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Colliers

Kroger  
Coming Soontropical CAFE  
SMOOTHIES  
Leo's  
Market & Bakery  
PAPAJOHNS DUNKIN'LINCARE  
A Linde company  
CRESCENT  
ELECTRIC  
SUPPLY COMPANY  
GOLD MEDAL

kittles

E 146<sup>th</sup> St

SMC

±57.64 AC

Bastian  
SOLUTIONS  
Corporate CampusE 141<sup>st</sup> St

FOR SALE

14180 Promise Rd &  
11260 E 141<sup>st</sup> St

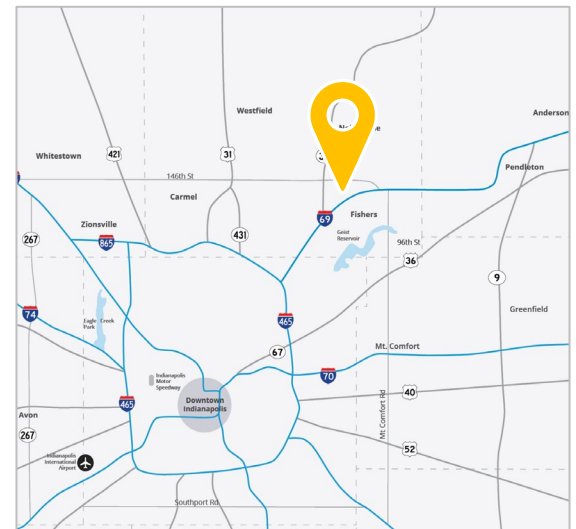
Noblesville, IN 46060



## Unique Development Opportunity

### Property Highlights

- ±57.64 Acres available
- Zoned CCPD – Office / Industrial Flex
- TIF: Corporate Campus West
- Road Improvements along Promise Road with Signalized intersection at 146th Street and Roundabout at 141st Street
- Easy access to SR 37 and I-69 via 146th Street
- Adjacent to Bastian Solutions \$130 Million Corporate Campus
- East of SMC Corporation's Campus
- 1 mile west of Hamilton Town Center retail development
- Kroger Marketplace to be developed at 146th and Howe Road
- Asking Price: ~~\$195,000/AC~~ **\$155,000/AC**



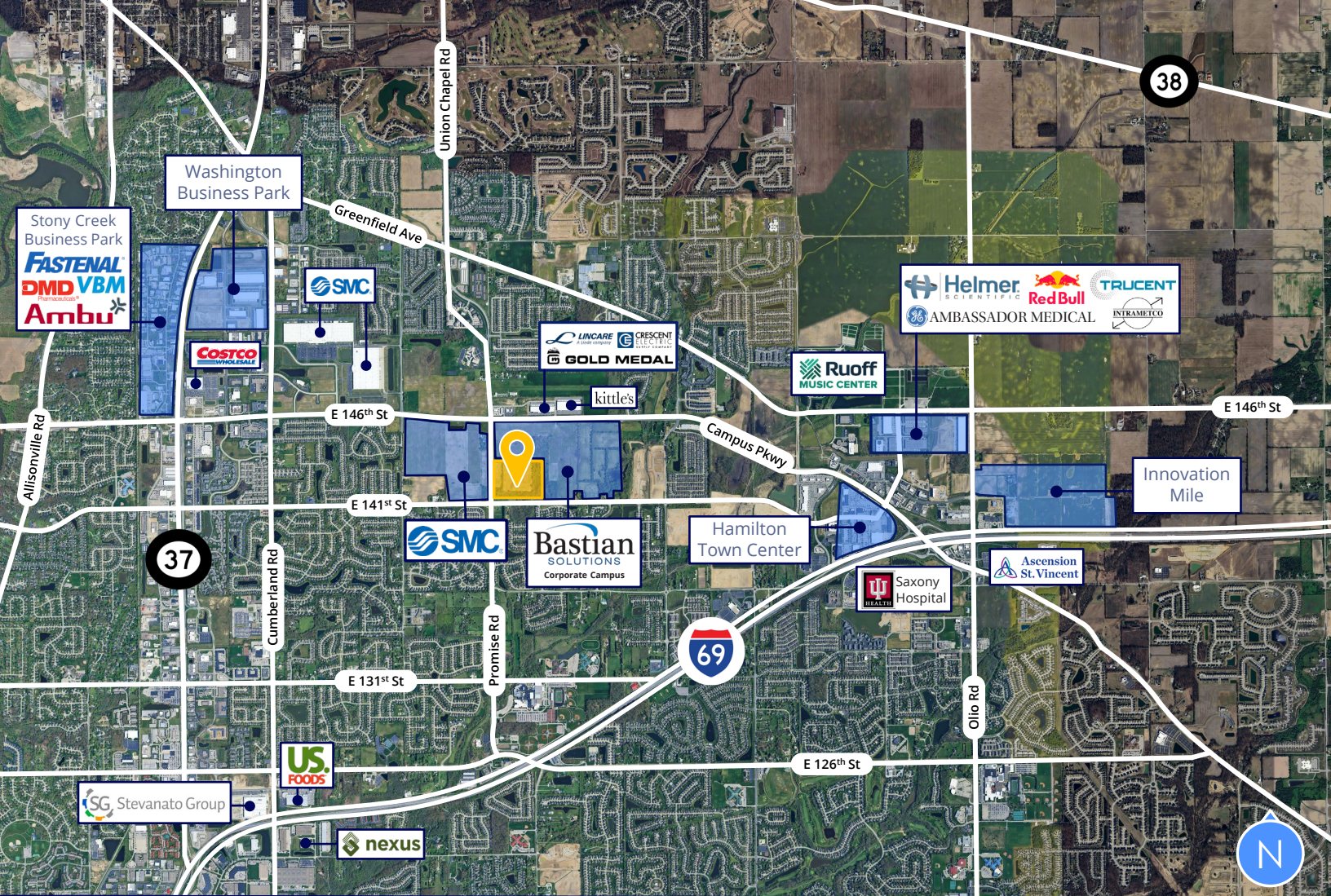
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## AREA OVERVIEW

Noblesville has seen staggering growth, since 2020 alone;

Over **\$1 BILLION** in development

Nearly **\$3.6 MILLION SF** new commercial space

Over **5,850** new residential units

Nearly **1,100** new jobs

**7.1%** ↑

Projected population growth over the next 5 years  
(5-mile radius)

### Population

5 mi	143,336
10 mi	410,406
15 mi	772,816

### # of Households

5 mi	52,700
10 mi	160,177
15 mi	305,132

### Avg HH Income

5 mi	\$149,221
10 mi	\$143,672
15 mi	\$129,623