

PROPERTY HIGHLIGHTS

±37 Acres of Land

Zoned R5/PD Multi-Family Residential

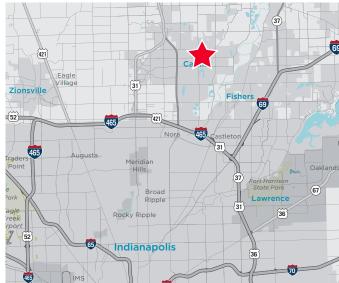
Entitled for up to 611 Multi-Family Units

±3.5 miles to local retail corridor

Utilities at Site

BO LEFFEL

Director +1 317 639 0441 bo.leffel@cushwake.com



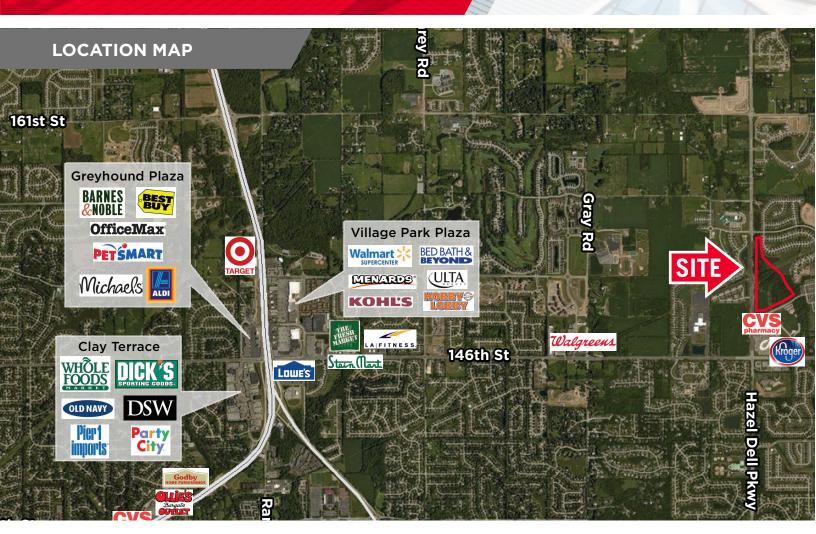


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±37 Acres of Multi-Family Land

146th Street & Hazel Dell Road, Noblesville, IN

FOR SALE



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

46th Street	
Hazel Dell Road	

27,772 ADT 8,265 ADT

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