



BEACHUM & ROACH

REAL ESTATE BROKERAGE SERVICES

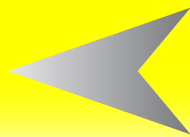
Bill Beachum - 317-750-2410

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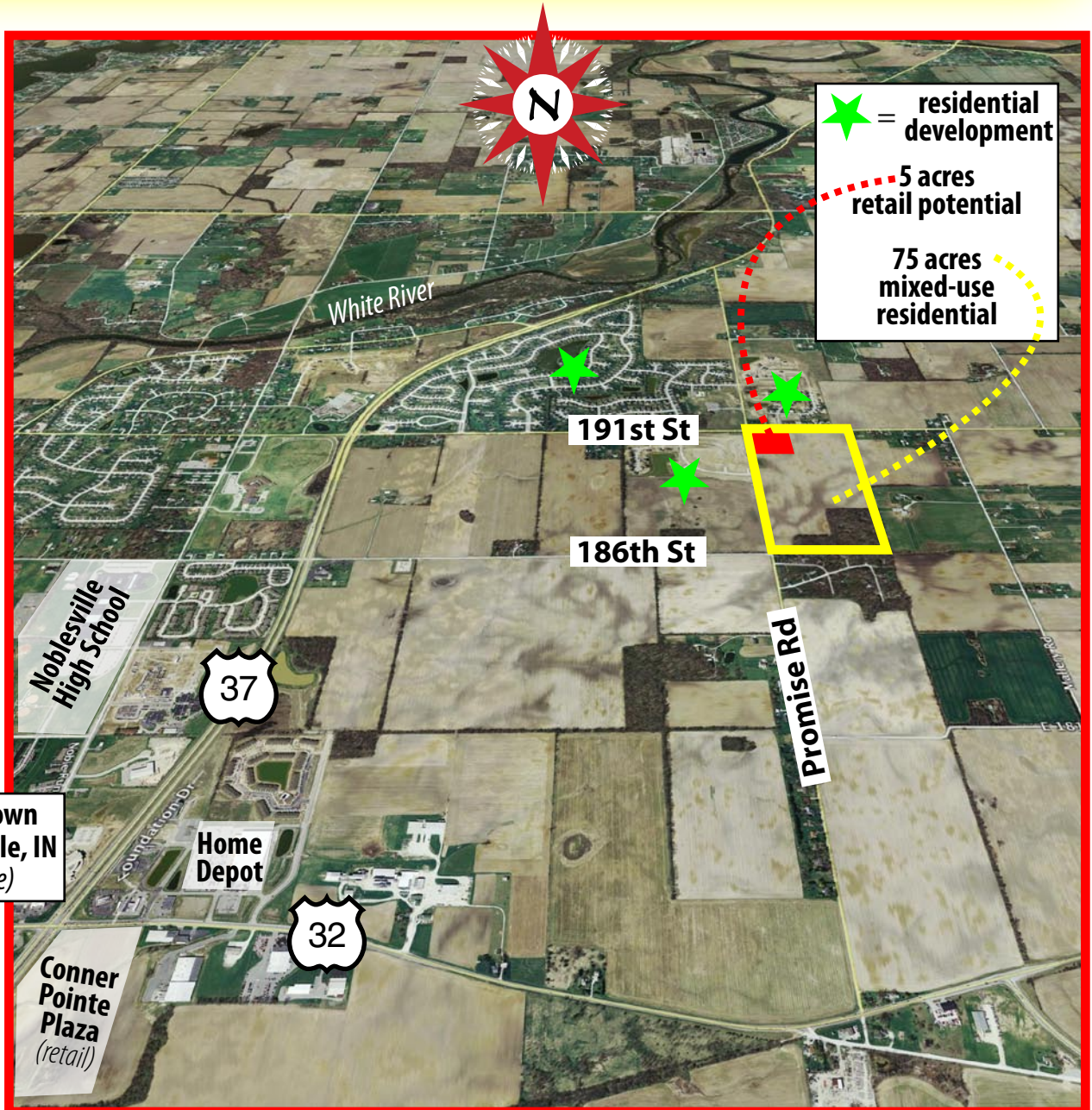
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PROPERTY FOR SALE: 191st & Promise Road, Noblesville, Indiana

80 Acres



- 75 Acres Residential
- 5 Acres Retail Potential



PROPERTY FACT SHEET

191st St. at Promise Road, Noblesville, Indiana

ACREAGE: Approximately eighty (80) total acres. Owner will sell the northwest corner of the property separately. The northwest corner is approximately five acres, measuring approximately 450 lineal feet on 191 St Street by approximately lineal 484 feet on Promise Road.

LOCATION: Located approximately one mile East of State Road 37 in Noblesville Township. On the southeast corner of 191 St Street and Promise Road.

ZONING: Current zoning is R1 (residential) which allows approximately 2.40 units per acre.

MASTER PLAN: Single-family mixed density which allows for 1 to 5 residential units per acre.

UTILITIES: 12" sewer main located near the corner of 191st St and Promise Road. 16" water line is proposed along Promise Road extending onto 191st St. Existing water main is on the north side of 191st St.

DIMENSIONS: Approx 1318 lineal feet X 2647 lineal feet. 191st St. is 1318 lineal feet. Promise Road is 2647 lineal feet .

PROPOSED ROAD EXPANSION: 50 ft half right of way on 191st St. 70 ft half right of way on Promise Road.

PROPERTY SURVEY: ALTA Survey available

CAVEATS: Possible wetlands near wooded area in southeast corner of property. Map available.

VITAL STATISTICS:

- City of Noblesville
- Zip codes: 46060, 46061, 46062
- Land area: 17.9 square miles
- Growth 1990 – 2000: 61.9%
- Projected 2010 population, Hamilton County: 298,642
- Average household size: 2.64
- Median resident age: 33 years
- High school or higher: 90.8%
- Graduate or professional degree: 11.2%
- County: Hamilton
- Elevation: 772 feet
- Population: 28,590
- 2004 Population Estimate: 36,294
- Males: 14,042 (49.1%), Females: 14,548 (50.9%)
- Average family size: 3.08
- Median household income: \$61,455
- Bachelor's degree or higher: 40.9%

PRICE: \$29,900 per gross acre for the residential portion (approx 75 acres). \$125,000 per gross acre for the 5 acre retail potential property.

For further information, contact:



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CONCEPTUAL MIXED USE PLAN

PREPARED BY STOEPPELWERTH & ASSOCIATES
CONSULTING ENGINEERS

