

IPS Broad Ripple Magnet School for the Performing Arts

16.27 ACRES

1115 Broad Ripple Avenue
Indianapolis, Indiana 46220

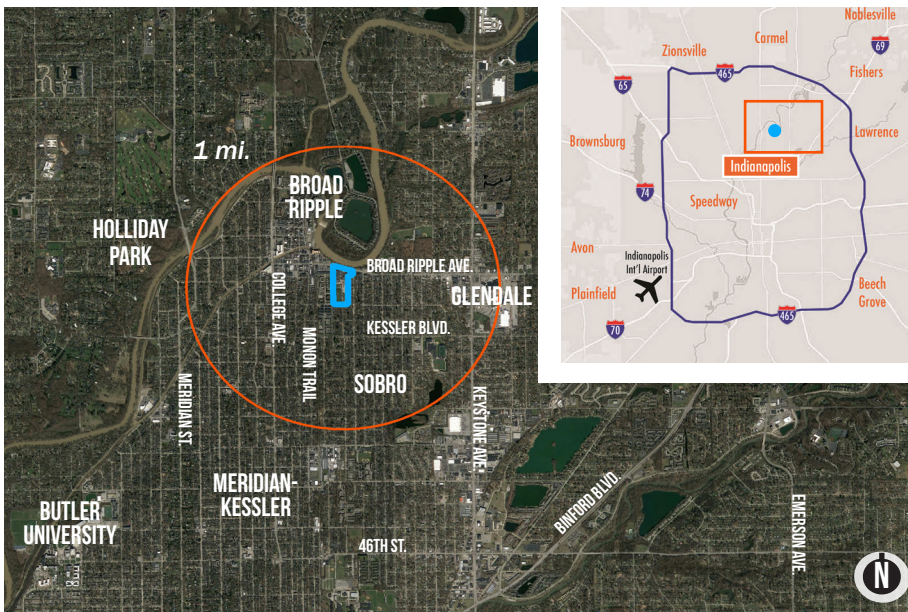
This 16.27-acre site is comprised of seven parcels and zoned Special Use District (SU-2). The property, owned by IPS, is situated among highly desirable residential neighborhoods and is a short walk to Broad Ripple Park, which will be enhanced as a \$70M master plan is implemented. The building overlooks the White River and has prominent frontage along Broad Ripple Avenue and two additional streets. Broad Ripple High School became part of IPS as its fourth high school in 1923, when the Town of Broad Ripple was annexed by the City of Indianapolis. Since then, the original building has been renovated or expanded eight times. The school is 375,000 SF and consists of four attached buildings.

The property is uniquely located in Broad Ripple Village, one of Indianapolis' seven designated Cultural Districts. The Village is home to art galleries, boutiques, dining, and nightlife, as well as expanding housing options. The building is just two blocks east from the Monon Trail, a popular and regionally-significant recreational trail linking Broad Ripple to downtown and the northern suburbs of Carmel and Westfield. The Monon's connection to the Central Canal Towpath provides access to Butler University and its 4,500 students, located about 2.5 miles to the southwest. IndyGo's Red Line, to be completed in 2019, will have a bus rapid transit station within one-half mile of the property. Notable coworking and tech startup spaces, Speak Easy and DeveloperTown, are located less than a mile south of the site on Winthrop Avenue.

PROPERTY SPECIFICATIONS

Parcel #:	8020337, 8019861, 8015515, 8014774, 8015398, 8015477, 8015040	Township:	Washington
Jurisdiction:	City of Indianapolis	Frontage:	Compton St. – 1,460 ft. Broad Ripple Ave. – 680 ft. E. 61st St. – 500 ft. Haverford Ave. – 175 ft.
Zoning:	Special Use District (school) (SU-2)		
Size:	16.27 acres		

SITE + CONTEXT



CITY & UTILITY CONTACTS

Zoning
Administrator, Current Planning
Keith Holdsworth
keith.holdsworth@indy.gov
Office: (317) 327-5114

Permitting
Kirt Havlin
kirt.havlin@indy.gov
Office: (317) 327-5020

IPL
Carl Kingsbury
carl.kingsbury@aes.com
Office: (317) 261-5232

Citizens Energy Group
Ryan Basore
rbasore@citizensenergygroup.com
Office: (317) 927-6415

The foregoing is provided for general information, has not been independently verified, and is not a representation or warranty of any kind.