



A business owner approached McRae Enterprises, LLC in early 2017 about developing a specific property in the fast paced growth area of Jeffersonville Indiana. Just down the road from the River Ridge Commerce Center, the parcel of land provided a high traffic, high visibility location for the Owners retail toy store.

Location: Jeffersonville, IN

The property had an existing residential dwelling on it that would need to be demolished immediately. This included performing an environmental study to be able to manage the asbestos abatement and demolition processes. During demolition McRae Enterprises, LLC managed the zoning and site plan reviews which would allow the development of the 1/3 acre lot into the commercial building the owner needed. Construction documents were finalized and state design release was processed concurrently to the site work beginning. As soon as the state approved the plans, building construction began immediately!

McRae Enterprises, LLC managed the construction with both sub-contract labor and an in-house labor force. The building was approximately 2,500 SF and constructed of a wooden frame and wooden trusses. The building was clad with an EIFS and stone façade. The building was designed with two ADA-compliant bathrooms, an office and a meeting room.

The goal was to have the building open by December 1. This was an aggressive schedule since the state approval dictated the construction start date. The utilities were another variable that threatened the critical path. Despite the challenges, the schedule was met! Construction was about 90 days and the owner was extremely pleased, if not surprised to be able to be open for business and capitalize on the holiday shopping season.



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