



**BEACHUM
& ROACH**

REAL ESTATE BROKERAGE SERVICES

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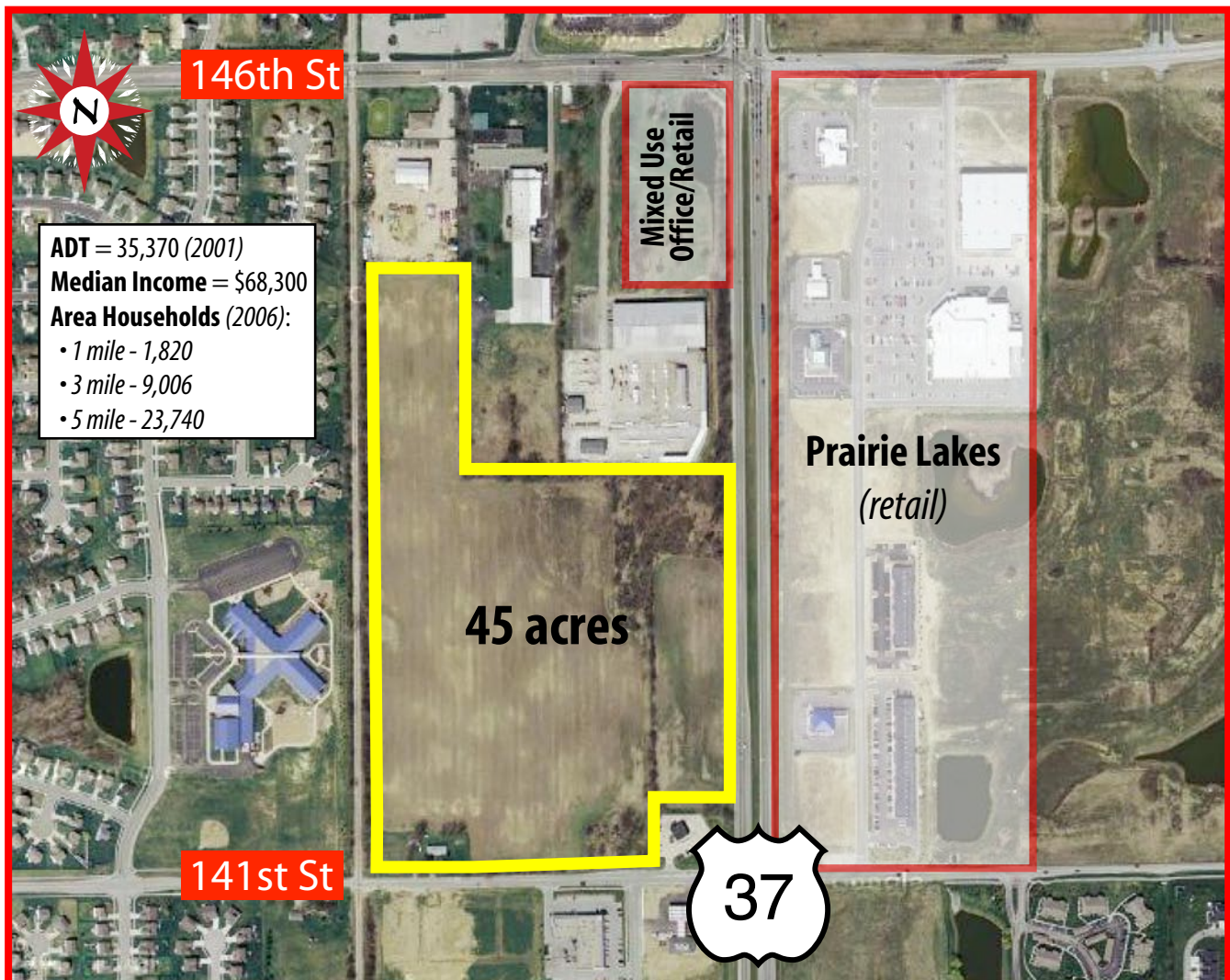
Property For Sale

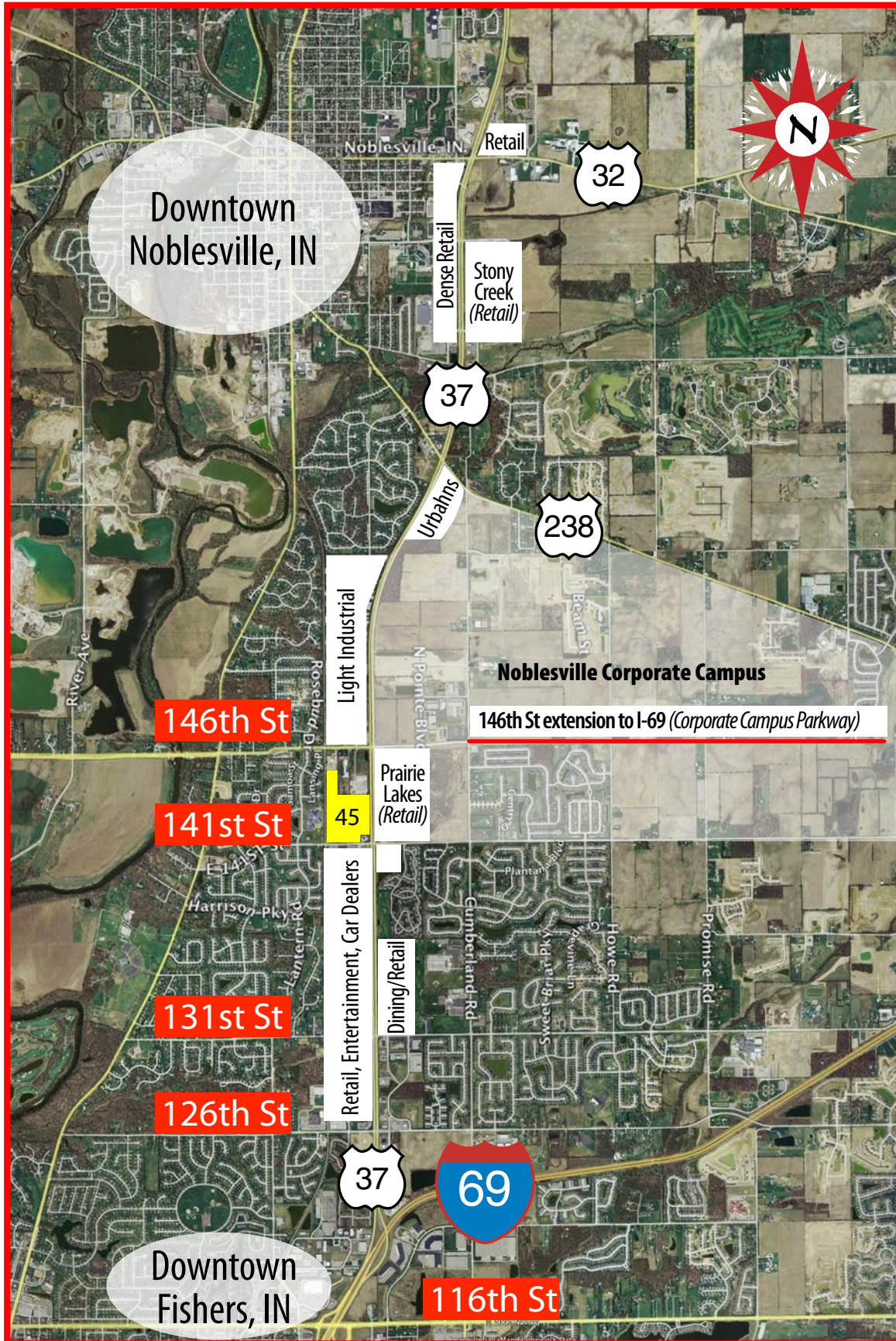
45 acres

Zoned I-1 (light Industrial)

**State Road 37 @ 141st
Noblesville, Indiana**

Located in Hamilton County, Indiana
One of the fastest growing counties in the US!





Property Fact Sheet

- LOCATION:** The Northwest corner of 141st St. and SR 37. Includes frontage on SR 37 and 141st St. City of Noblesville, Hamilton County, IN. Located an equal distance between downtown Noblesville, IN and downtown Fishers, IN. <http://www.cityofnoblesville.org/index.asp>
- ACREAGE:** Approximately 45 acres including Right Of Way per Land Title Survey
- ZONING:** I-1 light Industrial, City of Noblesville.
Permitted Uses: Offices & Clinics-Medical, Distribution facilities, Car Washes, Laboratories, Machinery & Equipment repair, Light Manufacturing, Animal Hospital & Veterinarian's Offices, Assembly of finished goods
Conditional Uses: Auto sales, including service repair and storage; Marine-craft sales, repair and service; Places of worship; Sports Parks; Recreation-indoor; Auto-rental
- MASTER PLAN:** Has not been updated since the 1970's for this area. It appears that a Planned Unit Development (PUD) which includes multi-family and retail and would be compatible with the area.
- TRAFFIC:** Average Daily Traffic (ADT) was 35,370 in 2001. Residency (and the resultant traffic) has increased by 40% in the last 6 years.
- DEMOGRAPHICS:** Males: 14,042 (49.1%), Females: 14,548 (50.9%) / Average family size: 3.08 / Median household income (2005): \$68,300
2006 population estimate is 40,115 (a 40% increase since 2000)
2006 building permits for single family homes total 902 with an average value of \$181,000
- UTILITIES:** **Water-** Indiana American - There is a 16" water line on the north side of 141st St. Contact person: Diana Mercer 317-773-2497 x4.
Sewer- Hamilton South Eastern Utilities Company. Contact person: Jim Hart phone number 317-577-1150 ext. 201.
There is a 15" interceptor approx. 20 feet deep located on the south side of 141st St. that runs the length of the property on the south side of the street.
- DIMENSIONS:** See Land title survey. Approx. 1,120 lineal feet on SR 37 (no. and so.) by approx. 1,646 lineal feet on 141st St.
- 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 (2005): \$68,300
 - Bachelor's degree or higher: 40.9%
- PRICE:** \$6,000,000.00

State Road 37 @ 141st, Noblesville, Indiana

