



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company

317.902.8622



3731 WELLINGTON AVE, INDIANAPOLIS, IN 46226



South Atlantic
Packaging

E 38th St

U-STOR
SELF-STORAGE

DEVELOPMENT
LAND NEAR I-465

FOR SALE

\$118,000



Executive Summary



Unlock Prime Potential on 2.77 Acres Near I-465 – 3731 Wellington Ave, Indianapolis, IN 46226

Strategically positioned just moments from the I-465 and Pendleton Pike interchange, this 2.77-acre parcel in Marion County's Warren Township offers an exceptional opportunity for developers, investors, or visionaries seeking affordable land with strong long-term potential.

Surrounded by a blend of residential and commercial developments, this site stands out for its **rare proximity to a major interstate**, offering **high visibility and excellent accessibility**—a true asset in a land-constrained corridor.

Priced to sell, this property provides a **cost-effective entry point** into the Indianapolis market. Whether you're envisioning multifamily housing, a small commercial development, or a mixed-use concept, this location supports a variety of possibilities. **Rezoning will be required** to suit the buyer's intended use, offering flexibility to tailor the land to your vision.

- **Prime Location:** Nestled in the quiet cul-de-sac of the Glicks Franklin subdivision, yet minutes from schools, shopping, and major arteries.
- **Development Ready:** Finished lot with level topography—ideal for efficient construction.
- **Utilities:** Electric nearby; water and sewer connections will need to be established, providing the opportunity for customized infrastructure.
- **Investment Upside:** Limited land availability near I-465 enhances long-term value.

Don't miss this chance to capitalize on a **rare offering** in a rapidly evolving area. With strong visibility, growth potential, and a highly accessible location, **3731 Wellington Ave** is ready for your next big move.

Property Summary

3731 WELLINGTON AVE, INDIANAPOLIS, IN 46226

| | |
|----------------|--------------------------|
| Offering Price | \$118,000 |
| Property Type | Land |
| Lot Size | 120,792 SF (2.77 Acre) |
| Parcel No. | 49-07-24-108-052.000-701 |
| Zoning | D-5 (Residential) |

D-5 PERMITTED USES

1. Single-Family Detached Dwelling
2. Manufactured Home on a lot platted before 7-1-82
3. Two-Family Dwelling
4. Group Home
5. Greenway
6. Garden as a Primary Use
7. Wireless Communications Facility



Neighborhood Map



Land Photos



Aerial Photos



DEMOGRAPHIC SUMMARY

3731 Wellington Ave, Indianapolis, Indiana, 46226
Rings: 1, 3, 5 mile radii

KEY FACTS

219,415

Population

36.2

Median Age



88,589

Households

\$44,648

Median Disposable Income

EDUCATION

13.4%

No High School Diploma



31.9%

High School Graduate



26.9%

Some College/Associate's Degree



27.8%

Bachelor's/Graduated/Prof Degree

INCOME



\$53,228

Median Household Income



\$30,051

Per Capita Income



\$70,564

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,700

Apparel & Services



\$184

Computers & Hardware



\$2,668

Eating Out



\$5,056

Groceries



\$5,229

Health Care

BUSINESS



6,474

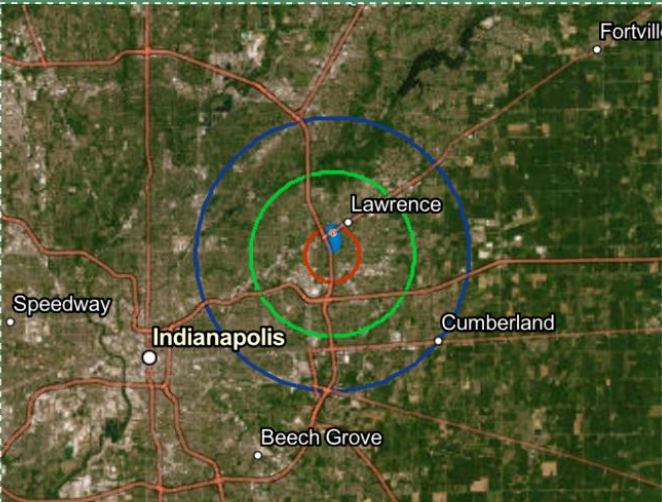
Total Businesses



81,424

Total Employees

| Variables | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|
| 2023 Total Population | 9,973 | 98,859 | 219,415 |
| 2023 Household Population | 9,964 | 98,364 | 218,285 |
| 2023 Family Population | 8,296 | 78,558 | 172,133 |
| 2028 Total Population | 9,889 | 98,724 | 219,913 |
| 2028 Household Population | 9,881 | 98,229 | 218,784 |
| 2028 Family Population | 8,213 | 78,249 | 172,187 |



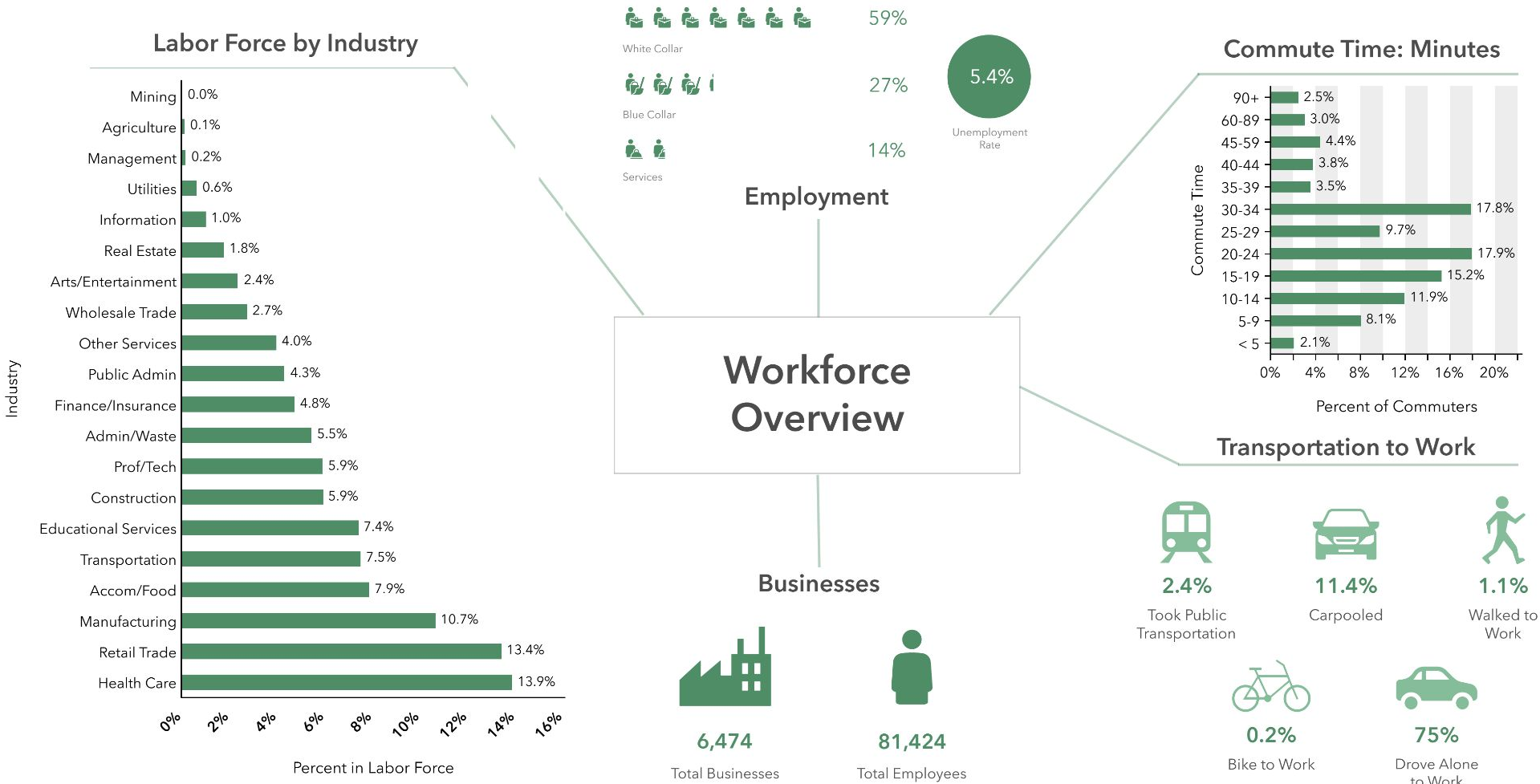
Economic Development Profile

3731 Wellington Ave, Indianapolis, Indiana, 46226

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

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COMMUTE PROFILE

3731 Wellington Ave, Indianapolis, Indiana, 46226
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



2.4%

Took Public Transportation



11.4%

Carpooled



1.1%

Walked to Work



0.2%

Bike to Work

WORKERS



100,586

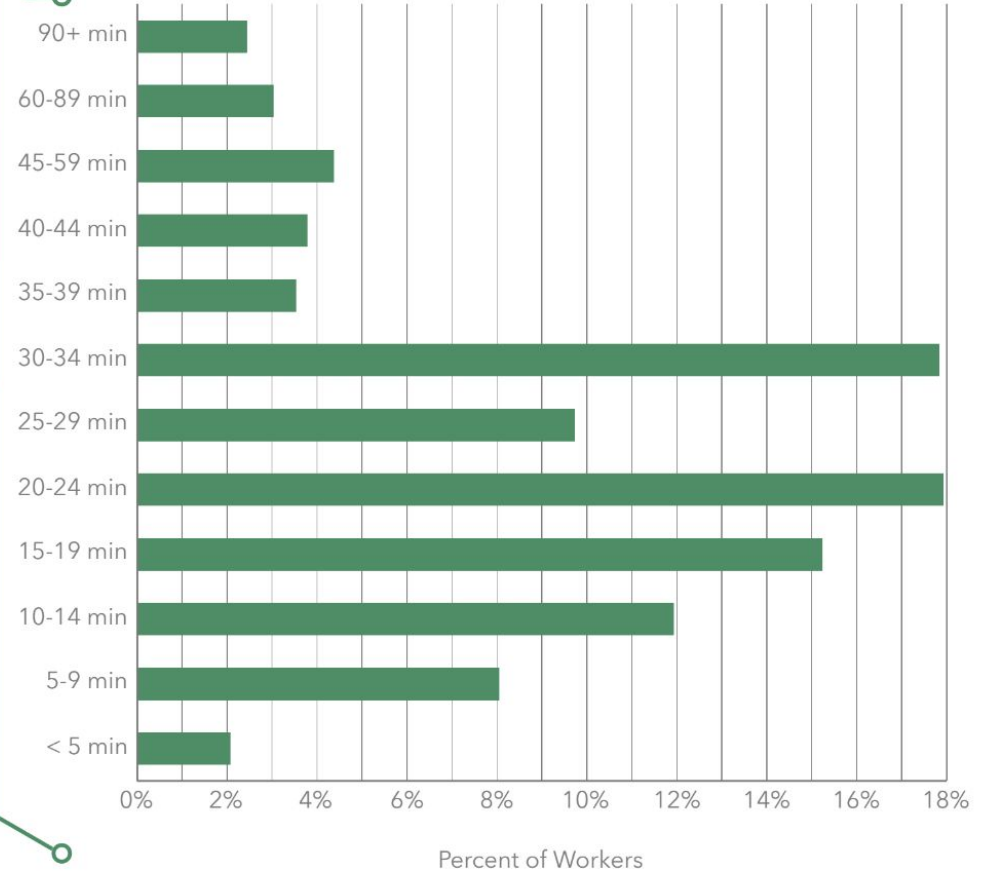
ACS Workers Age 16+



74.5%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

3731 Wellington Ave, Indianapolis, Indiana,
46226
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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PROJECTED ANNUAL GROWTH RATE



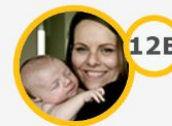
INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments



12B

Traditional Living

14,659 households

16.5%
of Households



8G

Hometown Heritage

11,787 households

13.3%
of Households



11E

City Commons

6,545 households

7.4%
of Households



6434 N COLLEGE AVE | 17

AREA OVERVIEW

INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 892,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct cultural districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

More than 517,000 Employees in Six Key Industries

- ° Logistics | 109,000 Employees | Express Scripts, Amazon, and FedEx
- ° Manufacturing | 88,000 Employees | Allison Transmission, Nice Pak, and Red Gold
- ° Information Technology | 22,000 Employees
- ° Life Sciences | 21,000 Employees | Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- ° Agribusiness | 16,000 Employees | Elanco, Beck's Hybrids, and AgReliant Genetics
- ° Sports | 16,000 Employees | NCAA Headquarters and Indianapolis Motor Speedway



3731 WELLINGTON AVE.

INDIANAPOLIS, IN 46226

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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