



Ed Martin Pointe

- Up to 9.50 acres - net of pond
- Serves Noblesville, Fishers and eastern Carmel
- Zoned PB/PD: approved uses include retail, office and industrial
- All city utilities available
- State Road 37 being redeveloped to limited-access highway with roundabout intersections
- Adjacent to new 9.2-mile Nickel Plate Trail

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FOR SALE

NWC State Road 37 & 141st Street

Noblesville, IN

AVAILABLE



Demographics

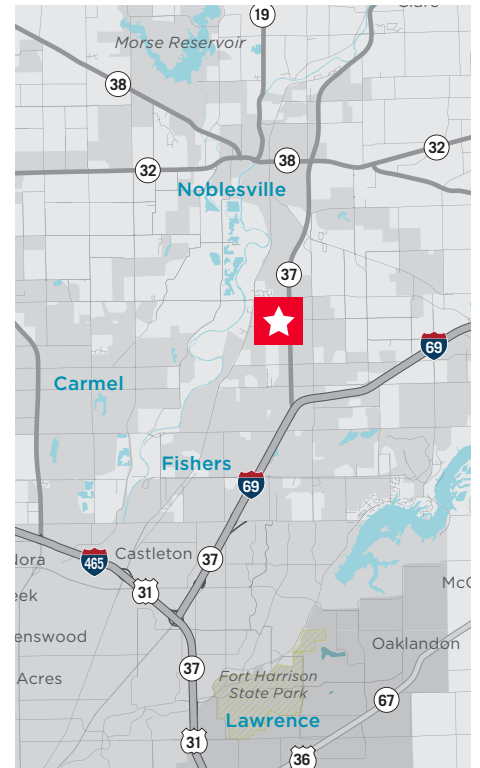
	Estimated Population	Average HH Income	Daytime Pop. (Age 16+)
3 Mi.	64,631	\$123,160	48,272
5 Mi.	155,639	\$130,318	117,094
7 Mi.	270,742	\$129,032	207,419

2022 estimates. Source: Applied Geographic Solutions 11/2021, TIGER Geography

Traffic Counts

State Road 37	41,233 AADT
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Annual Average Daily Traffic



Please visit www.edmartinpointe.com

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