



A detailed map of the Greenwood Gateway Development. The map features several color-coded zones: yellow for single-family residential, orange for mixed density residential, and red for general commercial/office. Key landmarks include Sports Park, Sports Park Expansion, a Fire Station, a Lift Station, and a Mixed Use Center. Major roads like I-490, I-75, and local streets such as Graham, Collin, and Northville are shown. A large black semi-circle is drawn over the top half of the map, and a red banner with white text is positioned across the middle.

GREENWOOD

GATEWAY DEVELOPMENT

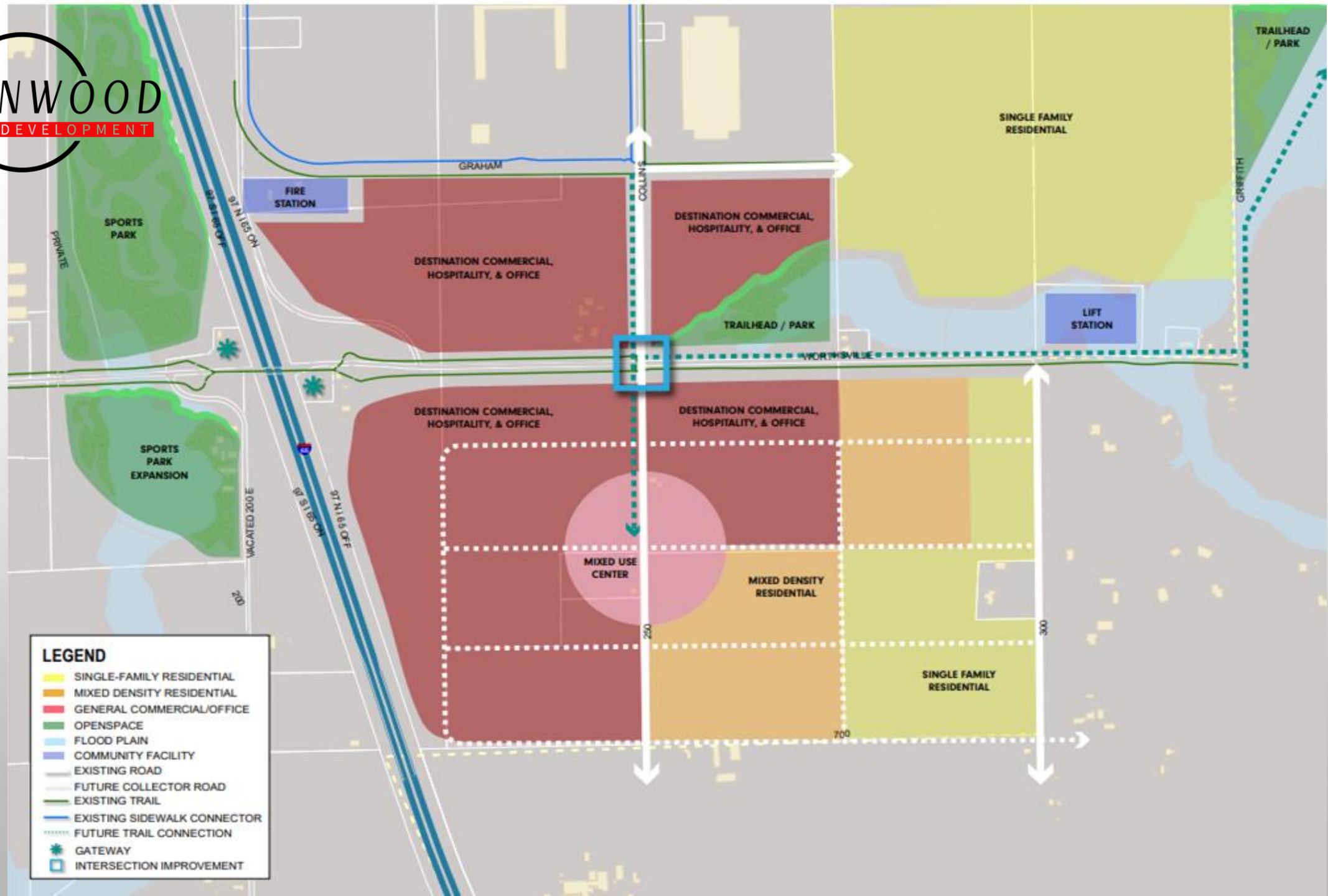
JONATHAN BYRD'S
EVENT & ENTERTAINMENT GROUP

LEGEND

- SINGLE-FAMILY RESIDENTIAL
- MIXED DENSITY RESIDENTIAL
- GENERAL COMMERCIAL/OFFICE

GREENWOOD

GATEWAY DEVELOPMENT



- LEGEND**
- SINGLE-FAMILY RESIDENTIAL
 - MIXED DENSITY RESIDENTIAL
 - GENERAL COMMERCIAL/OFFICE
 - OPENSOURCE
 - FLOOD PLAIN
 - COMMUNITY FACILITY
 - EXISTING ROAD
 - FUTURE COLLECTOR ROAD
 - EXISTING TRAIL
 - EXISTING SIDEWALK CONNECTOR
 - FUTURE TRAIL CONNECTION
 - GATEWAY
 - INTERSECTION IMPROVEMENT

GREENWOOD TEAM

GATEWAY DEVELOPMENT

JONATHAN BYRD'S
EVENT & ENTERTAINMENT GROUP

BMG Capital
Group LLC

JDM
PARTNERS

NORTHPOINTE
ENGINEERING
&
SURVEYING, Inc.

JLG
architects

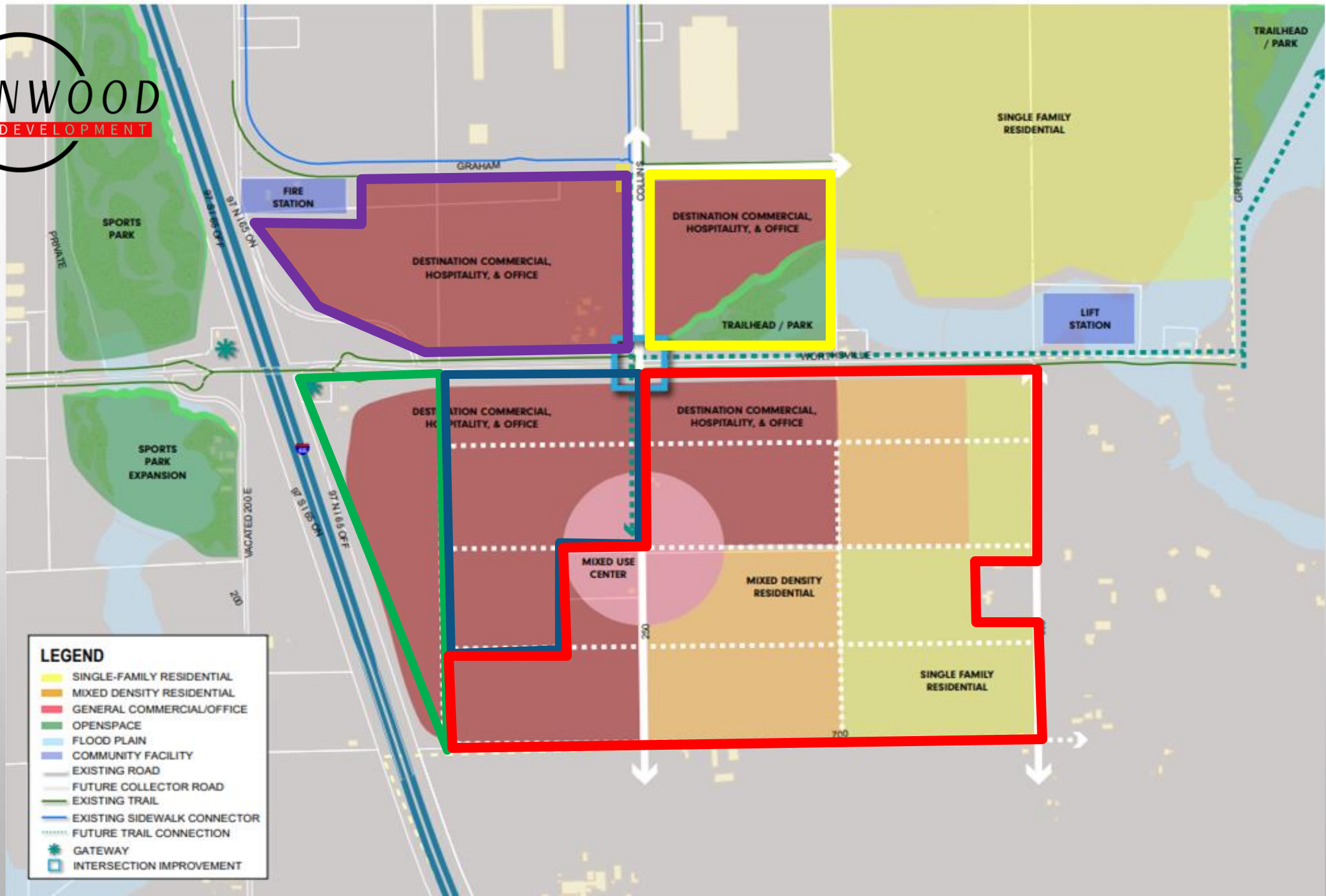
THE SPORTS FACILITIES
COMPANIES

K&A
KOMARI & ALKHASONEH
LLP

BYRD
HOTEL GROUP

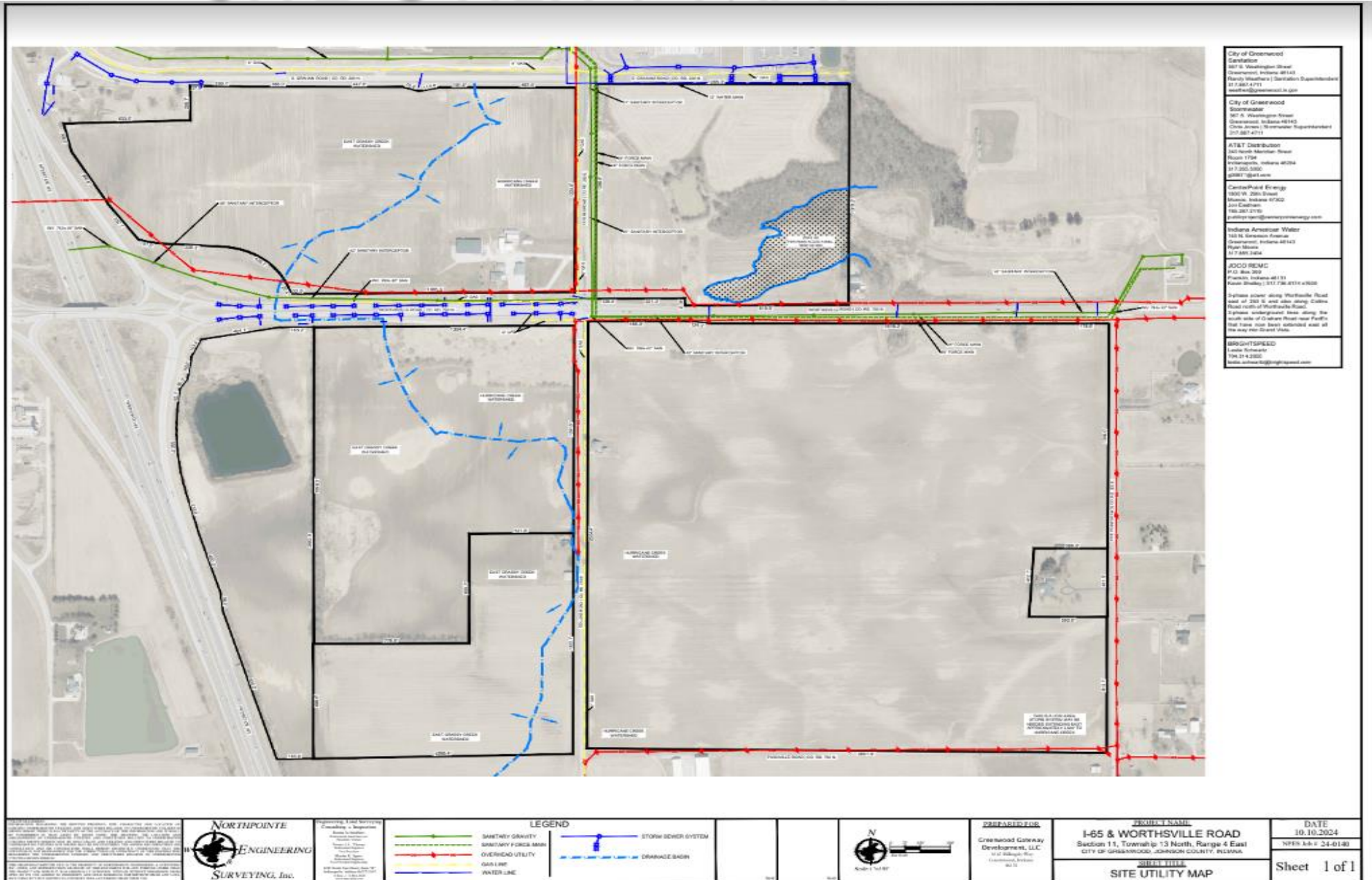
GREENWOOD

GATEWAY DEVELOPMENT



LEGEND	
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	MIXED DENSITY RESIDENTIAL
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	OPENSACE
	FLOOD PLAIN
	COMMUNITY FACILITY
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	EXISTING TRAIL
	EXISTING SIDEWALK CONNECTOR
	FUTURE TRAIL CONNECTION
	GATEWAY
	INTERSECTION IMPROVEMENT

SITE UTILITY MAP



City of Greenwood
Carterton
967 S. Washington Street
Greenwood, Indiana 46143
Randy Weathers | Sanitation Superintendent
317.382.4711
weatherr@greenwood.in.gov

City of Greenwood
Scott Swader
967 S. Washington Street
Greenwood, Indiana 46143
Chris Jones | Stormwater Superintendent
317.382.4711

AT&T Distribution
360 North Madison Street
Room 1704
Indianapolis, Indiana 46204
317.322.5300
attnet@att.com

CenterPoint Energy
1900 W. 20th Street
Muncie, Indiana 47302
201 Eastman
765.287.2770
enclerk@cpenergy.com

Indiana American Water
120 N. Seneca Avenue
Greenwood, Indiana 46143
Ryan Moore
317.886.2424

JACO REMC
47 S. Ave 200
Franklin, Indiana 46131
Kevin Shultz | 317.786.4711 x7000

Signage placed along Worthsville Road east of 250 S and also along Collins Road north of Worthsville Road. Signs underground lines along the south side of Collins Road near Parks that have not been identified east of the way 461 Grand Park.

BRIGHTSPEED
Lester Schwartz
194 S. 4350
kelly.schwartz@brightspeed.com

<p>NORTHPOINTE ENGINEERING SURVEYING, Inc.</p> <p>10000 N. State Road 139 Greenwood, Indiana 46143 317.382.4711 www.northpointe-engineering.com</p>	<p>LEGEND</p> <p>— SANITARY GRAVITY — SANITARY FORCE MAIN — OVERHEAD UTILITY — GAS LINE — SEWER LINE</p> <p>— STORM SEWER SYSTEM — DRAINAGE BASIN</p>	<p>PROFESSIONAL SEAL</p> <p>Greenwood Gateway Developments, LLC 112 S. College Ave. Greenwood, Indiana 46143</p>	<p>PROJECT NAME</p> <p>I-65 & WORTHVILLE ROAD Section 11, Township 13 North, Range 4 East CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA</p> <p>SHEET TITLE</p> <p>SITE UTILITY MAP</p>	<p>DATE</p> <p>10.10.2024</p> <p>NPER-144-24-0148</p>

SITE #1



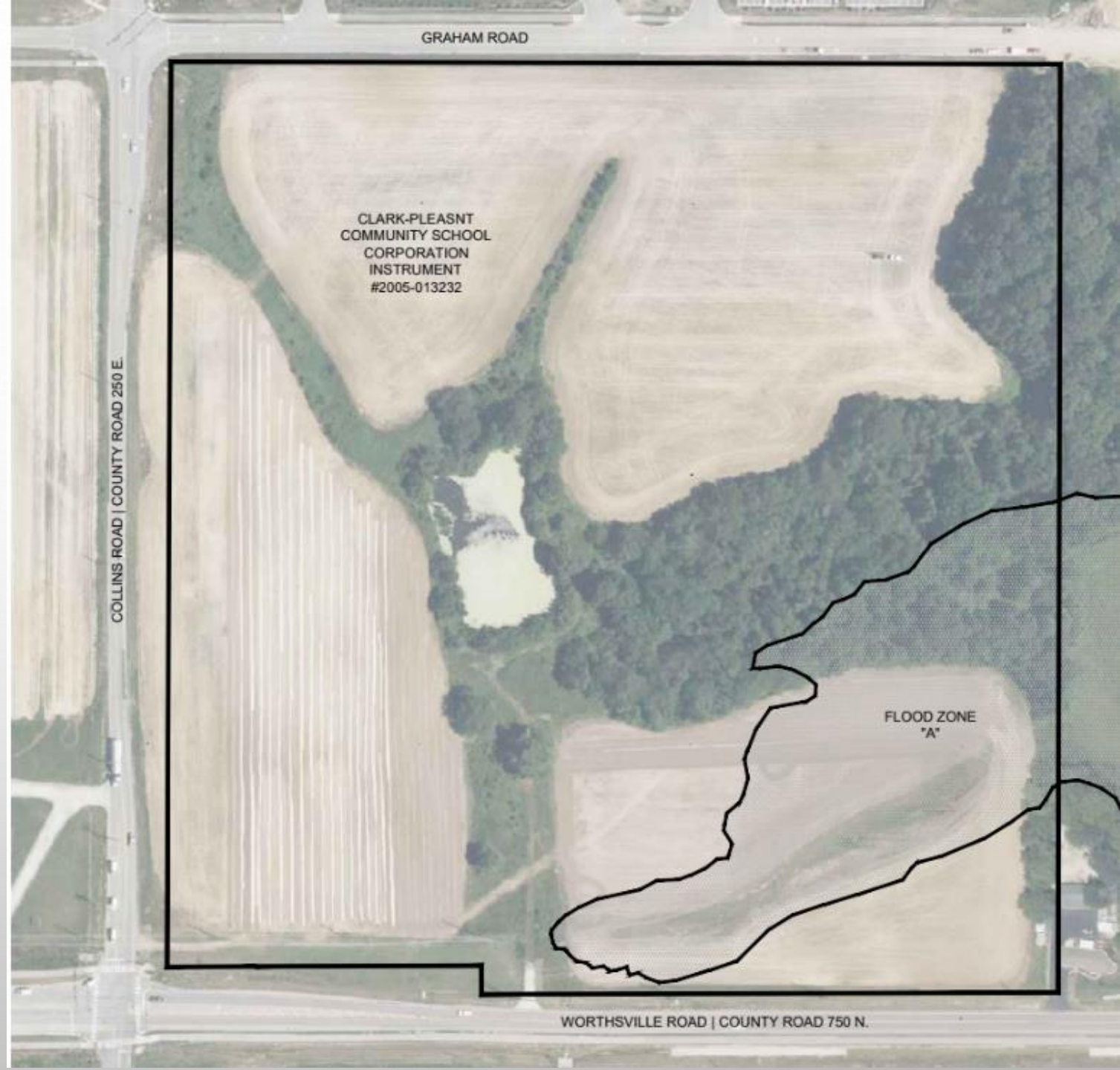
LEGEND

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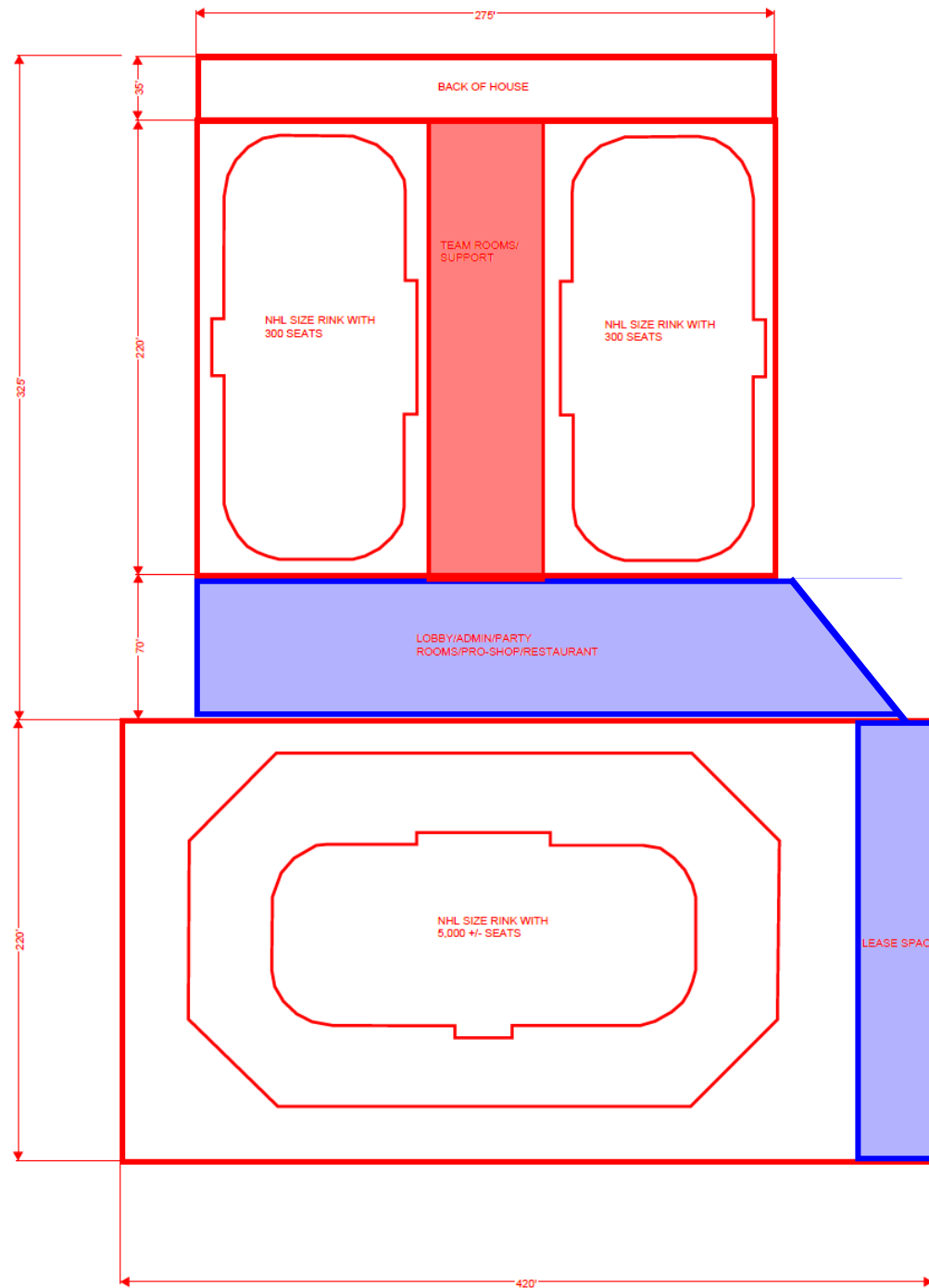


SITE #1

- Owned by Clark-Pleasant Community School Corporation
- 40.21 acres



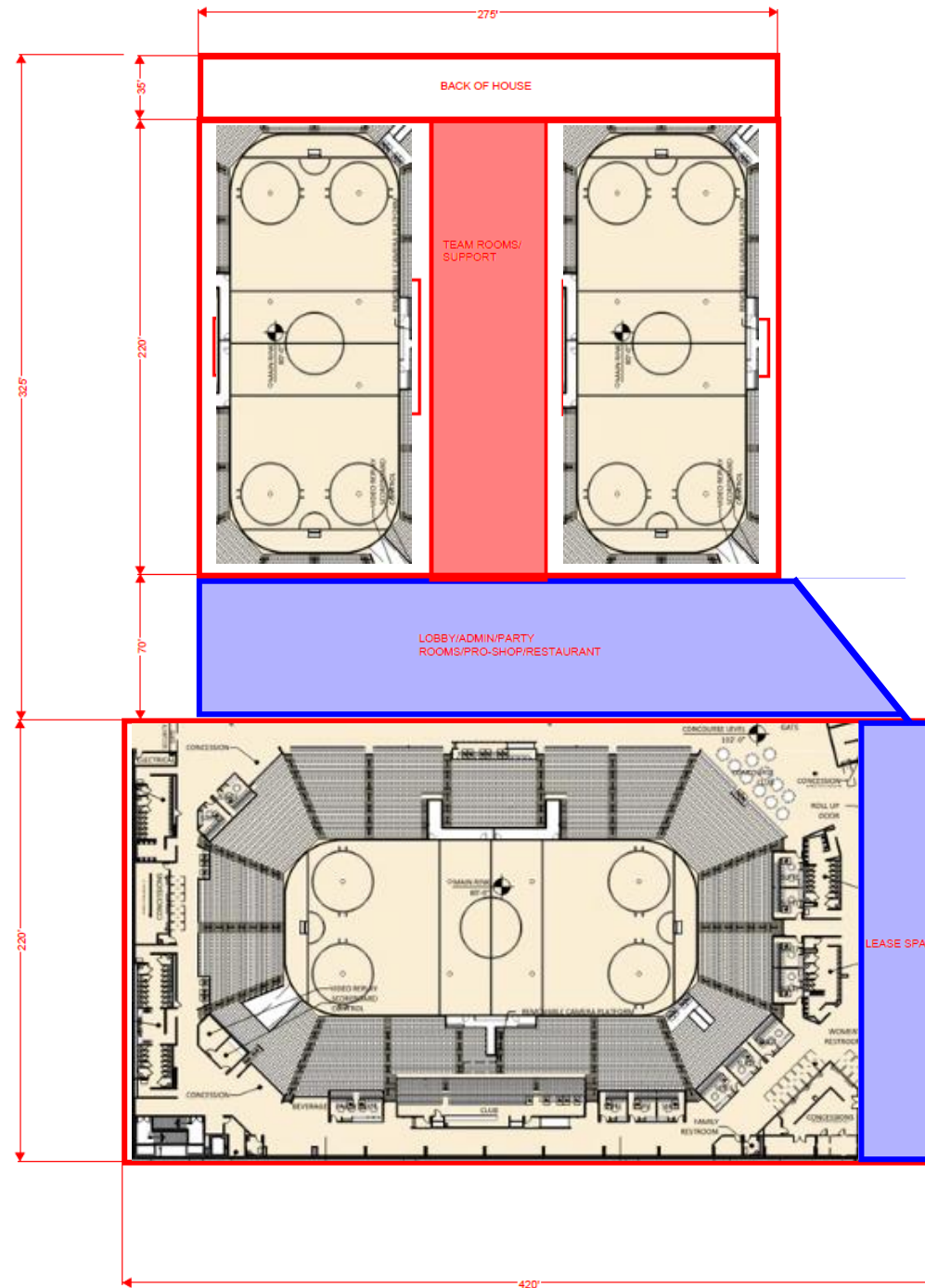
GREENWOOD EVENT CENTRE



GREENWOOD EVENT CENTRE

ARENA

- Approximately 96,000 sq. ft.
- 4,000-5,000 capacity for field/ice sports
- 6,000+ for Concerts & Events
- 6-10 Corporate/Hospitality Suites
- Loge Boxes
- Locker Rooms
- Social Areas
- Full-Service Concessions Stands with Kitchen/Storage/Prep areas
- Office/Operational Spaces
- 25,000 sq. ft. Storage
- Move-in/out Capabilities
- Leasable Space



ICE HOUSE

- Approximately 72,000 sq. ft.
- 200-300 seat capacity for each ice rink
- Concessions areas
- Locker Rooms/Changing Rooms for Teams
- Zamboni Room
- Ice House, Rink Operations
- Training Space/Wellness Center

GREENWOOD EVENT CENTRE



GREENWOOD EVENT CENTRE



GREENWOOD
EVENT CENTRE



NATIONAL
LACROSSE
LEAGUE



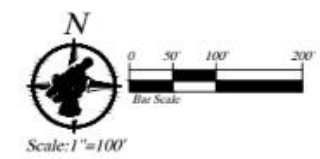
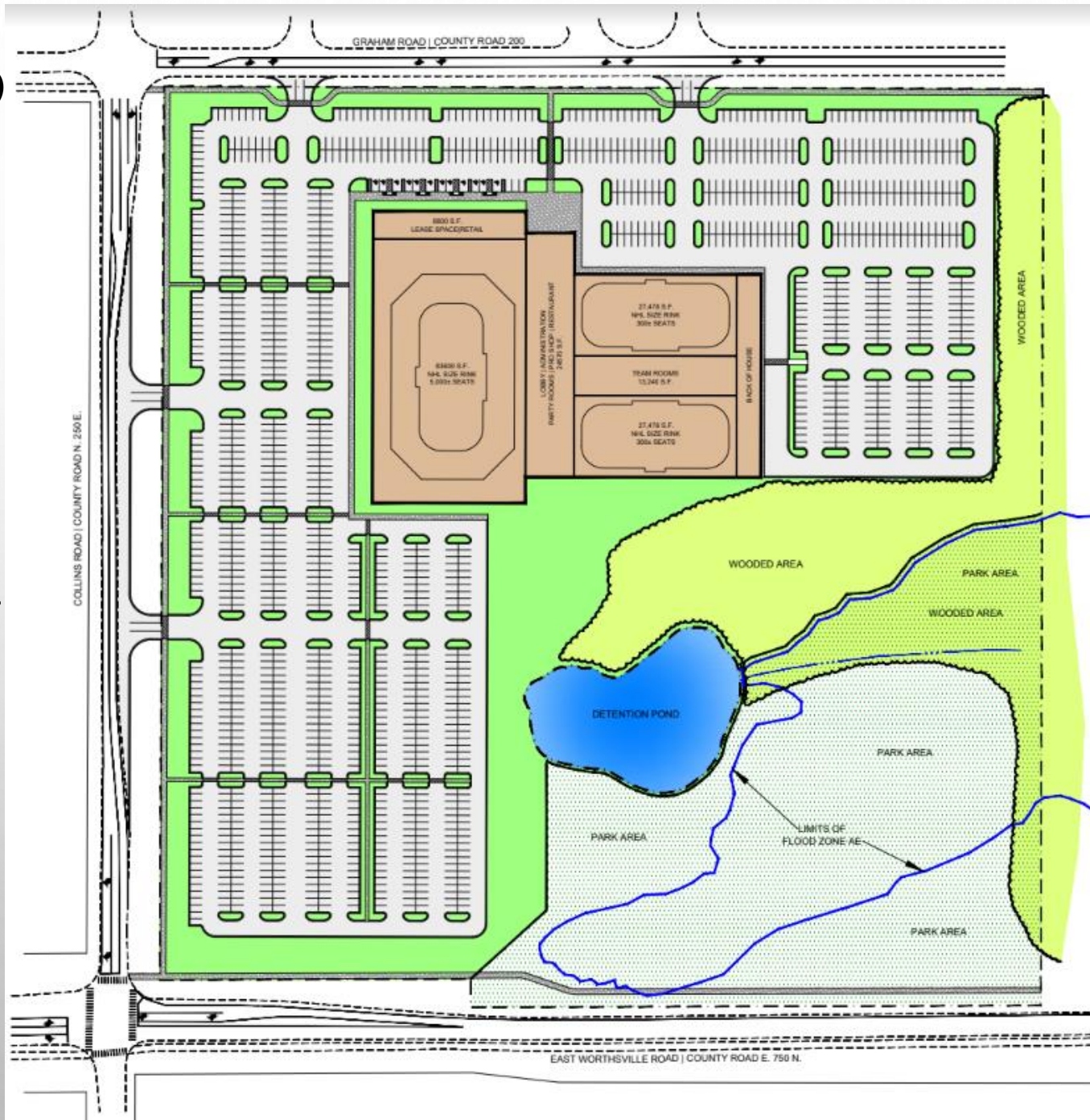
GREENWOOD
EVENT CENTRE



GREENWOOD EVENT CENTRE

Project Cost

- Approximately 200,000 @ \$350-\$400/sq. ft. = \$70,000,000-\$80,000,000
- Soft costs, FF&E, land, etc. add about 20-25% = \$15,000,000-\$19,000,000
- Total Cost will be approximately \$85,000,000-\$99,000,000



SITE #5

SITE #1

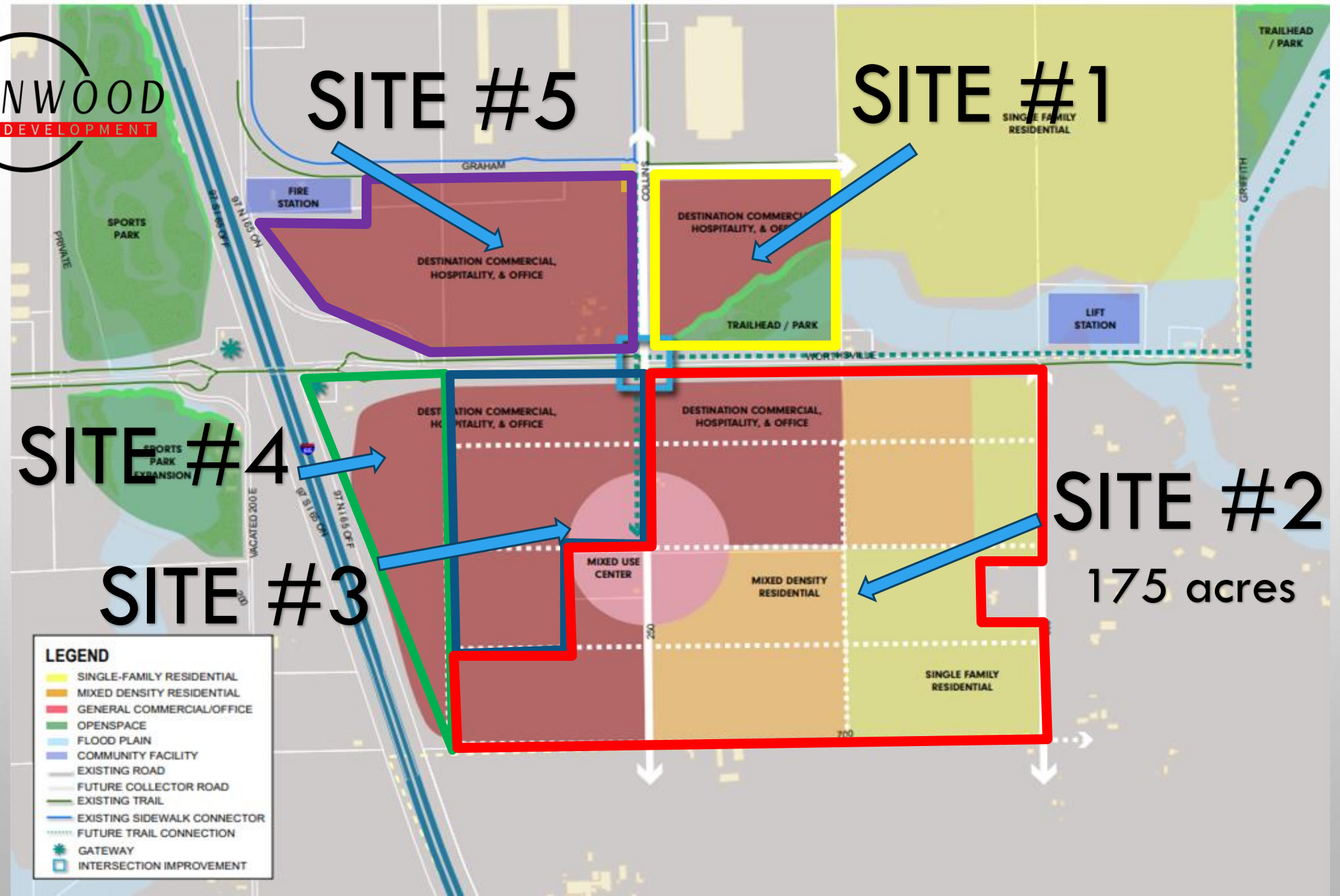
SITE #4

SITE #2

SITE #3

175 acres

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GREENWOOD
GATEWAY DEVELOPMENT

SITE #2-A VISION BOARD



GREENWOOD

GATEWAY DEVELOPMENT



GREENWOOD

GATEWAY DEVELOPMENT



GREENWOOD

GATEWAY DEVELOPMENT



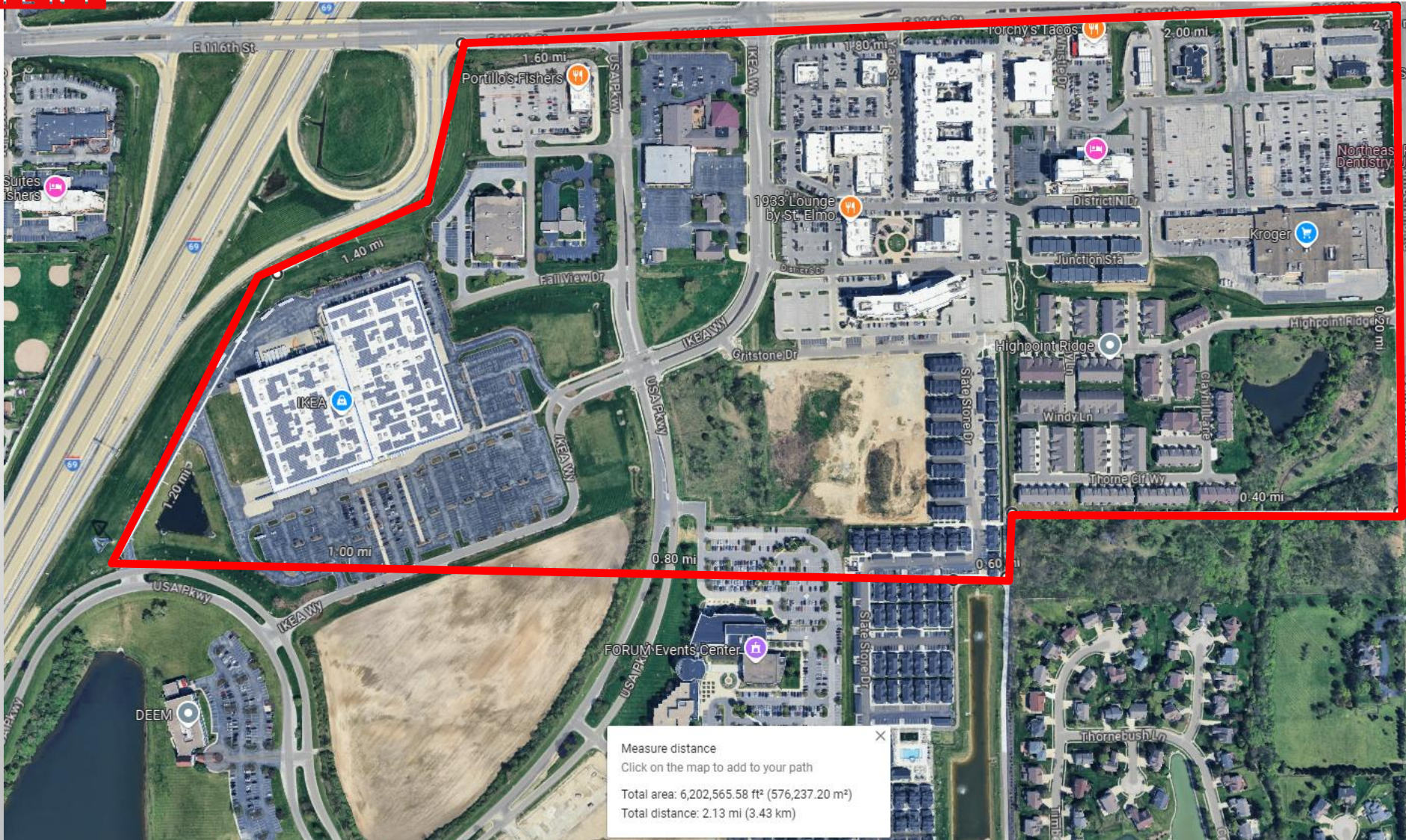
GREENWOOD

GATEWAY DEVELOPMENT

SITE #2-A VISION BOARD

-Inside the Red Zone here at I-69 and 116th Street is 144 acres.

-Site 2 is approximately 175 acres.



SITE #5

SITE #1

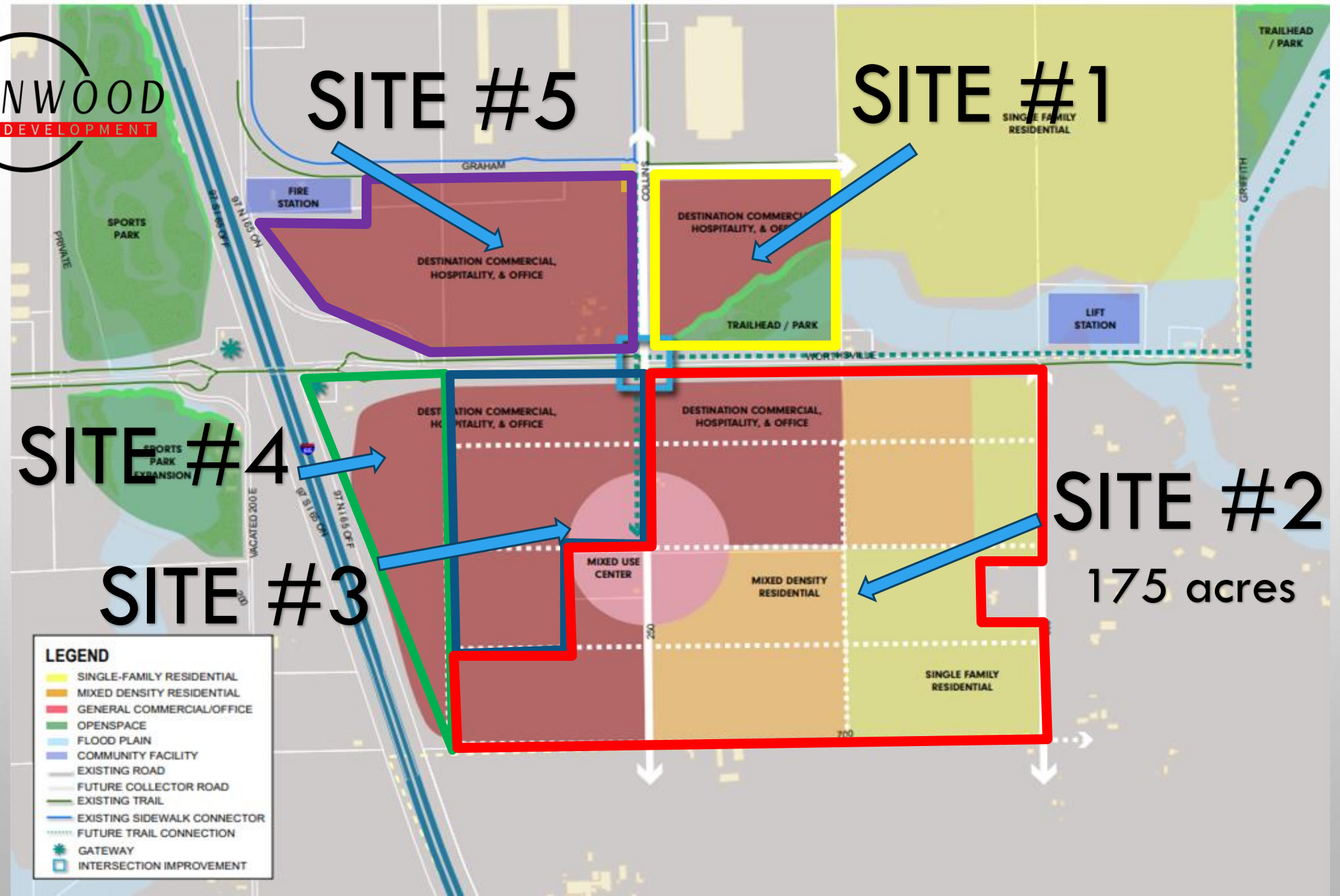
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SITE #3/5 - VISION



- IN-N-OUT
Burger is coming east.
- Currently starting in Nashville, TN
- Greenwood will be the perfect location for Midwest Expansion.



ACTION STEPS

- Private-Public Partnership
 - Delivering Feasibility, Economic Forecasts, Pro-Formas, etc.
- Economic Development Grants
- TIF Districts created in phases
- Professional Sports District Area Designation
 - Venture Capital and Family Offices/Stores participation in capital stack
 - Syndication



FOR FURTHER INFORMATION CONTACT

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317.490.4539