

THE
CROSSING
AT FISHERS DISTRICT



FEBRUARY 13, 2026

THOMPSONTHRIFT.COM

The Crossing

at Fishers District

FISHERS, IN

 **THOMPSON
THRIFT**
A REAL ESTATE COMPANY

About Fishers, IN

- Ranked 3rd Best Places to Live (Money.com, 2019)
- America's Best City for Families (The Mortgage Reports, 2019)
- Top 10 Safest Cities in America (Movoto Real Estate)
- Ranked 7th Best Place To Live (Livability.com)
- \$157,701 Average Household Income
- 140% population growth since 2000
- Home to more than 104,000 residents
- Affluent suburb located less than 15 miles from downtown Indianapolis, IN
- Outstanding Plan of the Year: Community Art Master Plan – American Planning Association, IN Chapter
- Official home of The Indy Fuel, a professional minor league hockey affiliate of the Chicago Blackhawks and Hallet Sports & Entertainment
- Future Andretti Racing Headquarters encompassing 575,000 SF



The Yard at Fishers District

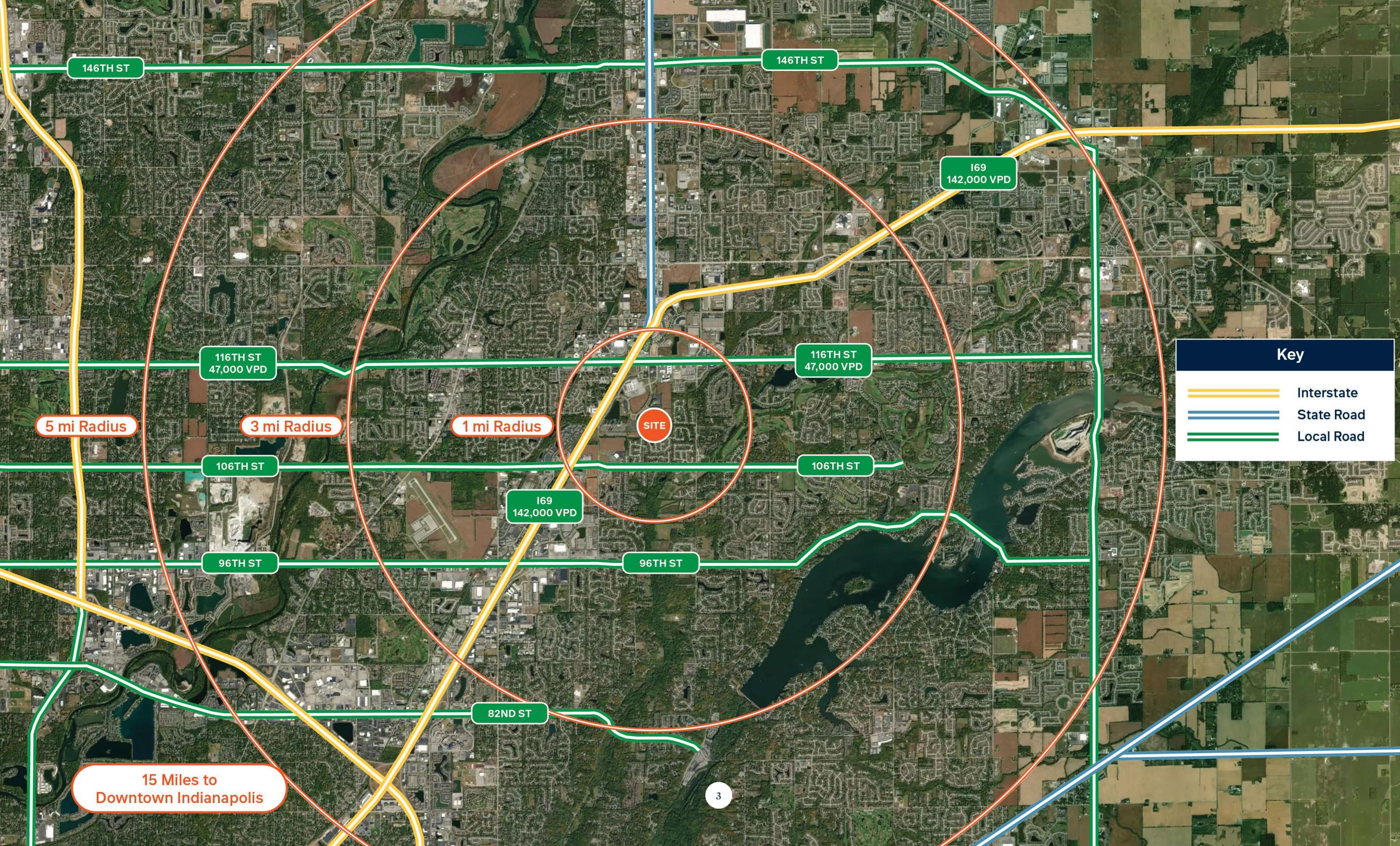


Nickel Plate District Amphitheater



Geist Reservoir
Avg. Home Price \$624,000 (Redfin, 2023)





146TH ST

146TH ST

I69
142,000 VPD

116TH ST
47,000 VPD

116TH ST
47,000 VPD

5 mi Radius

3 mi Radius

1 mi Radius

SITE

106TH ST

106TH ST

I69
142,000 VPD

96TH ST

96TH ST

82ND ST

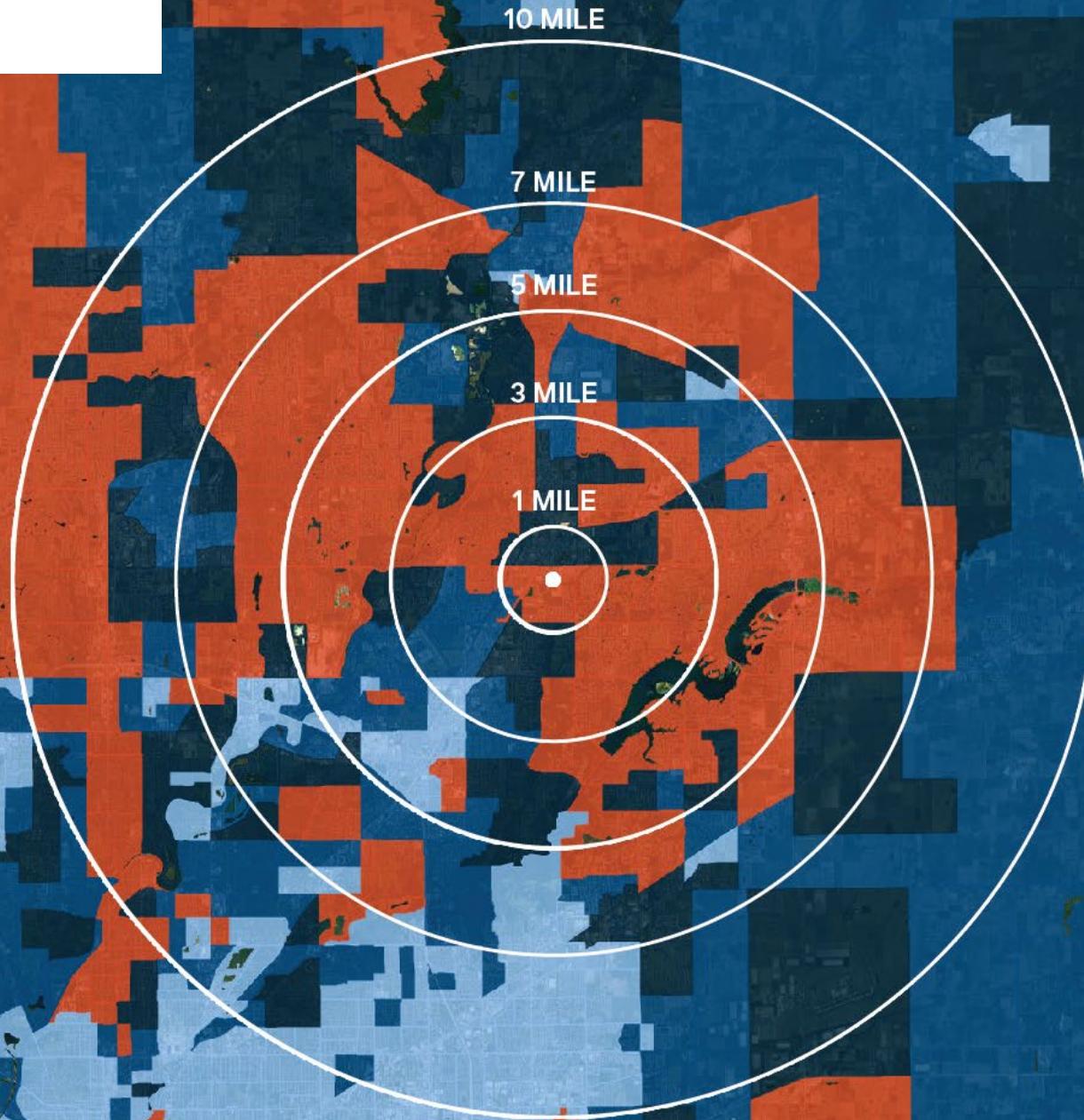
15 Miles to
Downtown Indianapolis

3

Key

- Interstate
- State Road
- Local Road

Demographics



THE CROSSING AT FISHERS DISTRICT



2025 ACTUAL

Demographics

	1 mile	3 miles	5 miles	7 miles	10 miles
Population	8,939	64,672	173,252	295,775	545,621
Employee Population	9,209	38,091	75,652	160,392	266,631
Average Household Income	\$138,809	\$156,944	\$154,823	\$154,348	\$136,588
Median Household Income	\$122,611	\$127,919	\$125,693	\$125,923	\$110,316

Fishers is one of the **fastest-growing** communities in Indiana.

2028 EST.

Demographics

	1 mile	3 miles	5 miles	7 miles	10 miles
Population	9,705	68,502	185,327	318,790	588,625
Employee Population	9,652	38,008	78,086	162,125	268,484
Average Household Income	\$136,109	\$159,057	\$157,065	\$155,764	\$137,934
Median Household Income	\$125,187	\$130,275	\$128,738	\$128,878	\$113,794





2019
OPEN



- 18-Acre Mixed-Use Development
- 100,000+ SF of Retail and Restaurant Space
- 252 Luxury Apartment Homes
- 3 Story Parking Garage
- The Yard Community Green Space
- Dual Branded Hotel – Hyatt House and Hyatt Place

2021
OPEN

- 8-Acre Mixed-Use Development
- 7,000 SF Multi-Tenant Building
- 20,000 SF Outlot
- 145-Room Courtyard by Marriott
- 37 Three Story Townhomes by Pulte Homes



2023
OPEN



- 25-Acre Multifamily Community
- 246-Unit Class A Units
- 109 Buildings
- 95 Garages
- Clubhouse and Luxury Amenities

2025
UNDER CONSTRUCTION

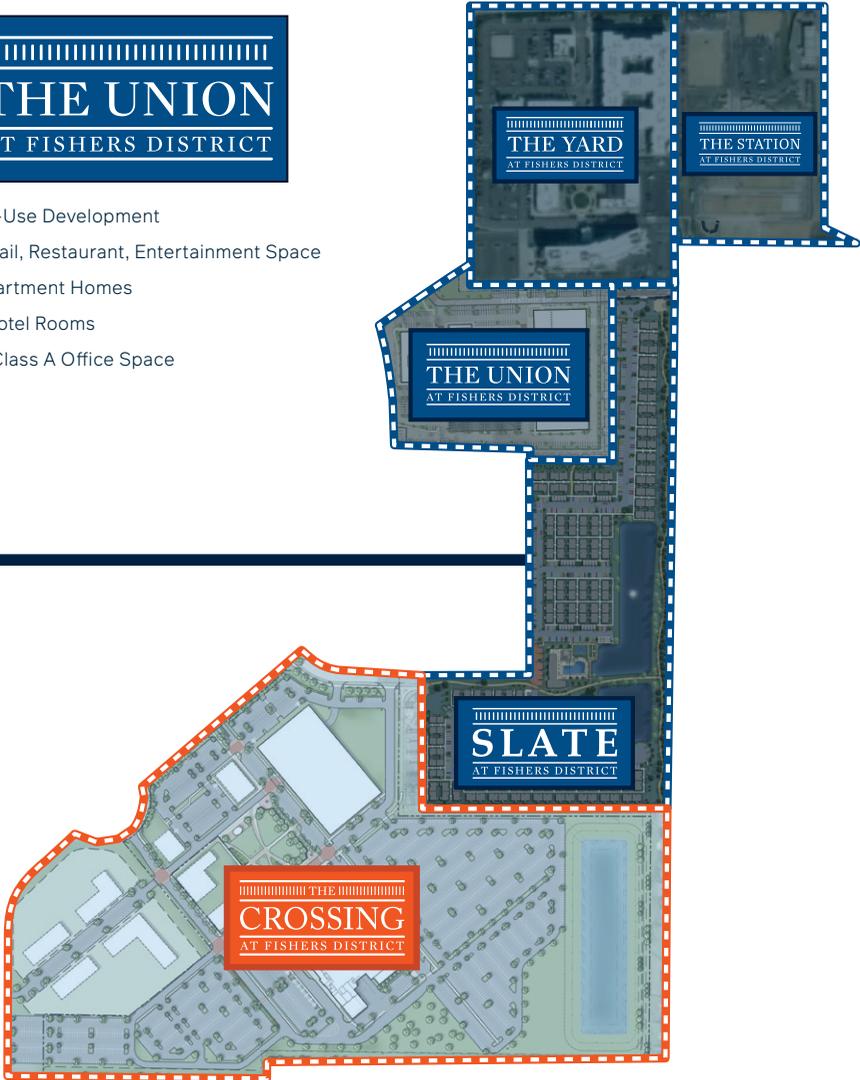


- 7,500 Seat Event Center
- +/- 100,000 SF of Retail and Restaurant Space
- 125-Room Hotel
- 275 Multifamily Class-A Apartment Homes

2026
NOW LEASING



- 11-Acre Mixed-Use Development
- 60,000 SF Retail, Restaurant, Entertainment Space
- 251 Luxury Apartment Homes
- 135 Upscale Hotel Rooms
- 70,000 SF of Class A Office Space





THE CROSSING AT FISHERS DISTRICT WILL BE A DIRECT EXPANSION OF FISHERS DISTRICT WITH 63 ACRES OF NEW MIXED-USE DEVELOPMENT.

This unique destination will attract new dining, lodging, and shopping opportunities to Fishers.

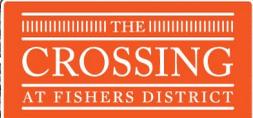
MARKET HIGHLIGHTS

- High-end retail nearby including Fashion Mall at Keystone, Castleton Square Mall, and Hamilton Town Center.
- Indianapolis MSA home to approximately 2.09M residents.
- Fishers sees substantial growth since 2010 with a 2.6% increase.

NATIONAL RETAILERS AND RESTAURANTS IN CLOSE PROXIMITY:



Nearby Retail



Site

THE CROSSING OVERVIEW

- 7,500-seat Fishers Event Center (future home of the Indy Fuel)
- Approximately 100,000 SF of retail, restaurant, office, and entertainment space
- 275 luxury apartment homes
- 125 luxury boutique hotel rooms

FISHERS DISTRICT

- Master-planned mixed-use development located at the corner of 116th Street and IKEA Way.
- Features retail, restaurant space, a hotel, residential community, parking garage, and Fishers Test Kitchen.

LOCATION AND SETTING

- Expansion of Fishers District, adjacent to IKEA
- New retail, restaurant, entertainment, hospitality, and residential options
- Emphasis on walkability and vibrant community atmosphere
- Design complements existing Fishers District for cohesive development

CONNECTIVITY AND ACCESS

- Excellent connectivity to I-69 & 116th St
- Access to I-465 loop and downtown Indianapolis



Walkability

Key

○○○○○○○○○ Pedestrian Walkway



Site Plan

**LUXURY APARTMENT COMMUNITY
OPEN & FULLY-LEASED**

**LOT 3
RETAIL /
RESTAURANT**
+/- 0.48 AC
35,000 SF Retail/Restaurant
Two buildings, two stories

**LOT 4
RETAIL /
RESTAURANT**
+/- 0.51 AC

**+/- 10,000 SF
RETAIL/RESTAURANT**

**LOT 2
MIXED-USE
RESIDENTIAL
& RETAIL**
UNDER DEVELOPMENT
+/- 2.50 - 4.04 AC
275 Multifamily Units.
+/- 10,000 SF Retail/Restaurant

**LOT 6
HOTEL**
+/- 2.57 AC

**FUTURE MIXED-USE
DEVELOPMENT**

**LOT 7
MULTIFAMILY
UNDER DEVELOPMENT**
+/- 5.67 AC

**LOT 5
MIXED-USE
125 ROOM HOTEL
& RETAIL**
Breaking Ground Summer 2026

**LOT 1
FISHERS
EVENT
CENTER**
Opened November 2024
8,000 SEATS
250+ DAYS OF
ACTIVATION
+/- 3.81 AC

**PROPOSED
PARKING
STRUCTURE**
4 LEVELS
399 TOTAL SPACES

LOT 3
RETAIL /
RESTAURANT
+/- 0.48 AC
35,000 SF Retail/Restaurant
Two buildings, two stories

PROPOSED
PARKING
STRUCTURE
4 LEVELS
399 TOTAL SPACES

LOT 2
MIXED-USE
RESIDENTIAL
& RETAIL
UNDER DEVELOPMENT
+/- 2.50 – 4.04 AC
275 Multifamily Units.
+/- 10,000 SF Retail/Restaurant

+/- 10,000 SF
RETAIL/RESTAURANT



Lot 2 Renderings





Fishers Event Center





ABOUT OUR TEAM

World class team members from the ground up.

At Thompson Thrift we strive to achieve our core values of excellence, service and leadership every day. Our teams work with our partners to ensure they are receiving the service they expect and deserve.



Ryan Menard

VP OF DEVELOPMENT

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