

FOR SALE

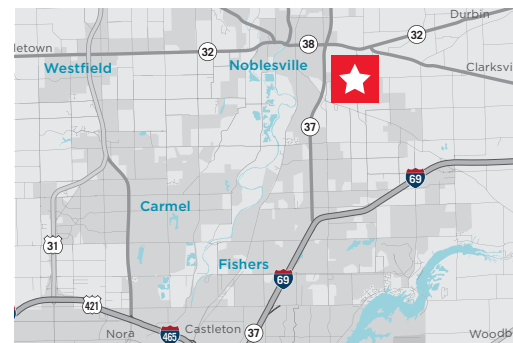
Pleasant Street & Union Chapel Road

Noblesville, IN 46060



Property Highlights

- 13.52 total acres available
 - 8.12 acre lot
 - 5.4 acre lot
 - Sites divisible
- Located in the Metro Enterprise Park at the Southwest corner of Pleasant Street and Union Chapel Road
- Zoned: PUD (outside storage allowed)
- City utilities in place
- Detention pond offsite
- Located immediately off city maintained streets



Michael W.M. Weishaar, SIOR
Managing Director
Direct +1 317 639 0494
michael.weishaar@cushwake.com

Todd T. Vannatta, SIOR
Senior Director
Direct +1 317 639 0455
todd.vannatta@cushwake.com

Scott O'Neil, J.D.
Senior Associate
Direct +1 317 352 5435
scott.oneil@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR SALE

Pleasant Street & Union Chapel Road
Noblesville, IN 46060

Aerial



Demographics

	3 Miles	5 Miles	10 Miles
Population	33,836	86,955	303,762
Average Household Income	\$83,887	\$102,070	\$117,302
Daytime Population (Age 16+)	26,111	48,399	180,934

2018 estimates. Source: Applied Geographic Solutions 05/2018, TIGER Geography

Pricing

8.12 ACRE LOT	Price/Acre	5.4 ACRE LOT	Price/Acre
± 4 acres w/ corner placement	\$150,000	± 2 acres	\$135,000
± 4 acres interior	\$135,000	Full 5.4 acres	\$125,000
Full 8.12 acres	\$125,000		

Michael W.M. Weishaar, SIOR
Managing Director
Direct +1 317 639 0494
michael.weishaar@cushwake.com

Todd T. Vannatta, SIOR
Senior Director
Direct +1 317 639 0455
todd.vannatta@cushwake.com

Scott O'Neil, J.D.
Senior Associate
Direct +1 317 352 5435
scott.oneil@cushwake.com