

FOR SALE

DEVELOPMENT LAND

Offering Price:

\$225,000



22 W Rampart Rd
Shelbyville, IN 46176

Envision your development taking shape on this high-visibility 1.91-acre parcel in the heart of Shelbyville's fastest-growing corridor. Positioned at the busy intersection of State Road 9 and I-74, your business would be front and center to thousands of daily drivers, surrounded by hotels, restaurants, retail, and healthcare hubs. With a build-ready site and a dynamic mix of neighboring commercial and residential activity, this location provides the perfect foundation to create a destination that attracts customers, supports growth, and establishes a lasting presence in a thriving regional market. Future Development can not be a hotel/motel.

- High-traffic, build-ready 1.91-acre site with exceptional visibility at the key intersection of State Road 9 and I-74
- Prime location among hotels, restaurants, retail, and healthcare, offering built-in customer flow and long-term growth potential
- Positioned in Shelbyville's fastest-growing commercial corridor, allowing your development to capitalize on regional economic momentum and expanding population



CONTACT US

317-902-8622



ANNIE SCOTT
REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

OFFERING SUMMARY

This 1.91-acre, build-ready commercial parcel delivers exceptional exposure and strategic positioning in one of Shelby County's fastest-growing corridors. Located near the highly traveled intersection of State Road 9 and I-74, the site offers outstanding visibility, easy access, and immediate proximity to established hotels, restaurants, gas stations, a golf course, and the YMCA. Surrounded by active commercial uses and supported by nearby residential and healthcare development, this high-traffic location is ideal for a wide range of commercial ventures seeking both immediate presence and long-term value.

Shelbyville serves as the economic and commercial heart of Shelby County, anchoring employment, retail, healthcare, and services for the region while supporting surrounding smaller towns. Major employers such as Knauf Insulation, Ryobi Die Casting, Major Tool & Machine, Hancock Health, and Valeo continue to drive job growth and economic stability. Ongoing industrial expansion, logistics activity tied to I-74, and sustained private investment have positioned Shelbyville as a growing regional hub with strong infrastructure and a steadily expanding population base.

With momentum building across commercial, residential, and industrial sectors, Shelbyville continues to attract businesses looking for visibility, workforce access, and regional reach. Situated alongside thriving hospitality and restaurant establishments, this highly visible property stands out as a rare opportunity to build in a market where community and commerce are rising together—offering both immediate impact and lasting growth potential.



OFFERING SUMMARY

PROPERTY DETAILS

Price:	\$225,000
Property Type:	Commercial Land
Lot Size:	1.91 Acre
Zoning	Commercial BH (Business Highway)
Parcel No.	73-07-29-100-015.000-002
Road Access	Frontage Road
Divisible	Yes

TAX DETAILS

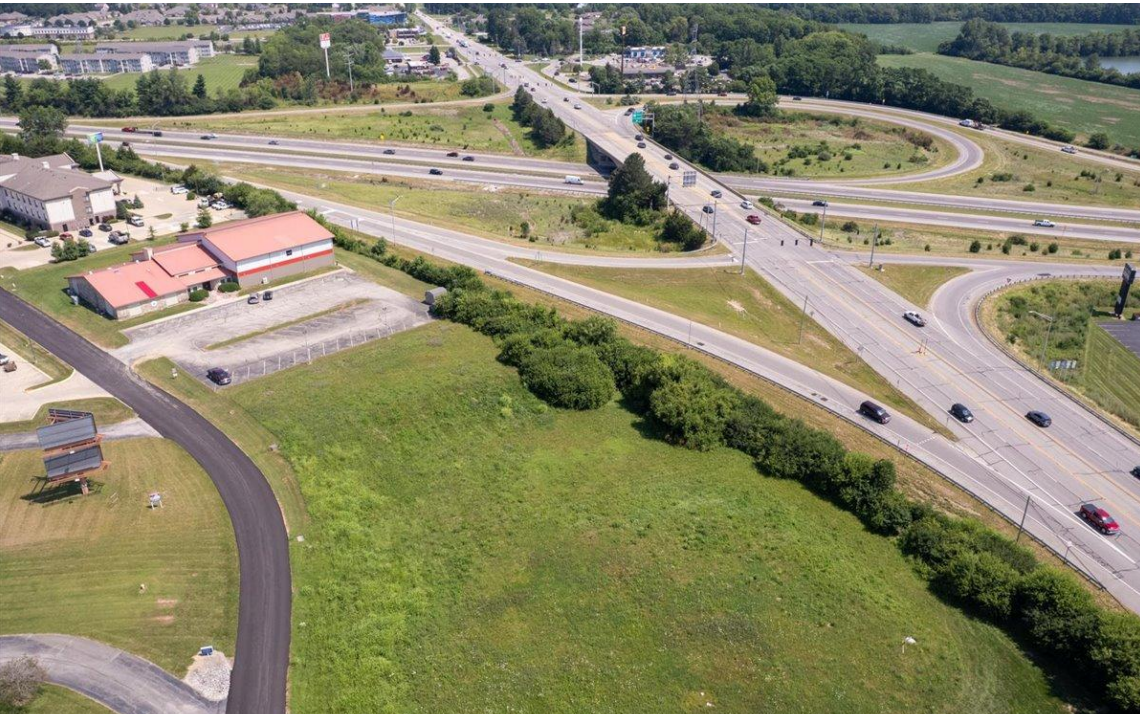
Tax Year	Total Tax
2024	\$3,213.26
2023	\$3,196.20
2022	\$3,243.40
2021	\$3,307.12
2020	\$3,248.22

PERMITTED USES

1. Retail & Services
2. Dining & Hospitality
3. Automotive - Gas stations, auto repair shops, and car washes
4. Office & Professional - Professional office buildings, banks, medical clinics, and veterinary offices
5. Institutional - Daycare centers, churches, and community centers
6. Recreation - Fitness centers, indoor entertainment venues, and recreational facilities



PROPERTY PHOTOS



NEIGHBORHOOD



DEMOGRAPHIC SUMMARY

22 W Rampart Rd, Shelbyville, Indiana, 46176

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

25,442

Population

39.9

Median Age



10,451

Households

\$51,538

Median Disposable Income

EDUCATION

5 miles

10.2%

No High School Diploma



41.3%

High School Graduate



28.0%

Some College/ Associate's Degree



20.5%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$64,481

Median Household Income



\$33,771

Per Capita Income



\$134,571

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$1,708

Apparel & Services



\$154

Computers & Hardware



\$2,797

Eating Out



\$5,633

Groceries



\$6,343

Health Care

BUSINESS

5 miles



1,057

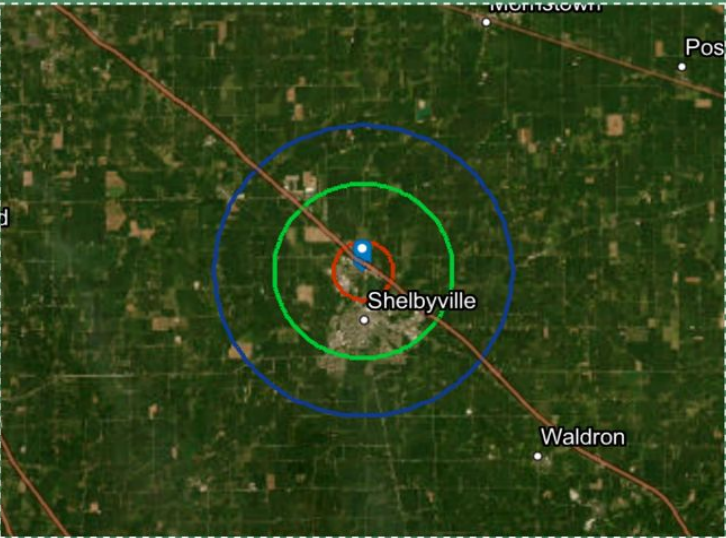
Total Businesses



18,740

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	2,014	19,031	25,442
2023 Household Population	1,974	18,749	24,883
2023 Family Population	1,585	14,234	19,250
2028 Total Population	1,984	18,934	25,415
2028 Household Population	1,944	18,652	24,855
2028 Family Population	1,552	14,053	19,091



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri

OFFICE MARKET PROFILE

22 W Rampart Rd, Shelbyville, Indiana, 46176
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



-0.02%
Population



-0.35%
Generation Z



-0.76%
Generation X



-0.08%
Millennial

INTERNET ACCESS (INDEX)



100

Access to Internet at home



99

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



68

Meals at
Restaurants



77

Entertainment/
Recreation



76

Retail Goods



70

Apparel & Services



74

Home Services

Tapestry segments

No segments found

COMMUTE PROFILE

22 W Rampart Rd, Shelbyville, Indiana, 46176

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



0.0%

Took Public Transportation



10.5%

Carpooled



2.5%

Walked to Work



0.6%

Bike to Work

WORKERS



12,184

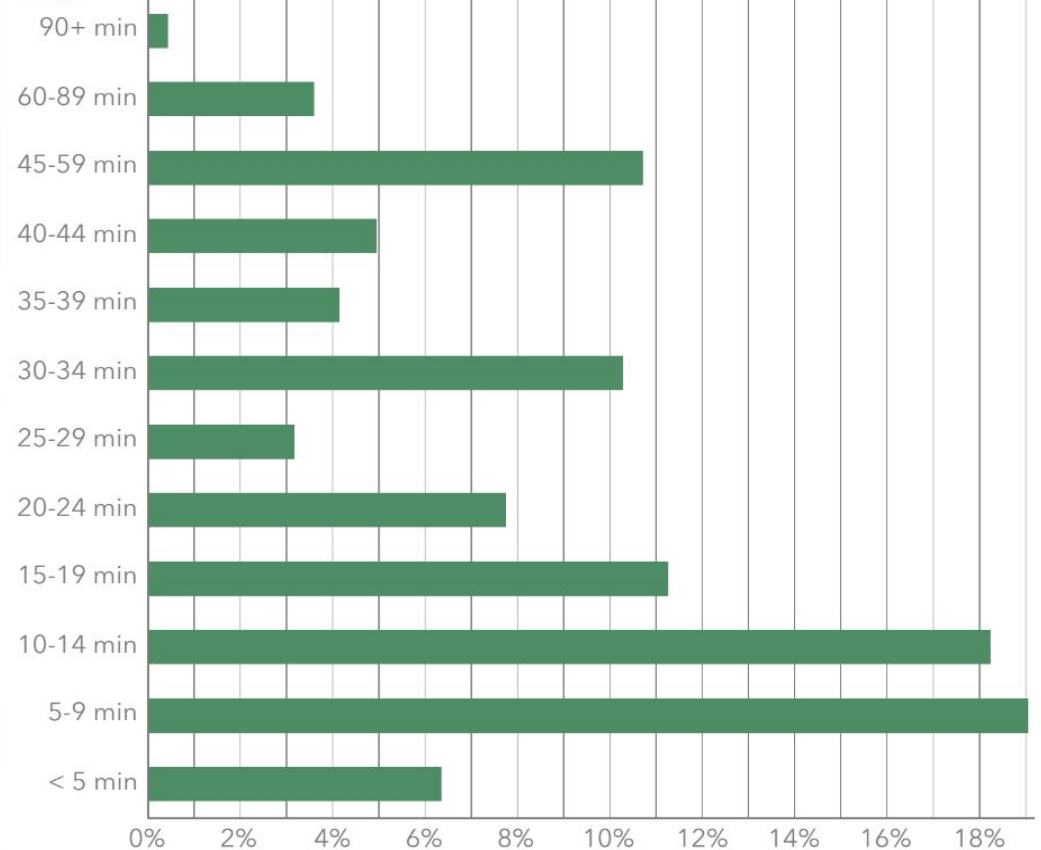
ACS Workers Age 16+



78.4%

Drove Alone to Work

TRAVEL TIME TO WORK

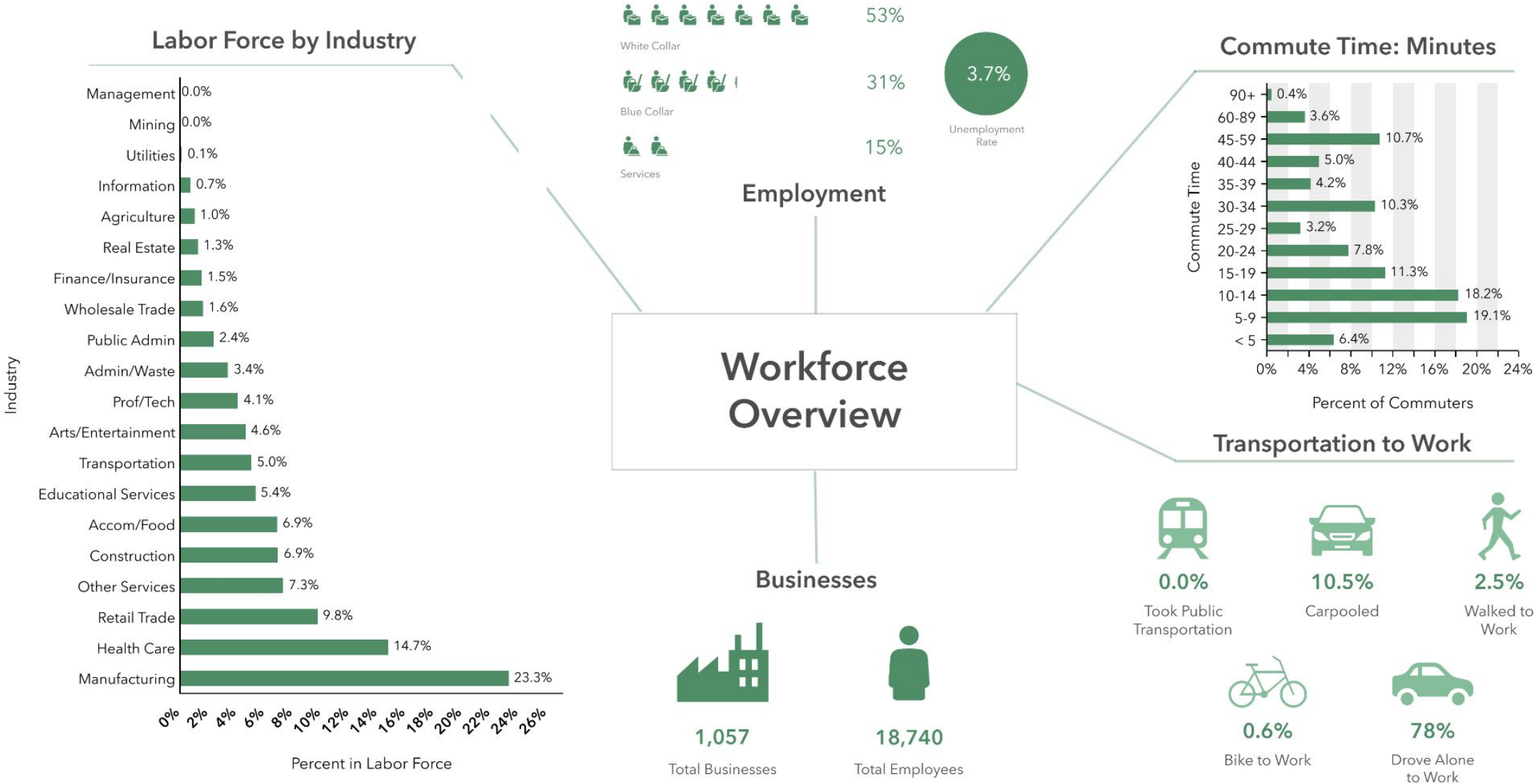


Percent of Workers

Economic Development Profile

22 W Rampart Rd, Shelbyville, Indiana, 46176

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

AREA OVERVIEW

Shelbyville

Shelbyville, Indiana, serves as the county seat of Shelby County and is a rapidly growing suburban hub located approximately 30 miles southeast of Indianapolis. As of late 2025, the city is transitioning from a traditional industrial town into a diverse, high-growth "renaissance" community, benefiting from its strategic location along the I-74 corridor.

Shelbyville is known for its blend of historic charm and modern amenities. The city offers a lower cost of living than many of the northern Indianapolis suburbs, making it a primary target for families and real estate investors.

- **Blue River Memorial Park:** A massive 190-acre park featuring sports fields, a splash pad, a dog park, and a 20-acre quail and butterfly habitat. It is the city's premier destination for outdoor recreation.
- **Horseshoe Indianapolis:** A major regional draw, this facility offers live horse racing, a casino, and entertainment. In 2025, it set new records for wagering and recently broke ground on a new community center.
- **The Strand Theatre:** A historic cultural landmark in downtown Shelbyville that has been in operation since 1916, hosting films, concerts, and live performances.
- **Intelliplex Business Park:** A modern life-science and technology park that emphasizes the city's shift toward high-tech industries.

DEVELOPMENTS

- **Residential Explosion:** Between 2021 and 2025, residential investment skyrocketed. New single-family home permits have more than doubled compared to pre-2020 levels, with major developments like Isabelle Farms, Summerfield, and Twelve Oaks adding hundreds of new homes to the market.
- **The Blue River Amphitheater:** A new outdoor amphitheater is under development at Blue River Memorial Park. This project is expected to become a central engine for the local arts economy and attract overnight visitors to the downtown area.
- **Industrial Expansion:** In late 2025, RISU AMERICA celebrated the completion of its new facility, and Kimura Foundry America expanded its operations through the acquisition of VIP Tooling, further solidifying the city's manufacturing base.
- **Education & Training:** Ivy Tech Community College recently expanded its Shelbyville campus with a new Advanced Manufacturing Lab to support the local workforce in high-tech industrial roles.



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COMMERCIAL LAND FOR SALE

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SHELBYVILLE, IN 46176

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

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