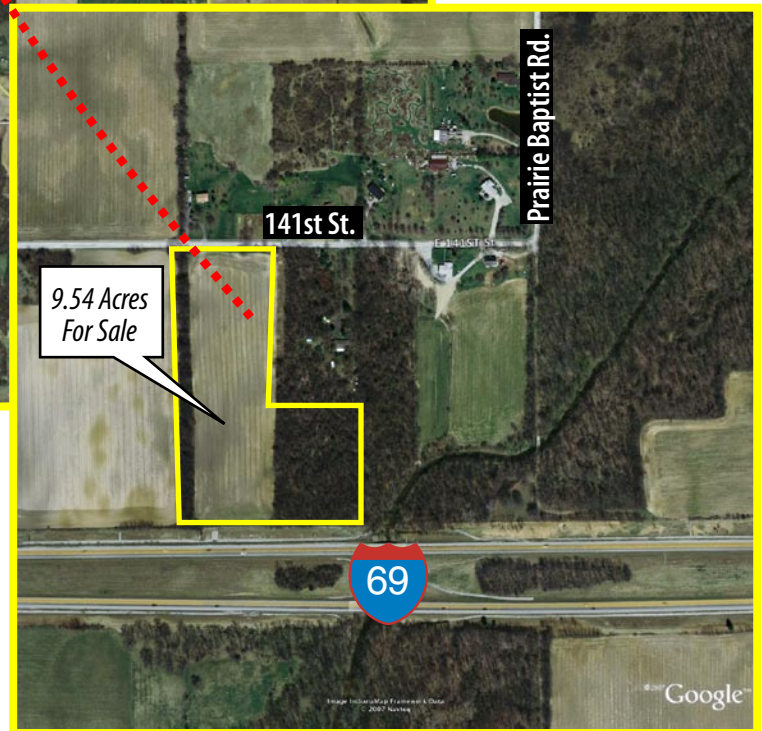


9.54 Acres For Sale

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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This information was obtained from sources deemed reliable but its accuracy and or content is not guaranteed. Beachum & Roach assumes no liability or responsibility for its content. Reader is advised to consult their experts to obtain or verify the information provided above.



**BEACHUM
& ROACH**

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www.beachumroach.com

PROPERTY FACT SHEET

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

ACREAGE: Approximately 9.54 total acres.

LOCATION: Located on 141st St. at Prairie Baptist Rd.

ZONING: Current zoning is industrial/office

UTILITIES: Sewer - estimated availability Summer 2009. Water - Southwest Madison Utility Company - estimated availability Summer 2009.

DIMENSIONS: Approx. 326 lineal feet by 1,029 lineal feet. Frontage on 141st St. is 326 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%

PRICE: \$73,375 per acre (\$700,000)

For further information, contact:

Bill Beachum: 317-750-2410. Bill@beachumroach.com

-OR-

David Roach: 317-517-1331. Dave@beachumroach.com

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NOBLESVILLE CORPORATE CAMPUS MAP

**Subject Property
9.54 acres**

