

**12.79 Acres  
For Sale**  
in  
Noblesville, IN



**THE FACTS:**

- Noblesville Corporate Campus
- Zoning - industrial/office
- On the I-69 corridor at exit 10: Location of a large number of commercial developments (*existing & planned*) including:
  - Clarian Health Partners
  - Community Health Network
  - St. Vincent's Hospital Emergency Center
  - Hamilton Town Center (*1 million sq. ft. outdoor mall*)
- Lots of residential development (*existing & planned*)



REAL ESTATE BROKERAGE SERVICES

314 W 107th St., Carmel, IN 46032

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& ROACH**

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## PROPERTY FACT SHEET

### **141st St. near Prairie Baptist Rd, Noblesville, Indiana**

**ACREAGE:** Approximately 12.79 total acres.

**LOCATION:** Located on 141st St. west of Prairie Baptist Rd.

**ZONING:** Current zoning is industrial/office

**UTILITIES:** Sewer - Mud Creek interceptor near site. Water -

**DIMENSIONS:** Approx. 656 lineal feet by 1,029 lineal feet. Frontage on 141st St. is 656 lineal feet.

**PROPERTY SURVEY:** ALTA Survey available

#### **DEMOGRAPHICS:**

2006 Population - 3 Mile Radius 2,927 / 5 Mile Radius 35,636

2006 House Holds - 3 mile Radius 1,193 / 5 Mile Radius 12,489

Median House Hold Income - 1 Mile Radius \$71,389 / 3 Mile Radius \$ 51,994

#### **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%

#### **Hamilton County Facts:**

- U.S. Census Bureau (3/16/2006) ranks Hamilton County, Indiana #18 in the nation in population growth.
- The three fastest-growing cities in Indiana are located in Hamilton County. (Carmel, Fishers, Noblesville)
- Hamilton County has been among the fastest-growing counties in the nation since the 1990 census.

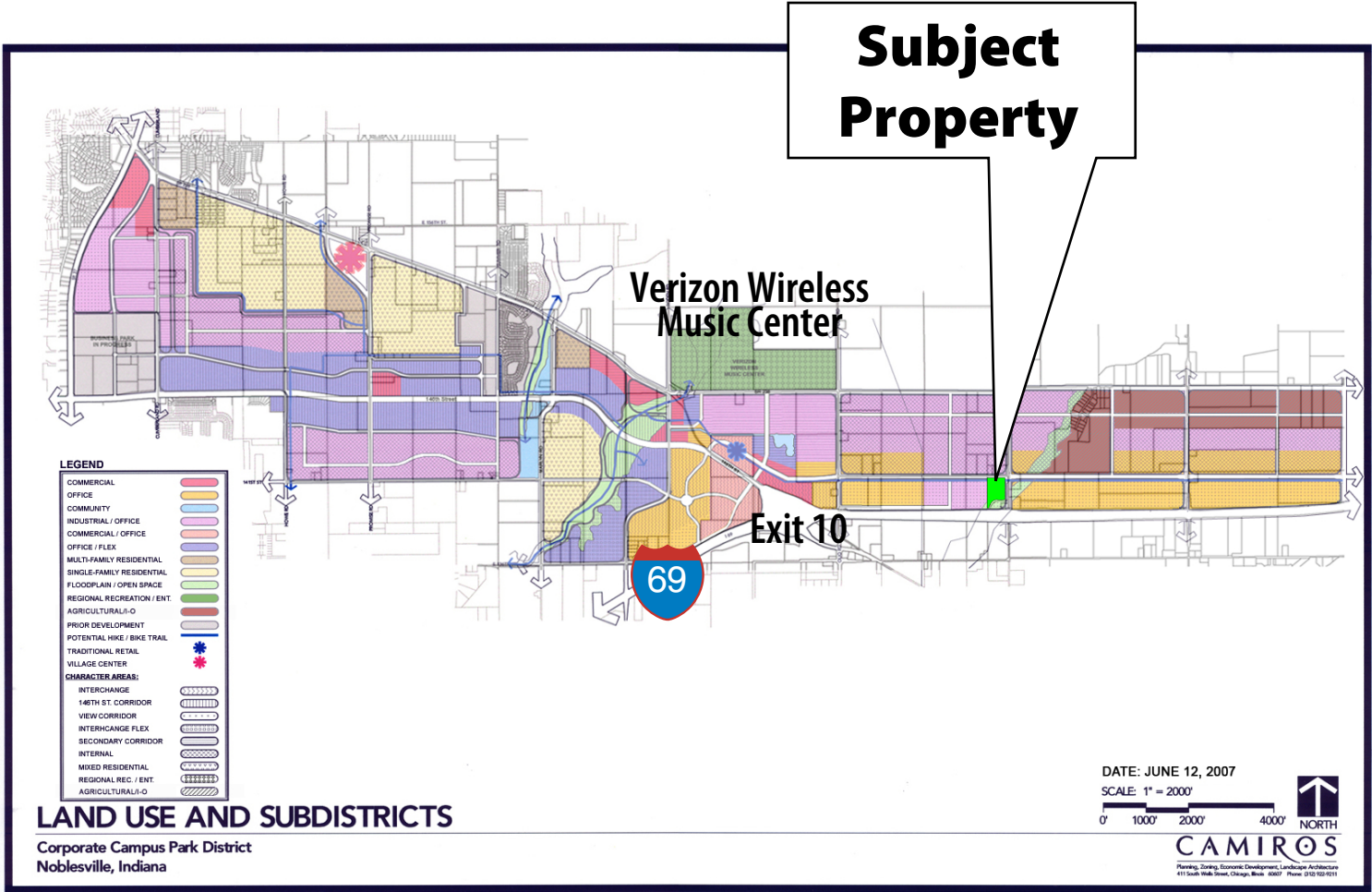
**PRICE:** \$50,781.25 per acre (\$650,000)

### **For further information, contact:**

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# NOBLESVILLE CORPORATE CAMPUS MAP



A POLARIS CAP; THENCE NORTH 86 DEGREES 26 MINUTES 11 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 150.16 FEET TO A POLARIS CAP; THENCE NORTH 89 DEGREES 06 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 446.45 FEET TO A ONE INCH IRON PIN FOUND; THENCE NORTH 01 DEGREE 21 MINUTES 33 SECONDS EAST, 232.29 FEET TO A POLARIS CAP; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST, 329.49 FEET TO A POLARIS CAP; THENCE NORTH 01 DEGREE 08 MINUTES 59 SECONDS WEST, 796.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

