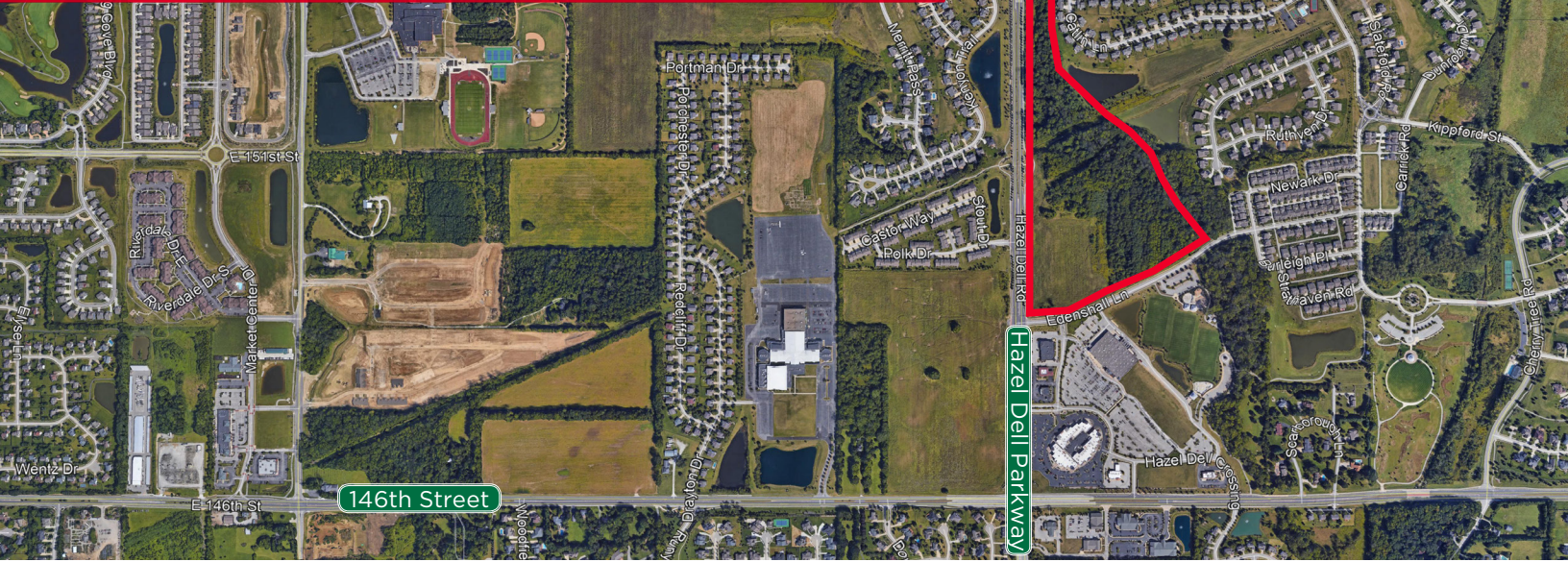


FOR SALE

# ±37 Acres of Multi-Family Land

146th Street & Hazel Dell Road, Noblesville, IN



## PROPERTY HIGHLIGHTS

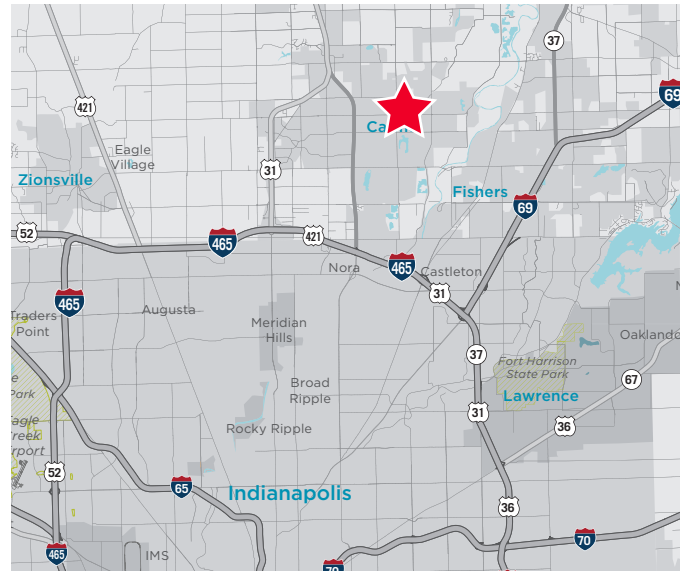
±37 Acres of Land

Zoned R5/PD Multi-Family Residential

Entitled for up to 611 Multi-Family Units

±3.5 miles to local retail corridor

Utilities at Site



### BO LEFFEL

Director

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CUSHMAN &  
WAKEFIELD

cushmanwakefield.com

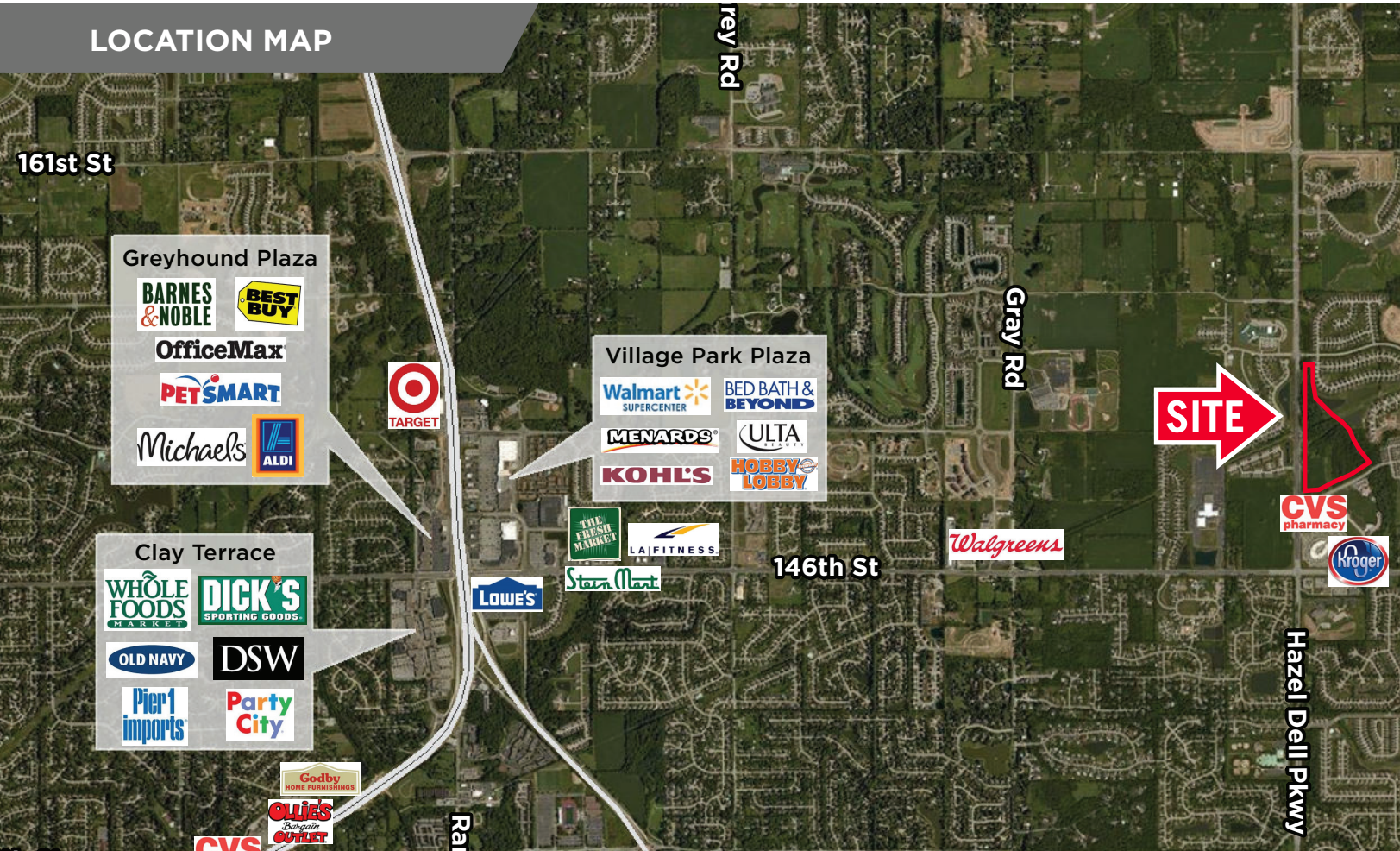


# ±37 Acres of Multi-Family Land

146th Street & Hazel Dell Road, Noblesville, IN

FOR SALE

## LOCATION MAP



### Demographics

|                    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| Population         | 5,240     | 47,264    | 163,522   |
| AVG. HH Income     | \$139,004 | \$146,242 | \$116,564 |
| Daytime Population | 1,989     | 19,991    | 108,175   |

### Traffic Counts

|                 |            |
|-----------------|------------|
| 146th Street    | 27,772 ADT |
| Hazel Dell Road | 8,265 ADT  |

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