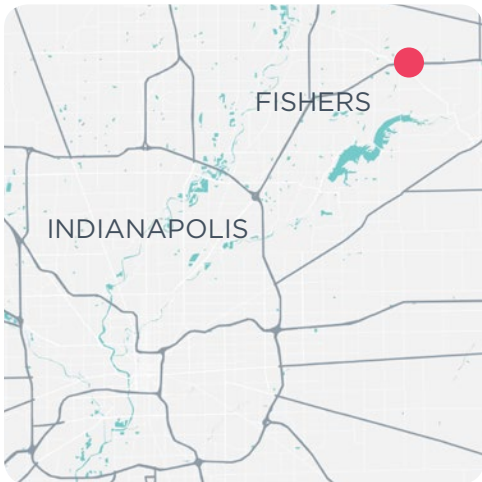


SALE

LAND



EXCELLENT DEVELOPMENT OPPORTUNITY // I-69 FRONTAGE



SALE PRICE

\$150,000 / ACRE

Excellent Development Opportunity along I-69 & 136th Street in Fishers

- + I-69 Frontage - 3,300+ feet slated for commercial development
- + 78.9 Acres - Divisible
- + Significant road improvements planned
 - Future interchange at I-69 and Cyntheanne
 - New round-abouts at Prairie Baptist and Cyntheanne Roads
 - Expansion of 136th Street to 4 lanes

RETAIL SERVICES

Hamilton Town Center

CVS pharmacy, Cabela's, DICK'S SPORTING GOODS, ULTA, BED BATH & BEYOND, JCPenney, DSW, Stein Mart

E 136th St

Southeastern Pkwy

Olio Rd

Cynthianne Rd

INTERSTATE 69

SITE

FOOD SERVICES

Hamilton Town Center

Wendy's, DQ, COLD STONE, HOULIHAN'S, Famous Dave's, Chick-fil-ah, Chuy's, Panera BREAD, Olive Garden, RED ROBIN, BJ'S RESTAURANT BREWHOUSE, FIVE GUYS, Arby's, Starbucks, YATS, Culver's

E 136th St

Southeastern Pkwy

Olio Rd

Cynthianne Rd

INTERSTATE 69

SITE

LODGING & FINANCIAL SERVICES

Hamilton Town Center

Holiday Inn, EMBASSY SUITES, CAMBRIA SUITES, BMO, Harris Bank, STAR, KeyBank, CHASE

E 136th St

Southeastern Pkwy

Olio Rd

Cynthianne Rd

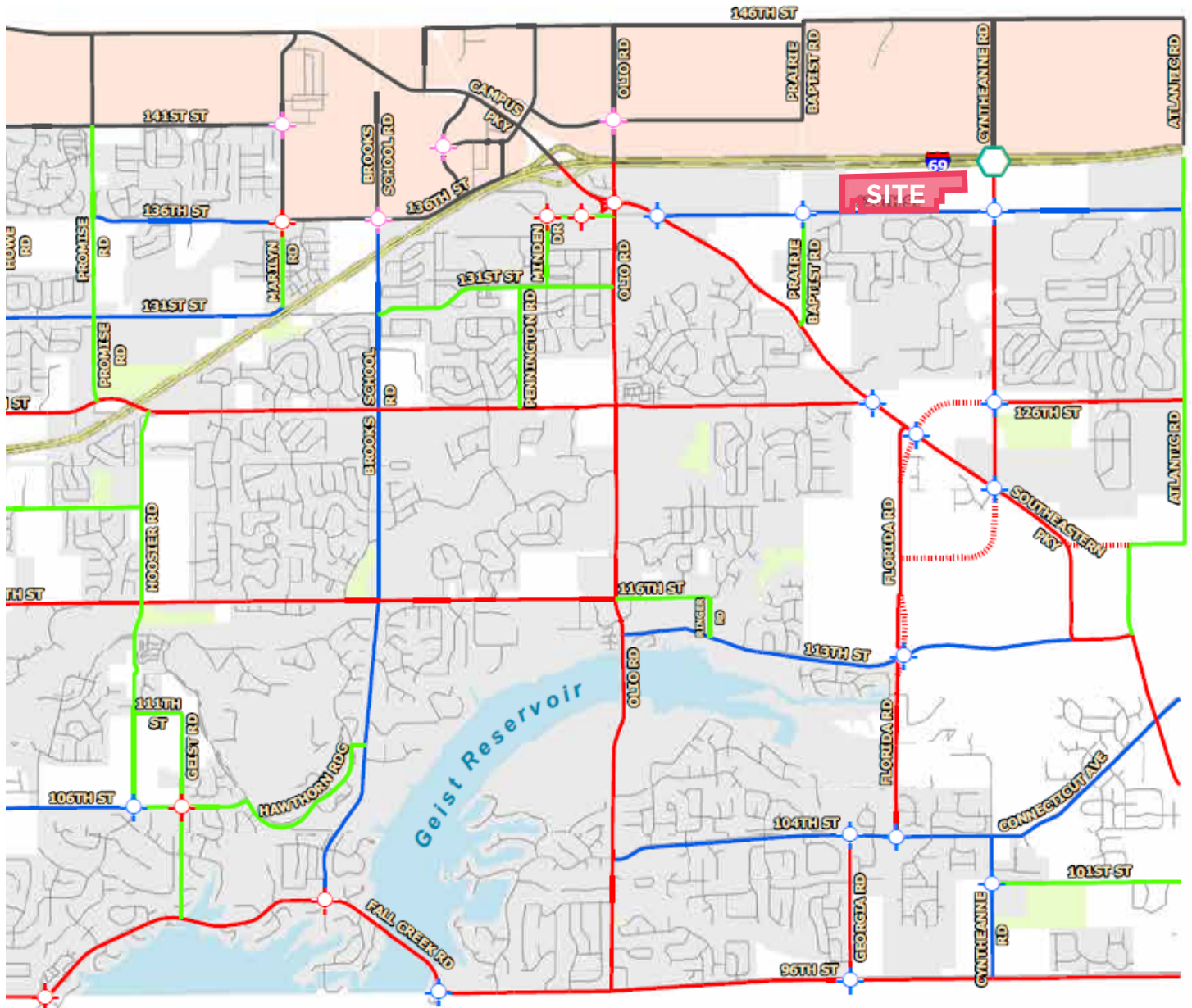
INTERSTATE 69

SITE

±80 ACRES ON I-69

15106 E 136TH ST, FISHERS, IN 46037

THOROUGHFARE PLAN



Legend

- Roundabout
- Roundabout - Future
- Roundabout - Noblesville / County
- City Boundary
- Interchange - Future
- Arterial - Primary
- Arterial - Secondary
- Arterial - Noblesville / County
- Collector
- Interstate
- Expressway

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
317.663.6000

ABOUT FISHERS, IN

Fishers is one of Indiana's fastest growing communities with an increase in population of 5.3% from April 1, 2010 - July 1, 2015 (US Census Bureau). The I-69/SR 37 corridor continues to be a high traffic area with booming retail and residential projects (newly opened Top Golf and IKEA).

RECENT AWARDS & RECOGNITIONS

- 2018 - Niche.com ranked #7 on Best Places to Live
- 2017 - #1 on MONEY Magazine's 2017 Best Places to Live
- 2017 - #24 on Alarm.org's 2017 Top 100 Safest Cities in America
- 2017 - 100 on Livability's 2017 Top 100 Best Places to Live
- 2017 - #35 on GoodCall's list of 2017 Best Cities for K-12 Teachers
- 2017 - KaBoom! Playful City USA Community
- 2017 - Niche.com ranked 16th on Best Places to Live in America
- 2017 - #6 on The SafeWise Report 30 Safest Cities to Raise a Child
- 2016 - Named Indiana Chamber's 2016 Community of the Year
- 2016 - #30 on MONEY Magazine's 2016 Best Places to Live in the U.S.
- 2015 - #11 of 20 Safest Cities in America (Asbury Park Press)

SITE DEMOGRAPHICS*

	3 MILE	5 MILES	10 MILES
Population	22,874	73,311	255,006
Households	8,202	25,717	95,974
Average HH Income	\$120,372	\$128,461	\$116,695
Median Age	33.3	33.1	36.3

*SitesUSA 2018 Estimated



The Switch



Nickle Plate District Amphitheater



The Depot



Fishers Farmers Market

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RESOURCE

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