

FOR SALE

133.80 ACRES

NOBLESVILLE, INDIANA 46060
INDIANAPOLIS METRO AREA



- Prime development site convenient to the SR 37 corridor and downtown Noblesville Cultural Arts District
- Located north of Indianapolis in Hamilton County, annually ranked as one of the fastest growing and best places to live in the U.S.
- Millions of dollars invested nearby in roads, roundabouts, and trails; 10,600 cars per day drive past the property on SR 32
- Sanitary sewer interceptor project planned for 2020, opening up hundreds of acres for development on both sides of Promise Rd.
- 20 acres in the NEQ of SR 32 and Promise Rd. now served by gravity sewer from the south and water on the east side of Promise Rd.



COMMERCIAL
REAL ESTATE
SERVICES

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INDIANAPOLIS METRO AREA



Located in Noblesville, Indiana, the county seat of Hamilton County, three road frontages make this property a prime site for commercial and residential development. Noblesville has experienced robust growth, with the city's population topping 61,000 residents in 2017, a nearly 20% increase since the 2010 Census. Millions of dollars are invested annually by the city in infrastructure including a sanitary sewer interceptor planned for construction in 2020, opening up hundreds of acres for development along Promise Road. The parcels are located within the top performing Noblesville Schools District, rated an "A" district by the State of Indiana.

» East of the SR 37 corridor, this site is well positioned for development in Hamilton County's growing commercial and residential market.

PROPERTY SPECIFICATIONS

Total:	2 parcels, 133.80 acres total	<i>Parcel I (North of 181st St.)</i>
Jurisdiction:	City of Noblesville	Parcel ID: 10-07-33-00-00-002.000
Township/County:	Noblesville/Hamilton	Acreage: 55.40
Future Zoning:	General Business and Residential	Frontage: 1,600' (Promise Rd.)
Utility Providers:	Sanitary Sewer — City of Noblesville	<i>Parcel II (South of 181st St.)</i>
	Water — Indiana American Water	Parcel ID: 10-07-33-00-00-010.000
	Electricity — Duke Energy	Acreage: 78.40
	Natural Gas — Vectren	Frontage: 2,500' (Promise Rd.)
Price:	\$85,000 per acre for 21 acres at northeast corner of SR 32/38 and Promise Rd.	1,200' (SR 32/38)
	\$32,000 per acre for 57.40 acres at southeast corner of 181st St. and Promise Rd.	
	\$22,000 per acre for 55.40 acres at northeast corner of 181st St. and Promise Rd.	
	\$27,500 per acre for 133.80 acres in a single purchase.	

DEMOGRAPHIC PROFILE (2018 ESTIMATES)

	<i>Drive Time (5 min.)</i>	<i>Drive Time (15 min.)</i>
Population	18,509	221,891
Median Household Income	\$64,728	\$57,179
Median Home Value	\$145,504	\$147,043
Total # of Employees	5,872	96,559



*For More Information
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