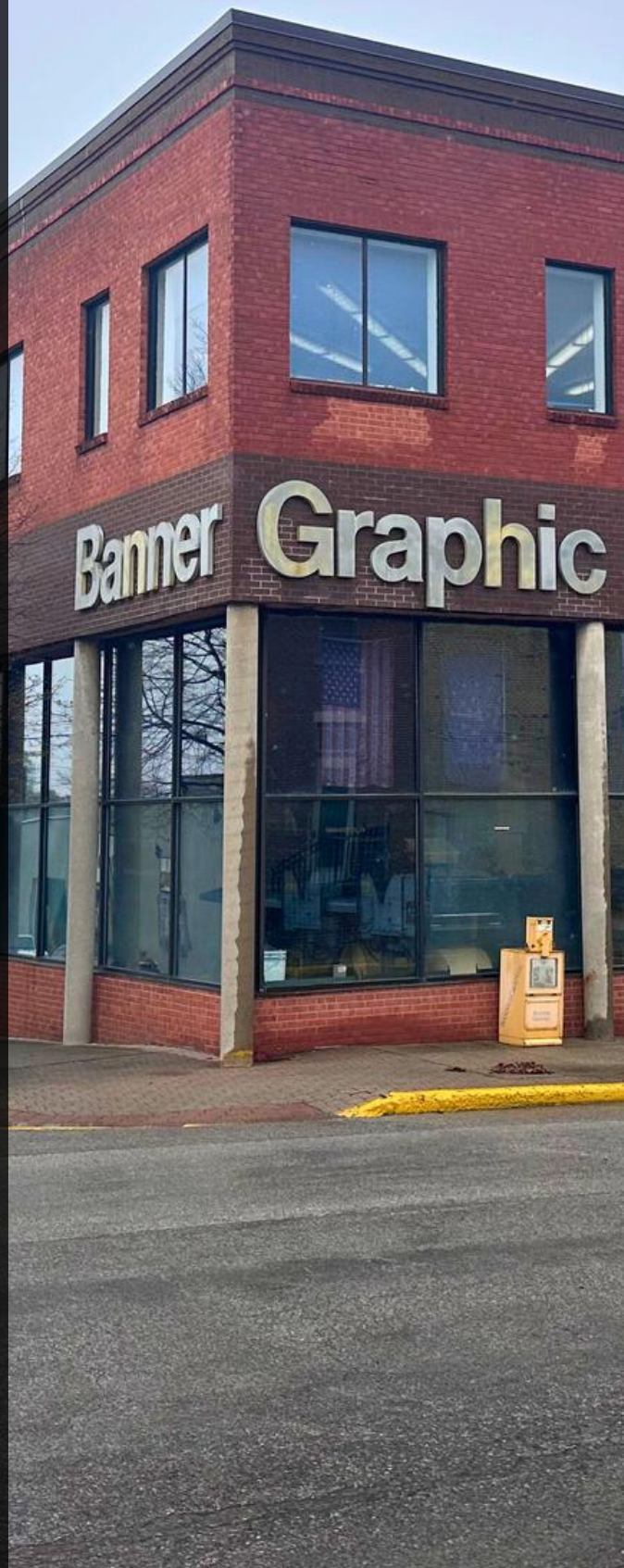
## Greencastle, IN 46135

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.







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## EXECUTIVE SUMMARY

# 100 N JACKSON ST

Greencastle, IN 46135

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100 N Jackson Street, is a flex property, totaling 9,526 SF and situated on a 0.14-acre lot. The property is in a prime location and boasts great visibility. It presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



# MARKET OVERVIEW



## Greencastle, Indiana

Greencastle, Indiana, is a charming city located in Putnam County, United States, situated about 40 miles west of Indianapolis. Greencastle has a rich history tied to its development as a center of education, commerce, and culture in Indiana. The economy of Greencastle is diverse, with sectors including manufacturing, healthcare, education, and retail. Greencastle offers various cultural and recreational opportunities throughout the year for residents and visitors and has a strong sense of community, with active local organizations and community events. The city's historic downtown area features charming shops, restaurants, and cultural venues. Residents enjoy a high quality of life, with affordable housing, good schools, and access to amenities.



# DEMOGRAPHIC SUMMARY

GREENCASTLE, IN

## POPULATION

Greencastle

**9,951**

State: Indiana 6.8 Million

## MEDIAN AGE

Greencastle

**27.4 years**

State: Indiana 37.4 Years

## MEDIAN HOUSEHOLD INCOME

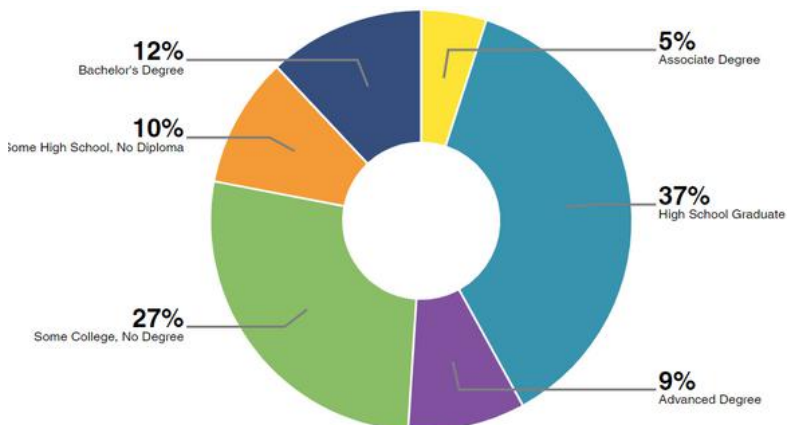
Greencastle

**\$47,091**

State: Indiana \$66,800

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Indiana at large.



## 2023 STATISTICS

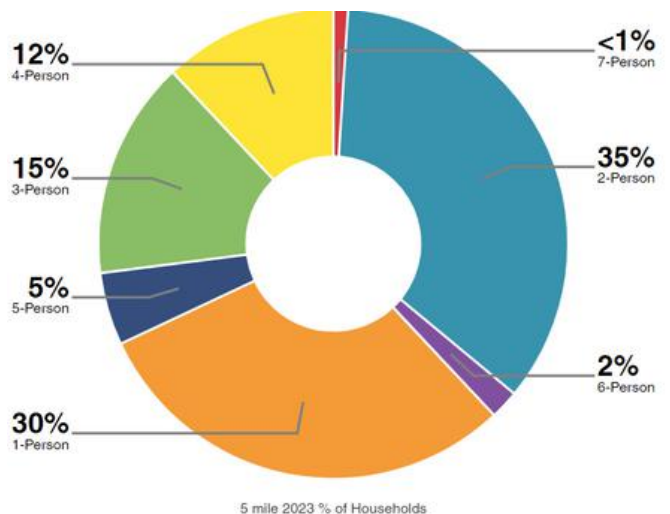
|                      | 2 Mile   | 5 Mile   | 10 Mile  |
|----------------------|----------|----------|----------|
| Population 2023      | 11,209   | 14,822   | 29,049   |
| Total Households     | 3,812    | 5,163    | 9,818    |
| Avg Household Size   | 2.3      | 2.4      | 2.5      |
| Avg Household Income | \$68,170 | \$71,096 | \$73,571 |

## ECONOMIC INDICATORS

**4.2%** Greencastle Unemployment Rate

**3.9%** U.S. Unemployment Rate

## HOUSEHOLDS



Greencastle

**3,453**

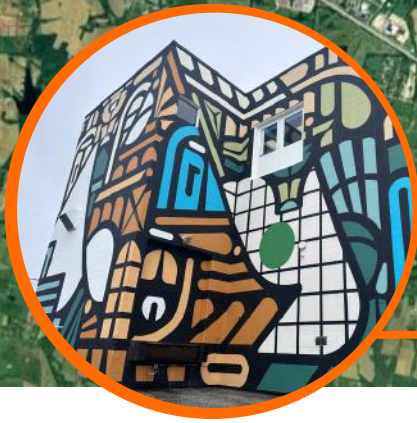
State: Indiana \$6.62 Million



Average Household Size



# LOCATION OVERVIEW



## LOCATION HIGHLIGHTS

- **Revitalization Grant:** Greencastle, IN received a Stellar Community Grant from the state of Indiana in 2011 which jump-started the downtown revitalization project, which continues to add specialty restaurants/gathering places.
- **DePauw University:** Located 0.5 Miles from the property, the Ubben Lecture Series brings in world-class speakers almost every year, including former U.S. presidents and British prime ministers.



## HIGHWAY ACCESS

- **Interstate 70 (I-70):** I-70 is a major east-west interstate highway that passes just south of Greencastle. The city is served by multiple exits along I-70, providing easy access for travelers. I-70 connects Greencastle to major cities such as Indianapolis to the east and Terre Haute to the west, making it a vital transportation artery for the region.
- **U.S. Route 231 (US 231):** US 231 runs north-south through Greencastle, providing a direct route to neighboring communities and regional destinations. This highway offers access to cities such as Crawfordsville to the north and Spencer to the south, enhancing connectivity for commuters and travelers.
- **Indiana State Road 240 (IN-240):** IN-240 intersects with US 231 in Greencastle and serves as an important local route within the city. It provides access to various neighborhoods, commercial areas, and points of interest in Greencastle and the surrounding area.



## AIRPORT PROXIMITY

- **Putnam County Regional Airport (417):** Located approximately 3 miles southeast of Greencastle, 417 is a public-use airport located near Greencastle in Putnam County. The airport supports a range of aviation activities, including private flying, flight training, and emergency services.
- **Indianapolis International Airport (IND):** Located approximately 45 miles east of Greencastle, IND is the largest airport in Indiana. It offers a wide range of domestic and international flights, making it the primary airport for travelers in the region.
- **Terre Haute Regional Airport (HUF):** Situated approximately 30 miles southwest of Greencastle, HUF is a smaller airport serving the Terre Haute metropolitan area. While it offers fewer flights compared to Indianapolis International Airport, it provides convenient access to regional destinations.
- **Monroe County Airport (BMG):** Located approximately 50 miles southeast of Greencastle, Monroe County Airport serves the Bloomington area. While smaller in size, Monroe County Airport offers commercial flights and serves as a gateway to southern Indiana.



# SITE OVERVIEW

## SITE

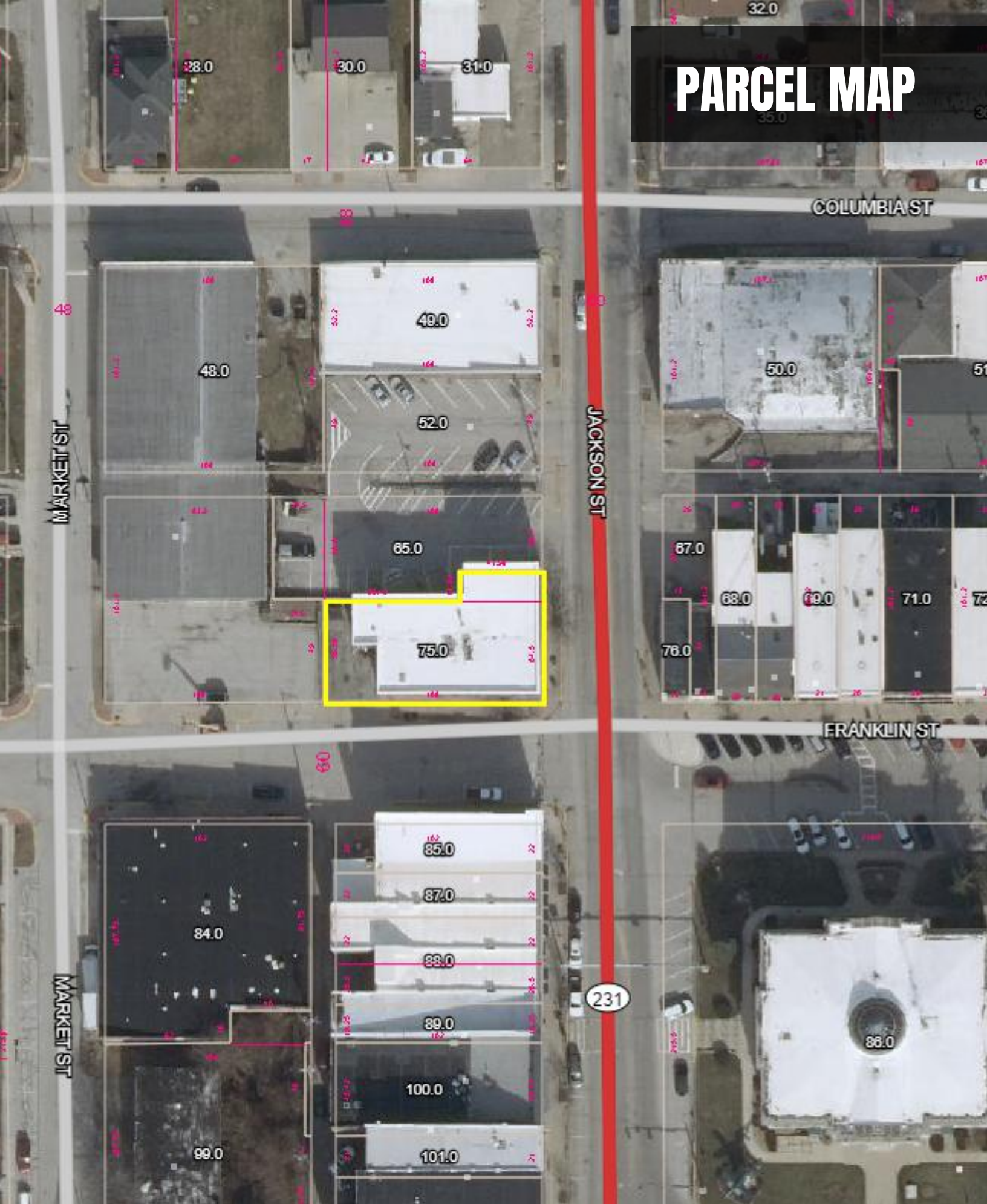
|                     |   |
|---------------------|---|
| Property Type:      | Office/Retail                               |
| Building Class:     | Class C                                     |
| Zoning:             | CB  |
| Year Built:         | 1977  |
| Building SF:        | 9,526 SF                                    |
| Acres:              | 0.14 AC                                     |
| Floors:             | 2   |
| Parking:            | City-owned parking lot adjacent to building |
| Roof:               | Replaced 2021                               |
| Clear Height:       | 16'6  |
| Lighting System:    | Upgraded 2017                               |
| Reznor Gas Furnace: | New Installed 2019                          |
| Bryant Air Unit:    | New Installed 2016                          |
| Power:              | 3 Phase 1200 AMP, 600 AC Volts              |

## 2023 OPERATING EXPENSES

|              |          |
|--------------|----------|
| Electric:    | \$10,405 |
| Gas:         | \$4,080  |
| Water/Sewer: | \$849    |
| Taxes:       | \$6,585  |



# PARCEL MAP





## 2.13 Central Business District

## Central Business (CB)

## Intent

The "CB" district is intended to provide areas for the combination of land uses common to traditional central business districts. This zoning district is intended to accommodate the current uses and structures within Greencastle's traditional downtown and permit the continued, contextually appropriate development of the area. The "CB" district is further intended to support the preservation of Greencastle's Courthouse Square National Register Historic District. The "CB" zoning district should be used only within the City limits.

The Greencastle Plan Commission and Board of Zoning Appeals should strive to use this district to protect the existing downtown area from incompatible uses and inappropriate development standards. This zoning district should also be used to provide for contextually appropriate infill development in and around the downtown area.

## A. Permitted Uses

**Residential Uses**

- dwelling, single-family (upper floors)
- dwelling, two-family (upper floors)
- dwelling, multi-family (upper floors)

**Public/Institutional Uses**

- lodge or private club
- community center
- day-care center
- funeral home/mortuary/crematory
- hospital/medical center
- government office
- fire/police/rescue station
- post office
- library
- museum
- parking lot/garage

**Park Uses**

- nature preserve/center
- athletic fields/courts/areas
- park/playground

**Commercial Uses**

- recreation uses (small scale)
- personal service uses
- office uses
- retail uses (small scale)
- retail uses (medium scale)

## B. Special Exception Uses

**Agricultural Uses**

- farmer's market (for products grown off-site)

**Public/Institutional Uses**

- church or other place of worship
- institutional facility for the mentally ill
- institutional facility for the developmentally disabled
- school (P-12)
- trade or business school

**Communications/Utility Uses**

- railroad right-of-way
- utility substation/transmission line/right-of-way
- wireless telecommunications tower/facility
- watertower

**Park Uses**

- theater (outdoor)

**Commercial Uses**

- bus/mass transit terminal
- recreation uses (medium scale)
- retail uses (large scale)
- data processing center

## Notes

1. Use Matrix: The Use Matrix at the end of this Article (p. 40) provides detailed use listings for all zoning districts.
2. Planned Unit Developments: Any zoning district may be re-zoned to "PUD", Planned Unit Development as specified in Article 8 of this Ordinance.
3. Subdivisions Permitted: The subdivision of land in this district shall be consistent with all applicable provisions of the Greencastle Subdivision Control Ordinance, unless such land is located outside of the Greencastle City Limits in which case all applicable regulations of Putnam County shall apply.
4. Incidental Uses: Incidental uses and standards are listed in Chapter 5.6 of this Ordinance.



**C. Lot & Yard Standards****Minimum Lot Area:**

- consistent with lots legally established as of the effective date of this Ordinance

**Maximum Lot Area:**

- 20,000 square feet

**Minimum Lot Width:**

- consistent with lots legally established as of the effective date of this Ordinance

**Minimum Lot Depth:**

- consistent with lots legally established as of the effective date of this Ordinance

**Maximum Lot Depth:**

- no limit

**Minimum Lot Frontage:**

- consistent with lots legally established as of the effective date of this Ordinance

**Minimum Front Yard Setback and Build-to Lines:**

- the average setback of other "CB" zoned properties within 3 lots on either side of the subject lot, but not extending across a public street

**Minimum Garage Setback:**

- 25 feet (for residential garages when the garage door faces a public street)

**Minimum Side Yard Setback and Build-to Line:\***

- the average setback of other "CB" zoned properties within 3 lots on either side of the subject lot, but not extending across a public street

**Minimum Rear Yard Setback:\***

- the average setback of other "CB" zoned properties within 3 lots on either side of the subject lot, but not extending across a public street

\*Indicates setback for primary structures, setbacks for accessory structures are prescribed by Chapter 5.6 of this Ordinance.

**Minimum Living Area/Dwelling:**

- 600 square feet

**Minimum Ground Floor Area:**

- no limit

**Maximum Primary Structures per Lot:**

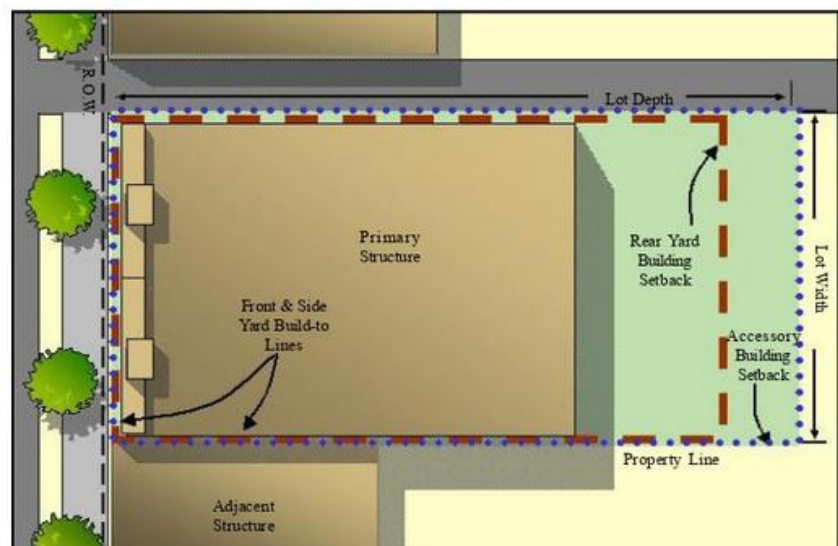
- 1

**Maximum Structure Height:**

- 60 feet for Primary Structures
- 25 feet for Accessory Structures
- All telecommunications facilities shall conform to the requirements of Chapter 5.23

**Cross-Reference  
Development Standards**

| Standard                      | Page # | Standard                    | Page # |
|-------------------------------|--------|-----------------------------|--------|
| Height .....                  | 5-3    | Satellite Dish .....        | 5-68   |
| Incidental Use/Acc. Str. .... | 5-4    | Fence, Hedge, & Wall        |        |
| Temporary Use/Structure       |        | Part 1 .....                | 5-70   |
| Part 1 .....                  | 5-9    | Part 3 .....                | 5-71   |
| Part 4 .....                  | 5-12   | Landscaping .....           | 5-72   |
| Home Occupation .....         | 5-22   | Buffering & Screening       |        |
| Environmental .....           | 5-32   | Part 1 .....                | 5-76   |
| Flood Hazard Area .....       | 5-36   | Part 2 .....                | 5-78   |
| Parking                       |        | Exterior Lighting .....     | 5-79   |
| Part 1 .....                  | 5-43   | Public Improvement .....    | 5-83   |
| Part 7 .....                  | 5-51   | General Sign .....          | 6-2    |
| Entrance Drive                |        | Temporary Sign              |        |
| Part 1 .....                  | 5-55   | Part 2 .....                | 6-6    |
| Part 3 .....                  | 5-58   | Permanent Sign              |        |
| Telecommunication             |        | Part 1 .....                | 6-8    |
| Part 1 .....                  | 5-61   | Part 3 .....                | 6-9    |
| Part 2 .....                  | 5-66   | Site Development Plan ..... | 7-2    |



Illustrative Layout (Does not reflect all requirements established by this Ordinance).



Architectural drawing of a building floor plan, showing a large rectangular structure with various rooms, corridors, and a central courtyard. The drawing includes detailed annotations, dimensions, and a legend. The title "FLOOR PLAN" is visible at the top right. The drawing is oriented with North at the top.

**Legend:**

- WALL, GLASS, etc.
- DOOR, etc.
- CEILING, etc.
- FLOOR, etc.
- STAIR, etc.
- ROOF, etc.
- FOUNDATION, etc.
- STRUCTURE, etc.
- MECHANICAL, etc.
- ELECTRICAL, etc.
- PLUMBING, etc.
- HEATING, etc.
- Cooling, etc.
- Lighting, etc.
- Acoustics, etc.
- Security, etc.
- Fire, etc.
- Disaster, etc.
- Other, etc.

**Annotations:**

- Room numbers and names (e.g., 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 84

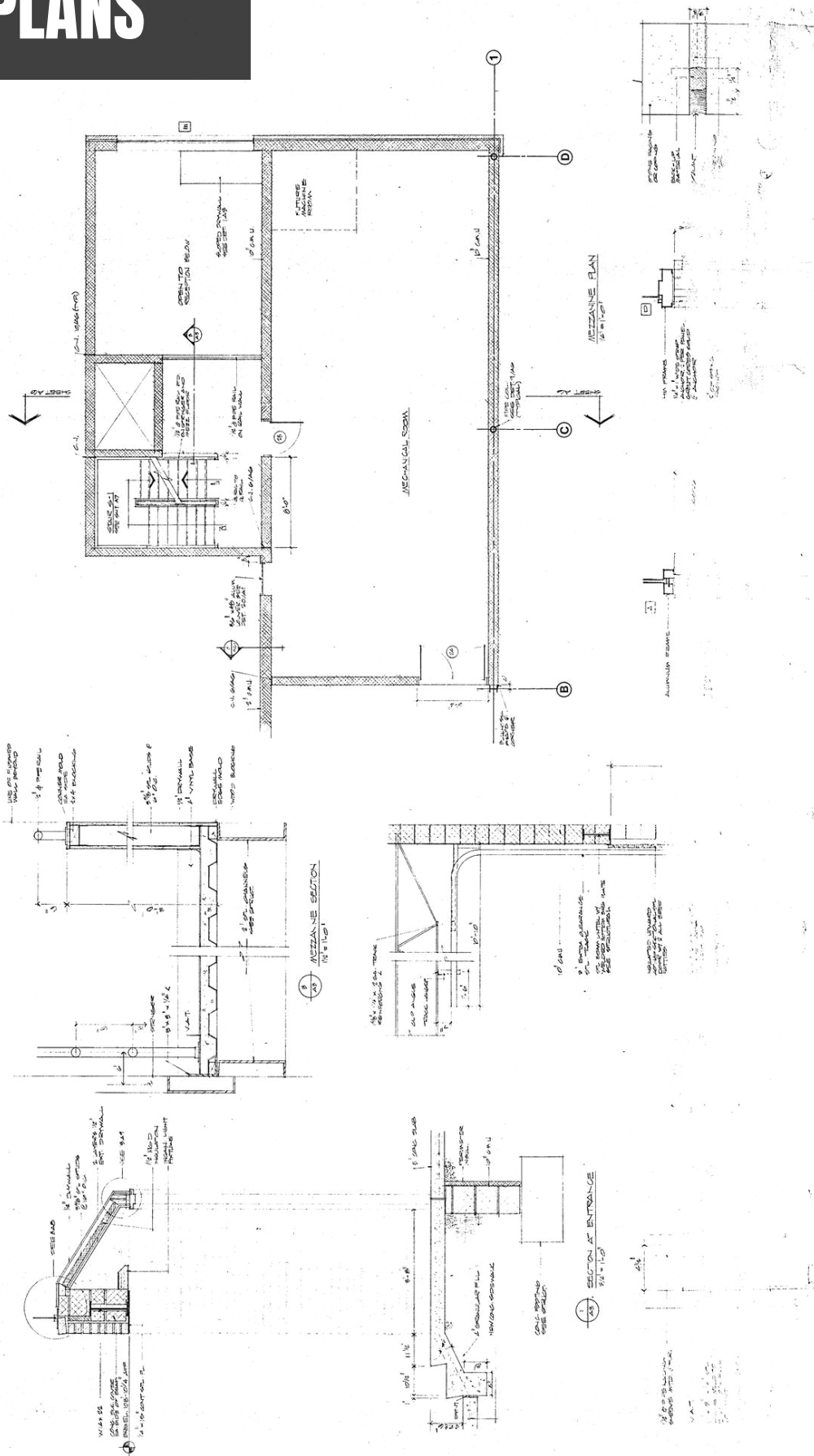


Architectural floor plan of a building, likely a school or institutional structure. The plan shows a complex layout of rooms and corridors. Key areas include:

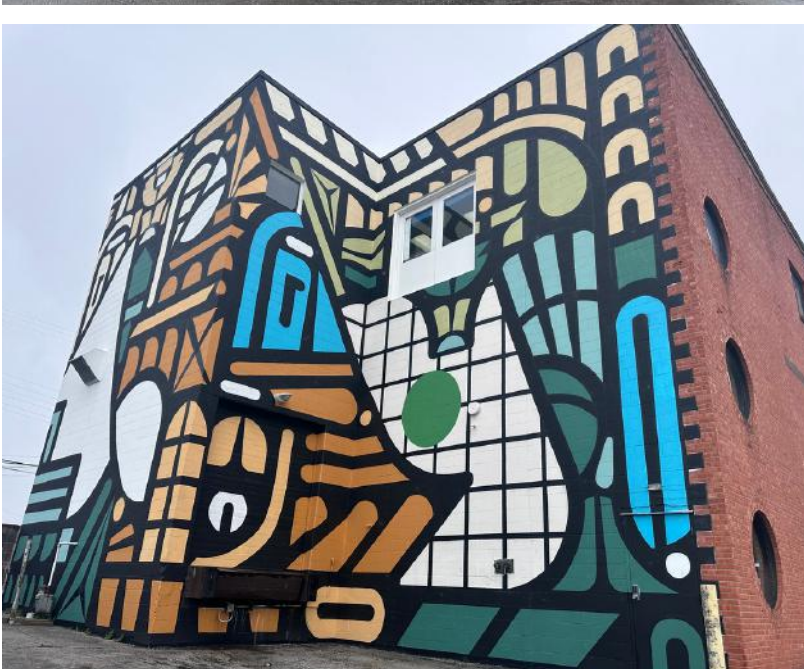
- General Office:** Located in the upper right corner.
- Classrooms:** Numerous rooms labeled "CLASSROOM" are distributed throughout the plan, some with specific dimensions like "12' x 12'".
- Library:** A room labeled "LIBRARY" is situated in the lower right.
- Cafeteria:** A large room labeled "CAFETERIA" is located in the lower center.
- Gymnasium:** A large room labeled "GYMNASIUM" is in the lower left.
- Hallways and Corridors:** Extensive network of hallways connecting the various rooms.
- Entrances:** Several entrance points are marked, including "ENTRANCE" and "EXIT".
- Structural Elements:** Walls, doors, and windows are clearly delineated. Dimensions are provided for many rooms and corridors.
- Other Labels:** "GENERAL OFFICE", "LIBRARY", "CAFETERIA", "GYMNASIUM", "CLASSROOM", "HALL", "CORRIDOR", "ENTRANCE", "EXIT", "STAIRS", "TOILET", "RESTROOM", "CLOSET", "CABINETS", "SINK", "STOVE", "REF.", "FURNITURE", "EQUIPMENT", "MATERIALS", "STORAGE", "WORK AREA", "DESK", "CHAIR", "TABLE", "BENCH", "LOCKER", "DRESSING ROOM", "SHOWERS", "TUBS", "SINKS", "STOVES", "REFS", "CUPBODIES", "DISHWASHERS", "SINKS", "STOVES", "REFS", "CUPBODIES", "DISHWASHERS", "SINKS", "STOVES", "REFS", "CUPBODIES", "DISHWASHERS".



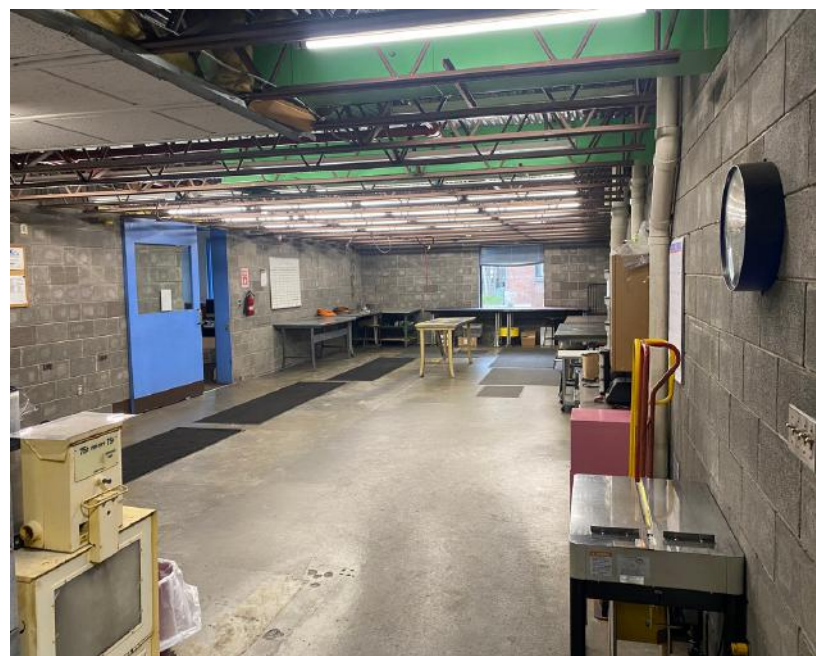
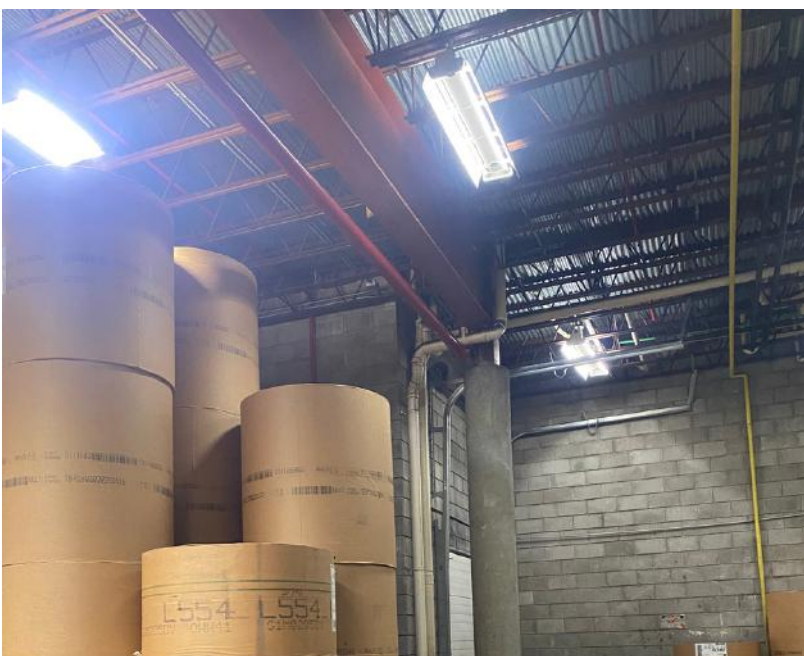
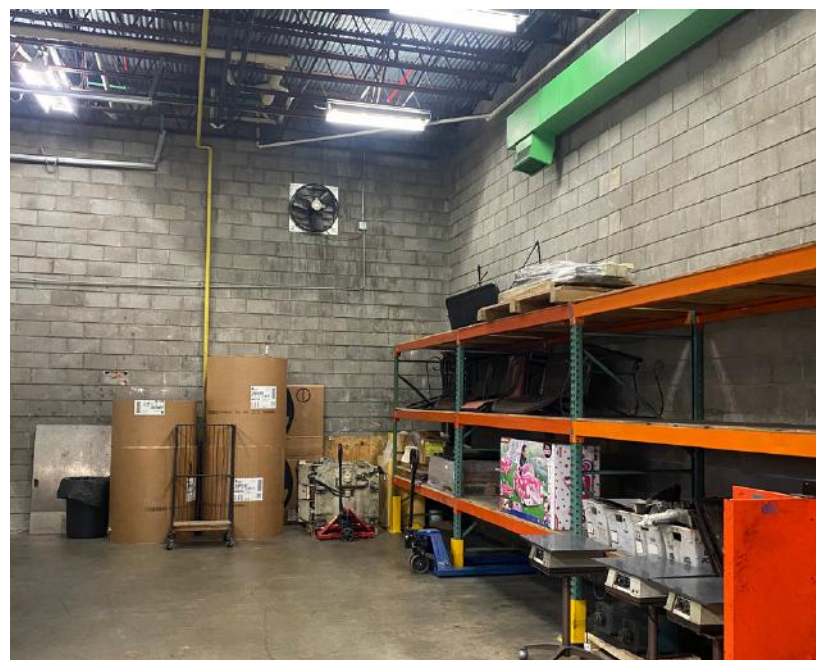
# FLOOR PLANS







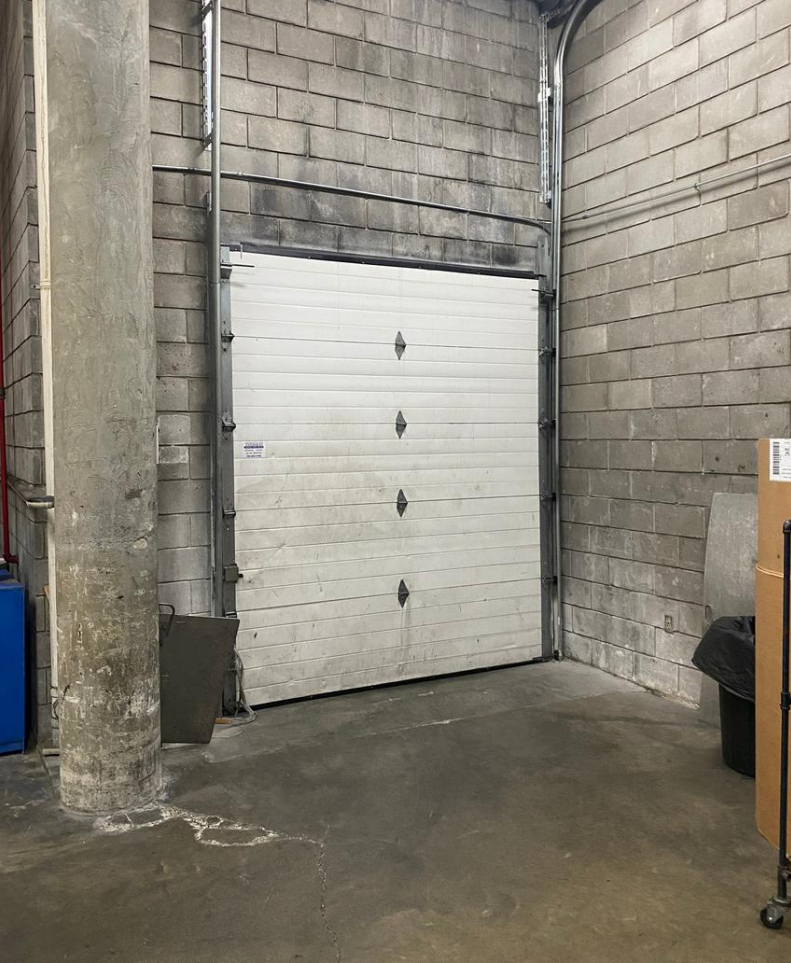
















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