

# PRAIRIE LAKES OUTLOT

14285 Mundy Drive Noblesville, IN 46060



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

1.32 acre outlot with 250' of prime frontage along State Road 37 between 141st and 146th Streets in the Prairie Lakes development.

## PROPERTY HIGHLIGHTS

- Development Ready Outlot with Excellent Visibility
- Strong Co-tenancy with Chase Bank, Prime Car Wash, 21st Amendment, Tire Discounters, Jagers, Retail Shops and More
- Dense Trade Area with Over 62,000 Population in 3 Miles
- 2.9% Historical Annual Growth (2010-2021) within 3 Miles
- Exposure to 36,591 Vehicles Per Day on State Road 37
- Serves Fast Growing Fishers and Noblesville
- 146th Street Interchange Improvements Targeted for Completion Mid 2022

## DEMOGRAPHICS

	1 MILE	3 MILES
Total Population	10,267	61,582
Average HH Income	\$130,515	\$119,989
Businesses	526	2,481
Employees	5,298	25,923

## TRAFFIC COUNTS

State Road 37	36,591
E 146th Street	24,917



## MIDLAND ATLANTIC PROPERTIES

Indianapolis Office  
3801 East 82nd Street, Suite B  
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

## JACQUE HAYNES, CCIM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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## ALTA / ACSM LAND TITLE SURVEY

PART OF THE N.E. 1/3, SECTION 19-18-5 DELAWARE TWP., HAMILTON CO. INDIANA  
LOT 8 PRAIRIE LAKES

### LAND DESCRIPTION

LOT 8 IN PRAIRIE LAKES SECONDARY PLAT, AN ADDITION TO HAMILTON COUNTY, INDIANA AS PER PLAT THEREOF RECORDED MARCH 28, 2003 IN PLAT CASSETT 3 SURVEY 150 AS INSTRUMENT NO. 200300030026 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY INDIANA.

### SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 86S, ARTICLE 1.1, CHAPTER 12, SECTION 1 THROUGH 34 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A) VARIANCES IN THE REFERENCE MONUMENTS;
- B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- C) INCONSISTENCIES IN LINES OF OCCUPATION AND;
- D) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY);

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS OF AN ALTA SURVEY.

THIS IS A RETRACEMENT SURVEY OF LOT 8 IN PRAIRIE LAKES SUBDIVISION.

THE PLAT OF PRAIRIE LAKES REFERS TO A SURVEY RECORDED IN INSTRUMENT #20030027952 OF THE BOUNDARY OF THIS TRACT WAS ESTABLISHED FROM THE QUARTER SECTION MONUMENTS AT THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 5 EAST AS SAID CORNERS ARE SHOWN ON THE RECORDED SURVEY.

IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.3 FEET (NORTH-SOUTH AND EAST-WEST DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: NONE FOUND)

### POINT INVENTORY

POINT #	REMARKS
85.87.89	MAG NAIL SET
137.138	5/8" REDBAR W/ YELLOW CAP STAMPED "MILLER SC083" SET
439.440	5/8" BUSH ROD SET

### SCHEDULE B NOTES:

ITEM	REMARKS
15	N/A LIMITED ACCESS R/W OF STATE ROAD 37 (INST #11920, BOOK 142 P77)
16	N/A WATER LINE EASEMENT NORTH SIDE OF 141ST STREET (INST #95-53882)
17	N/A AMERITECH EASEMENT NEAR 146TH STREET (INST #99-42020)
18	N/A R/W FOR 146TH STREET (INST #9946251)
19	N/A DEDICATION OF PUBLIC R/W FOR 146TH STREET (INST #9946252)
21	ACCESS EASEMENT ACROSS ANY DRIVES AND PAVED AREAS TO BENEFIT EAST ADJONER TO PRAIRIE LAKES SUBDIVISION (INST #200000034550)
26	INSTRUMENT # 200300030026 (PLAT OF PRAIRIE LAKES) PLATTED EASEMENTS ARE SHOWN ON THIS SURVEY

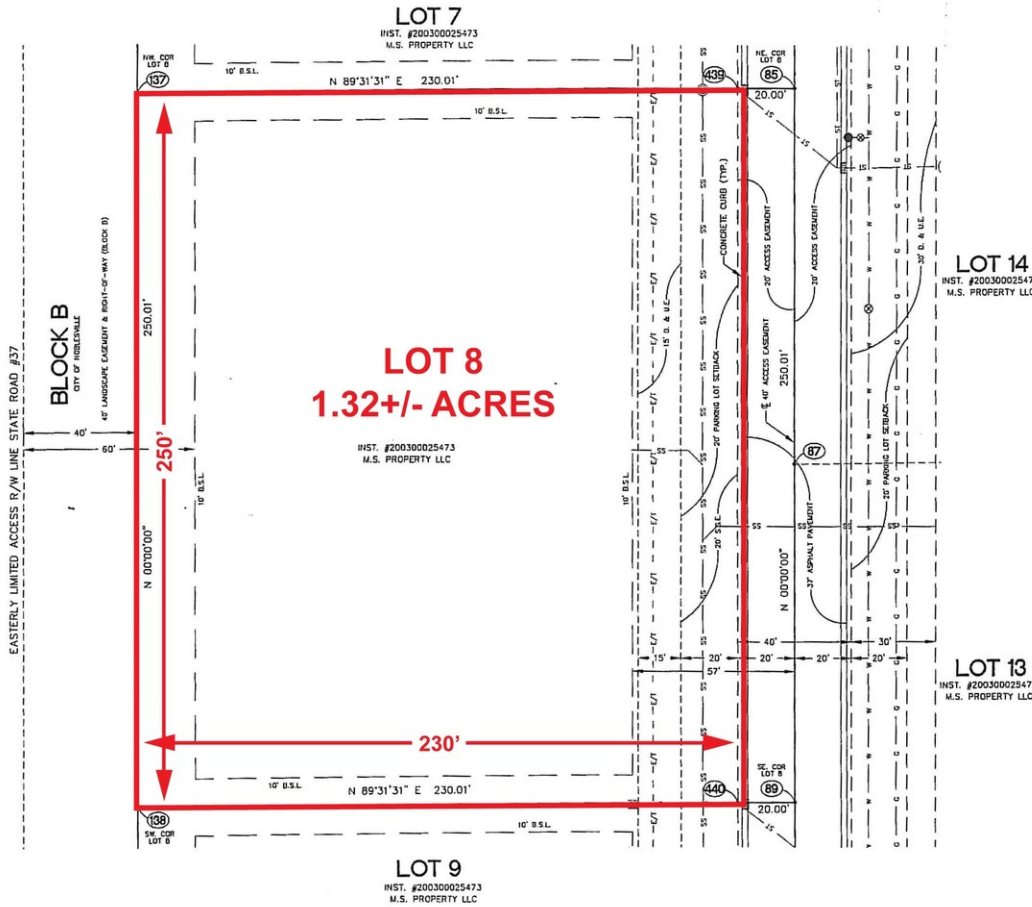
### CERTIFICATION:

TO: MS PROPERTY LLC, CHICAGO TITLE INSURANCE COMPANY, SECURITY TITLE SERVICES LLC.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 1.3, 4.7, 8.9, 10, 11(A), 12, 13, 14, 15 & 16 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."  
MAR 02 2004

DATE: Mar 02 2004  
SIGNED: [Signature] SEAL  
REGISTRATION NO. 15083

### LEGEND

- G — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- E/T — UNDERGROUND ELECTRIC & TELEPHONE
- SS — SANITARY SEWER
- S1 — STORM SEWER
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ FIRE HYDRANT
- ⊗ POST INDICATOR VALVE
- ⊗ SHIMASK CONNECTION
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ CURB BILET
- ⊗ SQUARE STORM SEWER INLET
- ⊗ LIGHT POLE
- ⊗ SIGN
- CD — CENTERLINE
- B.S.L. — BENCHMARK
- D. & U.E. — DRAINAGE & UTILITY EASEMENT
- S.E.E. — SANITARY SEWER EASEMENT
- N/A — NOT APPLICABLE
- R/W — RIGHT OF WAY



### UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

### FLOOD ZONE DEFINITION

ZONE	EXPLANATION:
X	AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER FLOOD RATE MAP #18057C0145F, AREA IN ZONE "X" MAP DATED FEBRUARY 10, 2003

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO: 0402082, DATE ISSUED: FEB 18, 2004

REV.	DATE	BY	DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO: 0402082, DATE ISSUED: FEB 18, 2004

GRAPHIC SCALE: 1" = 20'

REVISIONS:

DATE: MAR 02 2004  
SIGNED: [Signature] SEAL  
REGISTRATION NO. 15083

**MILLER SURVEYING INC.**  
440 GARDNER STREET  
NOBLESVILLE INDIANA 46060  
PH: # (317) 773-2844 FAX: 773-2694

LOCATION: LOT 8 PRAIRIE LAKES  
DELAWARE TOWNSHIP  
HAMILTON COUNTY, INDIANA

SCALE: 1" = 20' FIELD BOOK: DC  
DATE: 02-27-04 PAGE: 02  
CLIENT: MS PROPERTY LLC JOB NUMBER: SURVEY 4 FILE: 210 MARSH

DESCRIPTION: ALTA / ACSM B29411D

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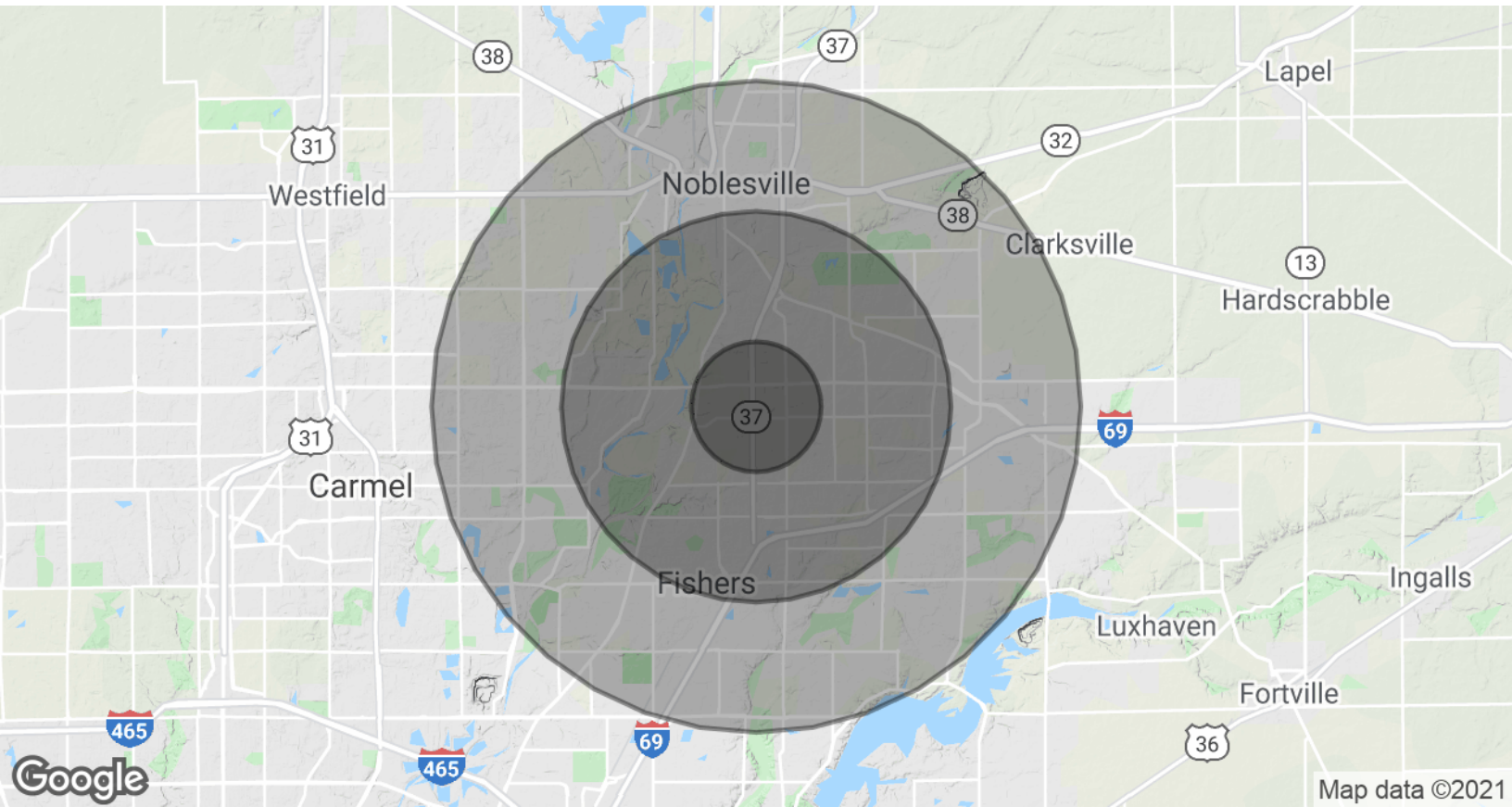


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## POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	10,267	61,582	150,763
Projected Annual Growth (2021-2026)	2.4%	2.4%	2.1%
Total Households	4,019	22,970	56,304
Median Home Value	\$235,148	\$259,759	\$290,676

## INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$130,515	\$119,989	\$130,616
Daytime Population (16+ years)	7,020	38,040	96,336
Total Businesses	526	2,481	6,699
Total Employees	5,298	25,923	63,671

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