



CONFIDENTIAL | NDA REQUIRED

# HOBBBS

## STATION

PLAINFIELD, IN

**Four Entitled Development Pads | 13.73 acres**

OFFERING MEMORANDUM

Andrew Urban CCIM SIOR | Aaron Snoddy | Stephen Daum



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# Executive Summary

**Colliers | Indianapolis**, as exclusive listing agent is offering for sale **four (4) entitled development pads** totaling 13.73 acres within **Hobbs Station** - a 125-acre, \$300M+ master-planned mixed-use community at Smith Road and Township Line Road in Plainfield, Indiana. The master plan is built and operating: 300 multifamily units delivered, 240 single-family homes under construction by Pulte, and the adjacent two (2) building Terminus at Hobbs Station industrial buildings totaling 497,540 SF.

The four pads on offer represent the final residential and commercial phases of a proven, in-place master planned community.

Opportunity at a glance

| PAD       | ACRES | PUD USE                     | CAPACITY (PER PUD)            |
|-----------|-------|-----------------------------|-------------------------------|
| Block A   | 4.69  | Multifamily                 | Up to 216 units               |
| Block B   | 2.95  | Townhome / Senior Living    | Up to 30 TH or senior units   |
| Block D   | 2.06  | Office / Medical Office     | Single-story MOB or BTS       |
| Block H   | 4.03  | Mixed-Use (MF + Commercial) | 144 MF + 47,000 SF commercial |
| Portfolio | 13.73 |                             |                               |



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# The Opportunity

A master plan, in the center of the action.

Proximity & Access

|                               |                       |
|-------------------------------|-----------------------|
| The Shops at Perry Crossing   | ± 0.7 mi   3 min      |
| Indianapolis Int'l Airport    | ± 5 mi   7 min        |
| I-70                          | < 4 mi   under 10 min |
| I-465 (beltway)               | ± 4 mi   8 min        |
| Downtown Indianapolis         | ± 18 mi   20 min      |
| US 40 (National Road)         | < 1 mi   3 min        |
| Avon retail / employment core | ± 5 mi   10 min       |

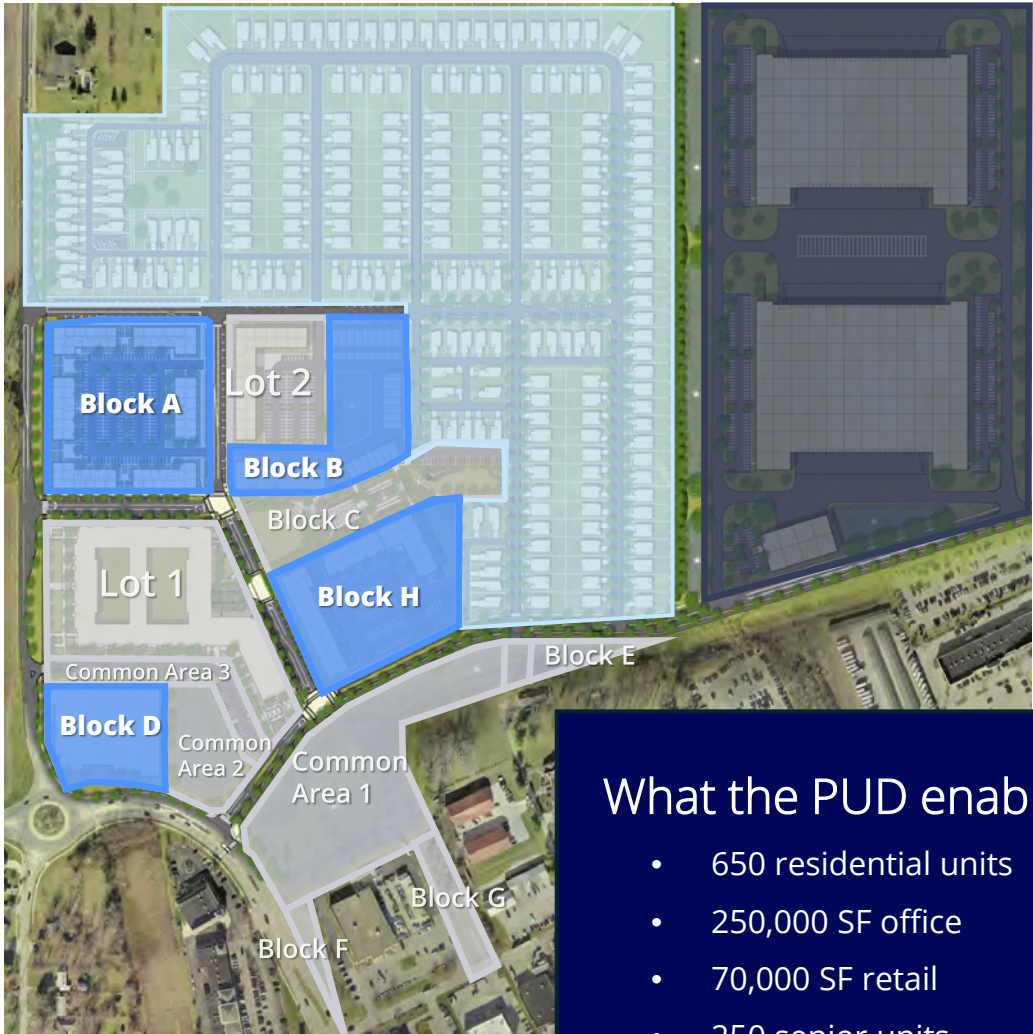


# A master plan, delivered.

Hobbs Station is a 125-acre master-planned mixed-use community conceived as a walkable, urban-scaled neighborhood at the intersection of Hendricks County's residential growth corridor and the Indianapolis International Airport logistics cluster. Approved under Town of Plainfield in June 2021, the PUD established three integrated districts engineered to function as a single community.

| District                             | Acres  | Character                                                                                                                           |
|--------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------|
| Mixed-Use District                   | ± 38.1 | Multi-story mixed-use buildings, multifamily apartments, senior housing, neighborhood retail, hotel, office. <b>Blocks A, D, H.</b> |
| Residential District - Single-Family | ± 45.3 | Detached single-family homes. Pulte Homes under construction (240 homes).                                                           |
| Residential District - Townhome      | ± 3.2  | Townhomes or non-independent senior living. <b>Block B.</b>                                                                         |
| Terminus at Hobbs Station (adjacent) | ± 30+  | Two (2) industrial facilities totaling 497,540 SF (HSA Commercial Real Estate).                                                     |

Mixed-Use District by-right capacity, governed by PUD Ordinance No. 17-2021, as amended April 2025.



What the PUD enables

- 650 residential units
- 250,000 SF office
- 70,000 SF retail
- 250 senior units
- 150-room hotel
- 6-stories max

# Today at Hobbs Station

The Hobbs Station investment thesis rests on what is already on the ground.

## DELIVERED & OPERATING

- 300 multifamily units
- Mixed-use retail Terminus at Hobbs Station (two (2) industrial buildings completed)
- Roads, sidewalks, streetscape
- Utility mains in public ROW at pad frontage; stormwater retention complete
- Vandalia Trail extension complete
- Smith / Township Line roundabout operating

## UNDER CONSTRUCTION (on site)

- 240 single-family homes (Pulte Homes)
- Winding Way Townhomes Phase 1 (T&H / Radiant CDC)

## IMMEDIATE NEIGHBORS

- Crossing 5 Towns & Flats - 315 MF units (JC Hart / BAM Capital)
- Bomar Estates - 306 townhomes, 60 villas, 80 SFH (Olthof Homes)
- Charter Senior Living - senior housing

# The final phase: 4 pads, 13.73 Acres

The four development pads represent the remaining buildable inventory within the Mixed-Use District and the Townhome Section of the Hobbs Station PUD. Each pad is individually parceled, individually entitled within the PUD framework, and fronts on public ROW with utility mains in place. Each can be acquired and developed independently.

## Remaining capacity

| Pad     | Acres | PUD District                   | Programmed Capacity                      | Adjacent To                                               |
|---------|-------|--------------------------------|------------------------------------------|-----------------------------------------------------------|
| Block A | 4.69  | Multifamily                    | Up to 216 multifamily units              | Operating multifamily projects, Crossing 5, Bomar Estates |
| Block B | 2.95  | Residential (Townhome Section) | Up to 30 Townhome or senior living units | Operating mixed-use core, retail                          |
| Block D | 2.06  | Commercial                     | Medical Office or BTS Office             | Smith Rd / Township Line roundabout                       |
| Block H | 4.03  | Mixed-Use                      | 144 MF units + 47,000 SF commercial      | Operating Mixed Use core, Block A, Pearson Pkwy           |

## What the buyer is acquiring



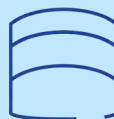
### Land

Defined, parceled, surveyable lot



### Entitlement

PUD-recorded use, density, height, setback



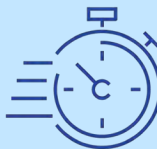
### Infrastructure

Roads, stormwater retention complete; utility mains in public ROW at pad frontage



### Community

Operating master plan with 2,000+ residents on site



### Time to vertical

Final detailed plan and building permit - months, not years

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# Pad Profiles

# Block A

4.69 Acres | Up to 216 Multifamily Units | Mixed-Use District

Block A is the largest of the four pads on offer and sits on the western edge of the Hobbs Station Mixed-Use District with direct frontage on Smith Road. It is bordered to the south by the operating Crossing 5 Towns & Flats development (315 MF units, JC Hart / BAM Capital), to the east by Pearson Parkway and the operating Hobbs Station mixed-use core, and to the west by Bomar Estates (Olthof Homes - 306 townhomes, 60 villas, 80 SFH under construction).

Primary access is from Smith Road via the Anthem Avenue / Pearson Parkway grid.



## The entitlement

|                             |                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------|
| Use                         | Multifamily residential, primary permitted use under PUD Ordinance No. 17-2021                |
| Density Cap                 | 216 dwelling units (PUD-allocated density within Mixed-Use District)                          |
| Maximum Height              | 6 stories                                                                                     |
| Minimum Finished Floor Area | 720 SF (one-story); 450 SF per floor (multi-story)                                            |
| Front / Perimeter Yard      | 0' minimum from public street ROW                                                             |
| Parking                     | Administratively approved at Final Detailed Plan; shared parking permitted within MU District |
| Approval Pathway            | Final Detailed Plan to Plainfield Plan Commission                                             |

# Block B

2.95 Acres | Townhome or Senior Living | Adjacent to Mixed-Use Core

Block B sits within the central core of Hobbs Station, immediately east of Block A and bordered to the south and east by the operating Hobbs Station mixed-use building, completed multifamily phase, and the streetscape connecting to Clarkson Avenue and Pearson Parkway. The pad benefits from direct walkability to the project's food and beverage tenants, retail bays, and the Vandalia Trail extension - a positioning that supports both for-sale townhome and senior living programs.



## The entitlement

|                             |                                                                                            |
|-----------------------------|--------------------------------------------------------------------------------------------|
| Use                         | Townhomes (primary); senior living or rear-load detached SFH with Plan Commission approval |
| Density Cap                 | 30 townhome units, 12 detached units, or senior living facility                            |
| Maximum Height              | 40' (townhomes); 38' (detached)                                                            |
| Minimum Finished Floor Area | 1,200 SF (TH); 1,600 SF (detached)                                                         |
| Minimum Lot Standards       | TH: 1,200 SF, 20' frontage. Detached: 3,600 SF, 40' frontage                               |
| Setbacks                    | TH: 5' front, 5' rear, 10' building separation. Detached: 20' front, 5' side               |
| Approval Pathway            | Final Detailed Plan to Plainfield Plan Commission                                          |

# Block D

2.06 Acres | Medical Office / Commercial | Build-to-Suit Ready

Block D sits in the southwest corner of the Hobbs Station Mixed-Use District, immediately north of the Smith Road / Township Line Road roundabout and adjacent to the under-construction Crossing 5 Towns & Flats multifamily development. The pad benefits from corner visibility, dual-frontage access via Smith Road and the internal Hobbs Station roadway grid, and direct adjacency to the stabilizing multifamily and for-sale residential rooftops at Hobbs Station, Crossing 5, and Bomar Estates.



## The entitlement

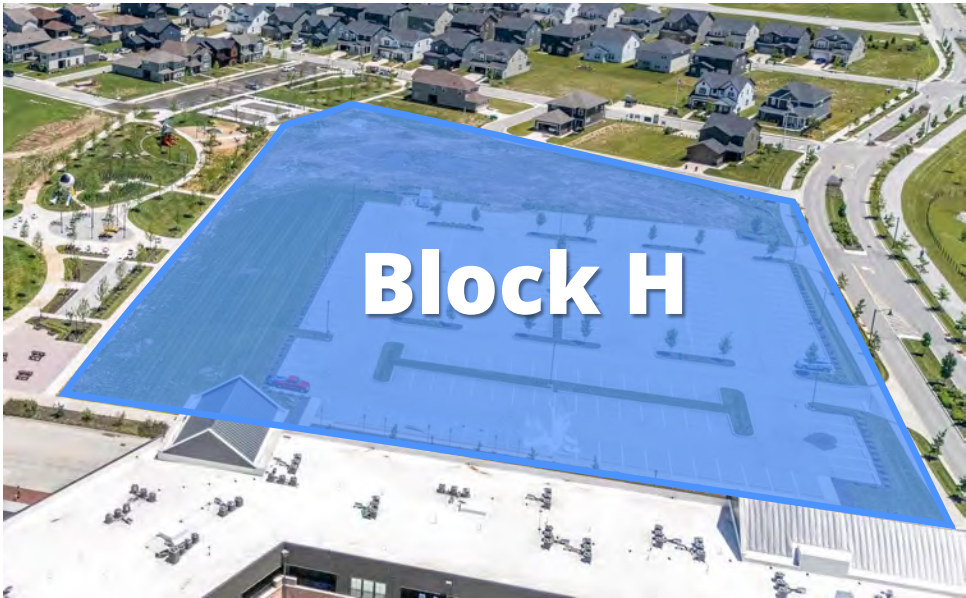
|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| Use                    | Office (including medical services), primary permitted use under PUD      |
| District Capacity      | Mixed-Use District permits up to 250,000 SF of office across the District |
| Maximum Height (PUD)   | 6 stories permitted                                                       |
| Front / Perimeter Yard | 0' minimum from public street ROW                                         |
| Parking                | Administratively approved at Final Detailed Plan                          |
| Approval Pathway       | Final Detailed Plan to Plainfield Plan Commission                         |

# Block H

4.03 Acres | 144 MF Units + 47,000 SF Commercial | Mixed-Use Pad

Block H sits at the center of the Hobbs Station Mixed-Use District, immediately south of Block B, east of Block A, and directly adjacent to the operating Hobbs Station mixed-use building, completed multifamily phase, and active food and beverage tenancy. The pad's location places ground-floor commercial space within walking distance of 300 existing apartment units, the 315-unit Crossing 5 community, and the Pulte single-family delivery - the captive demographic base that supports ground-floor neighborhood retail or service uses.

Primary access is from Pearson Parkway and the internal grid, with Station Boulevard connecting to the Vandalia Trail and Township Line Road.



## The entitlement

|                             |                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------|
| Use                         | Mixed-use multifamily with neighborhood retail / commercial under PUD                         |
| Density Cap                 | 144 MF units + 47,000 SF commercial (PUD-allocated)                                           |
| Maximum Height              | 6 stories                                                                                     |
| Minimum Finished Floor Area | 720 SF (one-story); 450 SF per floor (multi-story)                                            |
| Front / Perimeter Yard      | 0' minimum from public street ROW                                                             |
| Parking                     | Administratively approved at Final Detailed Plan; shared parking permitted within MU District |
| Approval Pathway            | Final Detailed Plan to Plainfield Plan Commission                                             |

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# Transaction Process

# Offer structure & LOI guidance

The Hobbs Station development pads are offered for sale on an open, rolling basis. The Seller will consider offers on a single pad, on any combination of pads, or on the full four-pad portfolio. Offers will be evaluated against price, certainty of close, capability to execute, and proposed terms. The Seller reserves the right to negotiate concurrently with multiple parties, accept or reject any offer at the Seller's sole discretion, and initiate a structured call-for-offers process on Block A and Block H based on market interest. No hard offer deadline is published at launch.

FOR MORE INFORMATION CONTACT:



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## LOI submittal guidance

Prospective buyers are asked to submit Letters of Intent that include, at minimum:

| Element                 | Detail                                           |
|-------------------------|--------------------------------------------------|
| Purchaser Entity        | Legal name, organizational structure, principals |
| Pad(s) Offered On       | Single pad, combination, or full portfolio       |
| Purchase Price          | Per pad and aggregate, USD                       |
| Earnest Money Deposit   | Initial / additional deposits, refundability     |
| Due Diligence Period    | Proposed timeline, contingency scope             |
| Closing Period          | Days from DD expiration to closing               |
| Financing Contingencies | If applicable; structure, lender                 |
| Approval Contingencies  | IC, board, partner approvals                     |
| Source & Use of Capital | Equity source, debt structure                    |
| Buyer Experience        | Track record on comparable product               |
| Brokerage               | Cooperating broker identification, if any        |
| Conditions to Closing   | Material conditions beyond standard PSA          |

# Disclaimers & notices

## Confidentiality

This Offering Memorandum has been prepared by Colliers International Indiana on behalf of Hobbs Station MU Multifamily QOZB LLC (the "Seller") for the exclusive use of the prospective purchaser. By acceptance, the recipient agrees that the information is confidential, will not be disclosed to any third party (other than the recipient's professional advisors, equity partners, and lenders working on the prospective transaction, bound by the same confidentiality), and will be used solely for evaluating a potential purchase.

## Independent investigation

Prospective purchasers are required to conduct their own independent investigation of the development pads, including review of PUD ordinances, site inspection, ALTA / NSPS surveys, title commitments, environmental site assessments, geotechnical reports, utility capacity letters, the Town of Plainfield Development Agreement, and the HOA Master Declaration. Purchasers should consult their own legal, tax, financial, environmental, and engineering advisors. Reliance without independent verification is at the purchaser's sole risk.

## No representation or warranty

Information contained herein has been obtained from the Seller and sources deemed reliable. No representation or warranty, express or implied, is made as to accuracy or completeness. This Offering Memorandum does not constitute an appraisal, legal opinion, environmental assessment, tax opinion, or guarantee of value. All financial projections, market data, demographic information, and forward-looking statements are based on assumptions as of the date hereof and subject to change. Actual results may differ materially.

## Right to withdraw & equal opportunity

The Seller reserves the right, at sole discretion and without prior notice, to withdraw any portion of the offering, modify any terms, negotiate concurrently with multiple parties, accept or reject any offer, and terminate negotiation prior to a fully executed PSA. The offering is presented in compliance with applicable federal, state, and local fair housing and anti-discrimination laws. Prospective purchasers are evaluated solely on objective business criteria.



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