



35 Acres For Sale

in
Noblesville, IN



THE FACTS:

- Located in the 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

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PROPERTY FACT SHEET

146th St. near Cyntheanne Rd, Noblesville, Indiana

ACREAGE: Approximately thirty five (35) total acres.

LOCATION: Located on 146th St. immediately west of Cyntheanne Rd. on the south side of 146th St.

ZONING: Current zoning is industrial/office

UTILITIES: Sewer - HSE Mud Creek interceptor near site. Water - Southern Madison Utilities. A 16 inch line is located on the east side of Cyntheanne Rd at 146 th St, running north and south. There is a "T" installed in anticipation of the line going west towards development.

DIMENSIONS: Approx. 594 lineal feet by 1,029 lineal feet. Frontage on 146th St. is 594 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 \$72,019 / 3 Mile Radius \$ 61,097

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: \$40,000 per acre

For further information, contact:

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This information is deemed reliable but not guaranteed. Prospective buyers are advised to consult their attorney and advisors prior to making an offer to purchase this property.