

955 Oliver Ave

955 Oliver Ave, Indianapolis, IN 46221

FOR SALE

Property Summary



Property Description

POSITIONED IN THE PATH OF PROGRESS

Across the Street from Elanco's \$4+ Billion Economic Impact Development

A rare opportunity to acquire a strategically located church property directly across from the transformational Elanco Global Headquarters development and within one of Indianapolis' fastest-growing redevelopment corridors.

The surrounding area is being reshaped by billions of dollars in investment, including life sciences, technology, mixed-use development, housing, and public improvements.

With favorable C-1 zoning and an RC overlay, this is a unique opportunity to secure a highly visible development site in a location poised for long-term growth and appreciation.

Suitable for Redevelopment, religious, educational, institutional, or community uses.

Offering Summary

Sale Price:	\$0
Lot Size:	.45 AC
Building Size:	11,823 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	105	357	1,907
Total Population	330	1,126	5,223
Average HH Income	\$46,019	\$51,257	\$64,957

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Property Details & Highlights

Building Name	955 Oliver Ave
Property Type	Redevelopment or Religious
Zoning	C-1, RC Overlay
APN	1097167
Building Size	11,823 SF
Lot Size	.45 AC
Building Class	C
Year Built	1947
Number of Floors	1
Number of Buildings	1

AREA DEVELOPMENT DRIVERS

- Elanco Global Headquarters Campus
- 16 Tech Innovation District
- White River Corridor Improvements
- Downtown Indianapolis Expansion
- Indiana University Indianapolis Growth Initiatives
- Continued Near Westside Redevelopment and Infrastructure Investment

ZONING DETAILS

C-1 allowing for typical uses:

- Professional offices (attorneys, accountants, real estate offices, insurance agencies)
- Medical and dental offices
- Financial institutions
- Educational and training facilities
- Day care centers
- Assisted living and nursing facilities
- Community centers and certain nonprofit organizations
- Funeral homes
- Government offices and public uses

With an RC Overlay:

- The underlying C-1 zoning still governs permitted uses.
- The RC overlay signals that the property is within the City's broader downtown/regional center planning area.
- Redevelopment proposals may be reviewed under Regional Center development standards and design guidelines.
- The City generally expects more urban, pedestrian-oriented, and redevelopment-focused projects in these areas.



- Directly across from Elanco Global Headquarters
- Zoned C-1 with RC Overlay
- Located within Indianapolis' premier redevelopment corridor
- Minutes from Downtown Indianapolis
- Convenient access to I-65, I-70, and major employment centers
- Surrounded by ongoing residential, mixed-use, and commercial development
- Positioned near major innovation, healthcare, and education investments
- Strong long-term appreciation potential
- Suitable for religious, educational, institutional, community, or redevelopment uses

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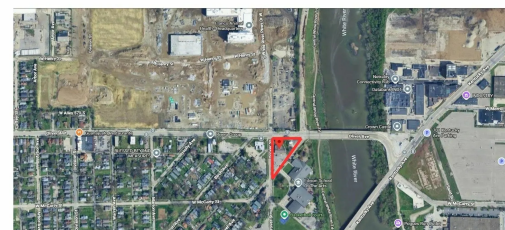
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Additional Photos



Indianapolis, IN
.45 acres



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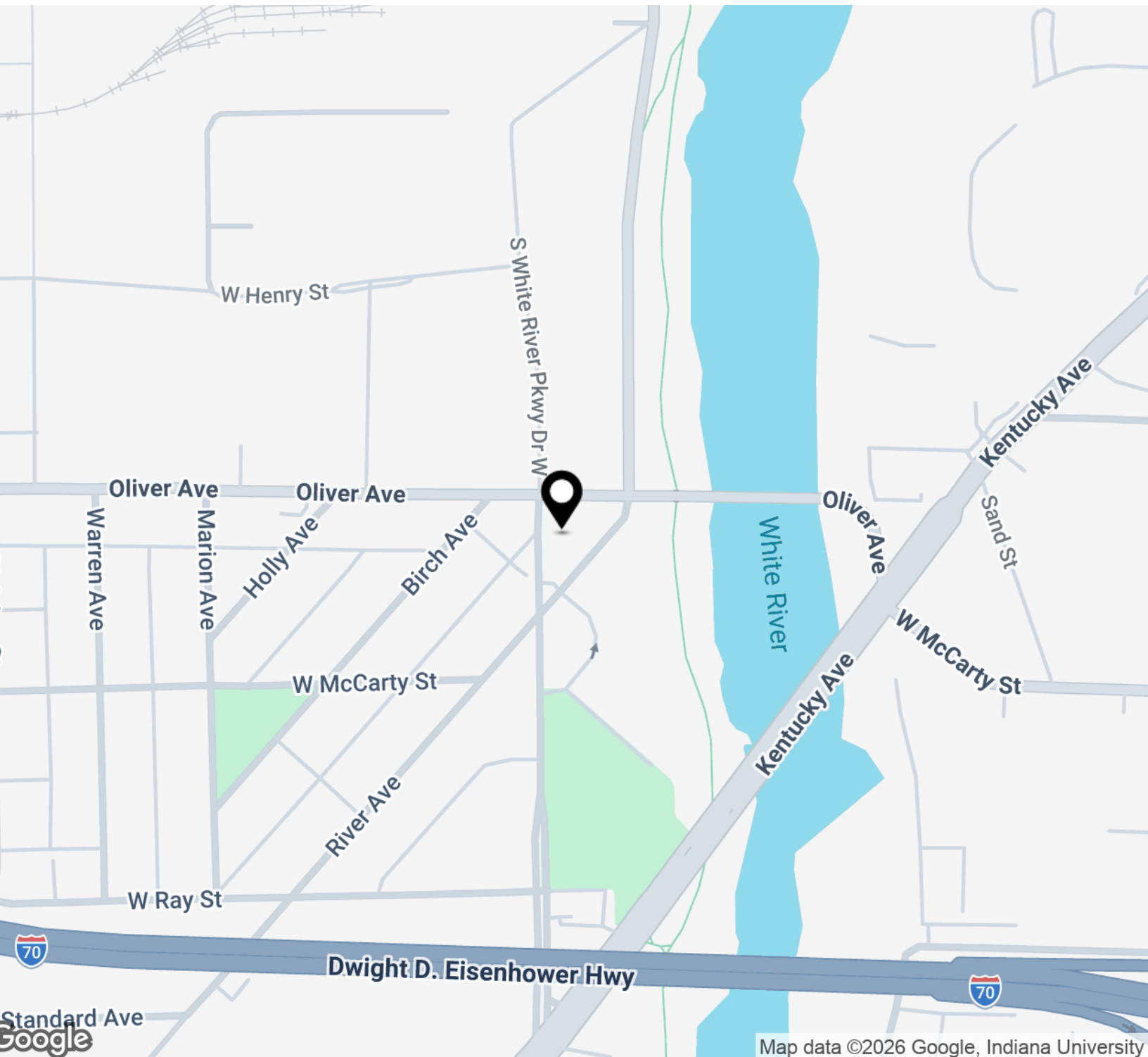
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Location Map



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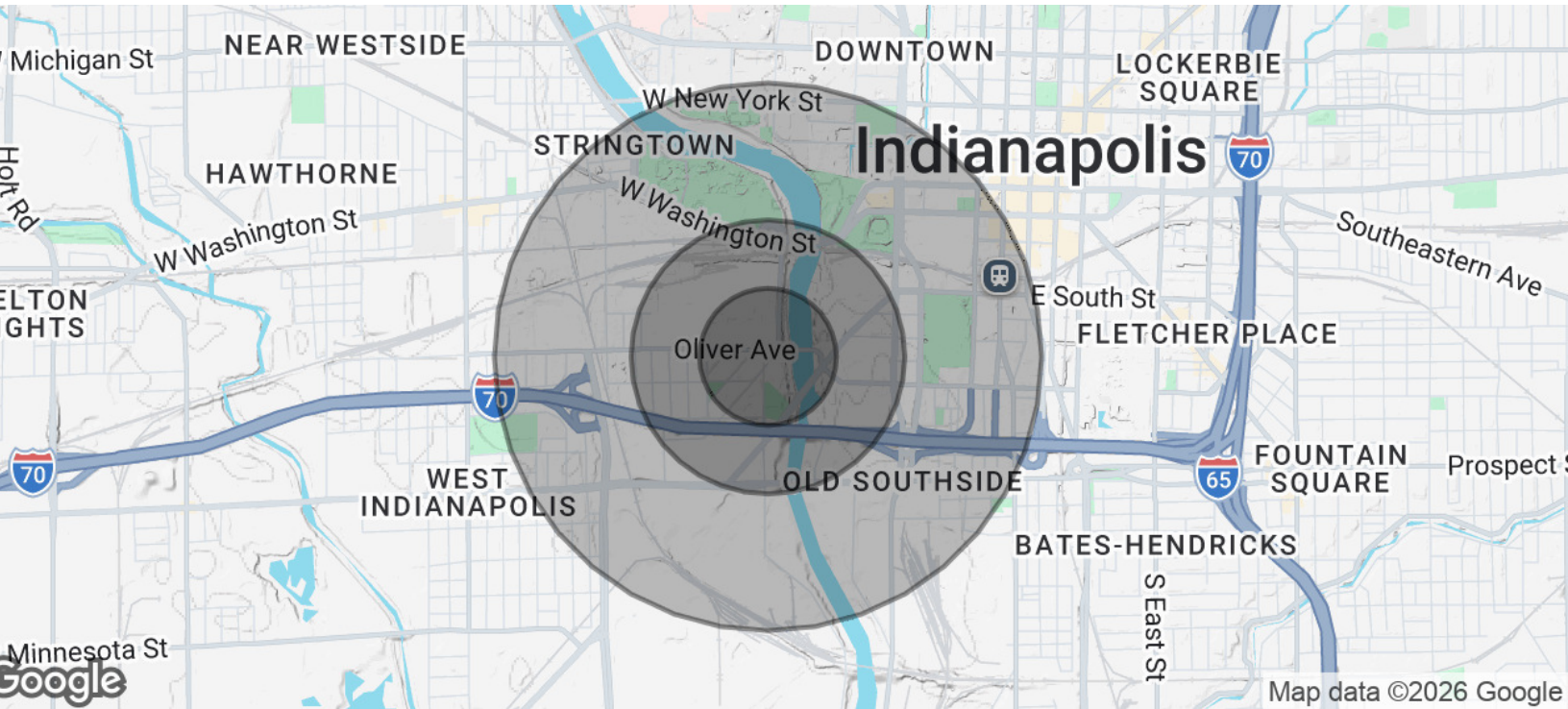
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	330	1,126	5,223
Average Age	22.3	23.3	28.9
Average Age (Male)	27.7	27.6	30.4
Average Age (Female)	19.4	20.9	28.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	105	357	1,907
# of Persons per HH	3.1	3.2	2.7
Average HH Income	\$46,019	\$51,257	\$64,957
Average House Value	\$122,231	\$128,284	\$119,049

2023 American Community Survey (ACS)

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