

Project Status

Project	Location	Type	Unit Count	Status	Notes
1 Alexander Ridge (127)					
2 Section 1	900N, east of Emerald Springs	SF residential	51	Site Released, homes are under construction	
3 Section 2+	900N, east of Emerald Springs	SF residential	76	Site Released, homes are under construction	
4 Alexander Ridge II (107)					
5 Primary Plat	SWC of 900N & 500W	SF residential	NA	Primary Plat approved at May PC	
6 Section 1	SWC of 900N & 500W	SF residential	107	Filed for June TAC	Revisions under review
7 Ameri-Stor Self-storage	8023 N CR 600W	Commercial	NA	Filed for August TAC	Revisions under review
8 Broadacre	SWC of 600W & 600N	MF residential	256	Site under construction	First two bldgs have received Conditional C of Os
9 Clayborne	South of Stansbury	SF residential	326	Primary Plat approved at June PC	Off-site utility plan set at October TAC
10 Colonnade (276)					
11 Section 1	Behind MES, north of ditch	Mixed Resi	59	Pulling building permits	
12 Section 2	Behind MES, north of ditch	SF residential	35	Pulling building permits	
13 Section 3A	Behind MES, south of ditch	SF residential	38	Pulling building permits	
14 Section 3B	Behind MES, south of ditch	SF residential	5	Pulling building permits	
15 Section 3C	Behind MES, south of ditch	SF residential	3	Pulling building permits	
16 Section 4	Behind MES, north of ditch	Mixed Resi	52	Pulling building permits	
17 Section 5	Behind MES, north of ditch	SF residential	48	Site nearing release for permits	
18 Section 6	Behind MES, south of ditch	SF residential	36	Site nearing release for permits	
19 PUD Amendment	Behind MES, north of ditch	Townhomes	NA	PUD Amendment approved in August	
21 Creekside					
22 Primary Plat	NEC of CR 750N & CR 700W	SF residential	NA	Approved at May PC	
23 Section 1	NEC of CR 750N & CR 700W	SF residential	53	Filed for June TAC	Revisions under review
24 Section 2+	NEC of CR 750N & CR 700W	SF residential	103	Not filed	
25 Culvers	NWC of 600W & MCR	Commercial	NA	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
26 Enclave at Deer Crossing	700W, south of Deer Xing	SF residential	22	Pyatt & Davis are nearing build-out	
27 Gatherings at Aurora (170)					
28 Section 1	750N, east of Colonnade	SF residential	60	Pulling building permits	
29 Section 2	750N, east of Colonnade	SF residential	66	Site under construction	
30 Section 3+	750N, east of Colonnade	SF residential	44	In Plan Review process	
31 Clubhouse	750N, east of Colonnade	NA	NA	Under construction	
32 Geist Montessori Academy	NWC of 900N & 600W	Institutional	NA	Plans for ped bridge have been approved	Construction has begun
33 Hampton Walk (346)					
34 Section 1A	Near SWC of 600W & 750N	Mixed Resi	57	Pulling building permits	
35 Section 1B	Near SWC of 600W & 750N	MF residential	46	Pulling building permits	
36 Section 1C	Near SWC of 600W & 750N	MF residential	47	Released	
37 Section 2	Near SWC of 600W & 750N	Mixed Resi	53	Pulling building permits	
38 Section 3	Near SWC of 600W & 750N	SF residential	45	Pulling building permits	
39 Section 4A	Near SWC of 600W & 750N	Mixed Resi	14	Pulling building permits	
40 Section 4B	Near SWC of 600W & 750N	Mixed Resi	36	Site nearing release for permits	
41 Section 5	Near SWC of 600W & 750N	SF residential	29	In Plan Review process	
42 Amenity Area	Near SWC of 600W & 750N	SF residential	NA	Completed - C of O issued	
43 Haven Ponds (255)					
44 Section 1	SEC of 1000N & 500W	SF residential	62	Pulling building permits	
45 Section 2	SEC of 1000N & 500W	SF residential	73	Pulling building permits	
46 Section 3	SEC of 1000N & 500W	SF residential	27	In Plan Review process	
47 Section 4+	SEC of 1000N & 500W	SF residential	93	Not submitted	
48 Helm's Mill (240)					
49 Section 1	SWC of 1000N & 400W	SF residential	50	Site nearing release for permits	
50 Section 2+	SWC of 1000N & 400W	SF residential	190	Filed for October TAC	
51 PUD Amendment	SWC of 1000N & 400W	SF residential	NA	Amendment approved at August Council	
52 Holy Cross Lutheran Church	SEC of SR 234 & 500W	Institutional	NA	Rezoned and Annexation approved at August Council	
53 Ignite Ultra Cigar Lounge	6383 W Broadway	Commercial	NA	In Plan Review process	
54 Jacobi Farms					
55 Primary Plat	NWC of 750N & 500W	Mixed Resi	NA	Approved	
56 Sec 1A	NWC of 750N & 500W	SF residential	27	In Plan Review process	Revisions under review
57 Sec 1B	NWC of 750N & 500W	SF residential	39	In Plan Review process	Revisions under review
58 Sec 2+	NWC of 750N & 500W	Mixed Resi	584	Not submitted	
59 Kelly Landing					
60 Annexation	North of SR 67, btwn 500W & 400W	Mixed Resi	TBD	1st Reading at August Council	
61 Rezoned	North of SR 67, btwn 500W & 400W	Mixed Resi	TBD	1st Reading at August Council	Requested continuance to November PC
62 Kensington Gardens	SEC of Kensington & Wellington	MF residential	128	Site under construction	
63 Lain Farms at Hampton Walk					
64 Rezoned	NWC of CR 600W & CR 650N	SF residential	182	2nd Reading at September Council	Favorable recommendation from PC
65 Primary Plat	NWC of CR 600W & CR 650N	SF residential	NA	Approved at July PC, contingent upon zoning	
66 Section 1	NWC of CR 600W & CR 650N	SF residential	87	Filed for October TAC	
67 Lowell Alexander Re-plat	5249 W CR 900N	SF residential	1	Released	
68 MAP McCord (Starbucks)	6078 W Broadway	Commercial	NA	On hold, project likely dead	INDOT will not issue approval until 600W widening improvements
69 McCord Square (670)					
70 Rebar Mixed-use Bldgs	Main & Market	Mixed-use	208	Final C of Os for Apts issued	
71 Jackson Ground Floor Comm	Main & Market	Commercial	NA	Open	
72 Lucas Ground Floor Comm	Main & Market	Commercial	NA	Maple tenant build-out progressing	Anticipate ready for occupancy in the next week or two
73 Lot 2 (next to IUH)	NWC of Main & Union	Mixed-use	3	Plans approved	Awaiting construction schedule from developer
74 Ninestar	SEC of 600W & Main	Commercial	NA	Conditional C of O issued	Final items being completed for Final C of O
75 Libby's Ice Cream	SEC of 600W & Main	Commercial	NA	Permit approved	Build-out has begun
76 Police Station	NWC of 750N & Civic	Public	NA	Conditional C of O issued	Some outstanding items, holding final C of O
77 Pavilion	W Broadway, east of Star ATM	Commercial	NA	Site construction completed	
78 Taco Bell	W Broadway, east of Star ATM	Commercial	NA	Conditional C of O issued	Final items being completed for Final C of O
79 Remaining Outlots	W Broadway, east of Star ATM	Commercial	NA	Not submitted	
80 Pavilion Re-plat	W Broadway, east of Star ATM	Commercial	NA	Recorded	
81 McCordsville Corner Shoppes					
82 Lot 5	SWC of 600W & 750N	Commercial	NA	Only remaining lot, no timeline	
83 McCordsville Marketplace					
84 Autozone	SEC W Broadway & Meijer Dr	Commercial	NA	Completed - C of O issued	
85 Remaining Building Pad	SEC W Broadway & Meijer Dr	Commercial	NA	No timeline	
86 McCordsville Soccer Park	5365 W SR 67	Park	NA	Annexation/zoning approved	1st Right of Refusal in process
87 Meridian Homes	650N, east of Sagebrook	SF residential	153	All permits have been issued	Developer may seek additional common area amenity
88 Morningside	NWC of 600W & Aurora	Mixed-use	301	In Plan Review process	
89 Parkfield	SEC of 600N & Short	MF residential	166	Project dead, zoning remains	
90 Patch Development	NWC of 600W & 500N	Comm/Ind	NA	Overall site under construction	
91 Lot 1	NWC of 600W & 500N	Comm	NA	Not submitted	
92 Lot 2	NWC of 600W & 500N	Industrial	NA	Filed for August TAC	
93 Lot 3	NWC of 600W & 500N	Industrial	NA	Under construction	
94 Block A	NWC of 600W & 500N	Comm/Ind	NA	Not submitted	
95 Block B	NWC of 600W & 500N	Industrial	NA	Not submitted	

95	Perdue Observatory	6379 W 1000N	SF residential	NA	Approved at Dec BZA	Awaiting building permit submission
96	Preserve at Brookside	900N, east of Fire Station	MF residential	98	Pulling permits	
97	Rockport					
98	Section 1	900N, west of Bay Creek	SF residential	48	Pulling building permits	
99	Section 2	900N, west of Bay Creek	SF residential	43	In Plan Review process	
100	Section 3+	900N, west of Bay Creek	SF residential	38	Filed for October TAC	
101	PUD Amendment	900N, west of Bay Creek	SF residential	NA	Approved	
102	Seasons of Flowers	6468 W Broadway	Commercial	NA	Conditional C of O issued	BIG grant close-out paperwork received & under review
103	Shadow Trace	NWC of 600W & 650N	SF residential	237	Project dead, zoning remains	Lain Farms PUD filing covers a portion of this site
104	Shoppes at Brookside					
105	Building 1	600W, south of Leo's	Commercial	NA	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
106	BMV	600W, south of Leo's	Commercial	NA	C of O issued	
107	Financial Center	600W, south of Leo's	Commercial	NA	C of O issued	
108	Bigby Coffee	600W, south of Leo's	Commercial	NA	Under construction	
109	Building 2	600W, south of Leo's	Commercial	NA	Development Plan Approved	
	Building 3	600W, south of Leo's	Commercial	NA	Filed for October TAC	
110	PUD Amendment	600W, south of Leo's	Commercial	NA	Amendment approved at August Council	
111	Stanley Chevy	5697 W Broadway	Commercial	NA	Interior building renos under way	
112	Star Financial	5857 W Broadway	Commercial	0	Special Exception/Variance Extension request granted	2 years to build branch
113	Stonechase	500W, between 700N & 600N	SF residential	171	Annexation & rezoning approved	Anticipate Primary Plat filing for September TAC
114	Primary Plat	500W, between 700N & 600N	SF residential	171	On October PC for Public Hearing	
115	StorAmerica Storage	SEC of W Broadway & 750N	Commercial	NA	In Plan Review process	Office Bldg approved by ARC in Dec. '24, storage bldgs approved March ARC
116	Strategic Capital Partners	NWC of 600W & 500N	Industrial	NA	Project dead, zoning remains for portion of site not rezoned by Patch	
117	Summerton					
118	Section 1	NWC of 900N & 500W	SF residential	48	Pulling building permits	
119	Section 2	NWC of 900N & 500W	SF residential	57	Pulling building permits	
120	Section 3	NWC of 900N & 500W	SF residential	68	Pulling building permits	
121	Section 4	NWC of 900N & 500W	SF residential	57	Pulling building permits	
122	Section 5	NWC of 900N & 500W	SF residential	57	Pulling building permits	
123	Amenity Area	NWC of 900N & 500W	SF residential	0	Site under construction	
124	Trax BBQ	6314 W Broadway	Commercial	0	BZA approved Special Exception & Variances	Awaiting Development Plan filing
125	Villages at Brookside*	600W & Brookside Parkway	SF residential	553	SF residential portion of neighborhood complete	Duplex & townhomes only remaining resi development
126	Vintner's Park					
127	Section 1	900N, east of Daniel's Vineyard	SF residential	67	Pulling building permits	
128	Section 2A	900N, east of Daniel's Vineyard	SF residential	28	Pulling building permits	
129	Section 2B	900N, east of Daniel's Vineyard	SF residential	27	Pulling building permits	
130	Other/Internal					
131	Community Center					
132	Building (former Fire Station)	7580 Form Street	Institutional	NA	Under construction	
133	North Parcel (old car-lot)	6315 W Broadway	Institutional	NA	At October Council	
134	East Parcel (vacant lot)	7595 Form Street	Institutional	NA	Special Exception/Var. approved by BZA	
135	600W Widening Project	600W from Vail Rd to Main St	NA	NA	Actively negotiating with proeprty owners	Targeting Spring 2026 bidding
136	Old School Park	NWC of 600W & 750N	NA	NA	OPEN!!!	Substantially complete, minor punch-list items still to be completed
137	McCord SQ 2nd Power Circuit	Main St from 600W to Union	NA	NA	Under design	
138	Permit Software	NA	NA	NA	SDL system is partially in use	Anticipate full roll-out in 30 days
139	500N Roundabout LA Design	600W & 500N	NA	NA	Under construction	
140	Civic Drive Extension Design	McCord SQ	NA	NA	Big opening on October 10th, acceptance on Council agenda	
141	MES Signal & Crosswalk	600W & Windsor Dr	NA	NA	Contract executed	Summer 2026 construction project
142	Unified Development Ordinance	NA	NA	NA	Consultant selected	Contract anticipated to be on October Council agenda
143	Parks & Rec 5-Year Master Plan	NA	NA	NA	Under contract with Cornerstone PDS	
144	Streetlight Program	NA	NA	NA	Developer in process of installing meter base for the Town	Longer-term program to be drafted by staff & presented to TC
145	Town Sign Updates	NA	NA	NA	Installations in process	
146	Carroll Road Trail Gap #1	Austin Trace to Weavers Landing	NA	NA	CN Project to be bid in next 30 days	
147	Carroll Road Trail Gap #2	Enclave to Pine Vail Estates	NA	NA	In acquisition process	

*Excludes Traditions, Preserve, & Parcel G.