

## LAND FOR SALE / CONTRACT / LEASE

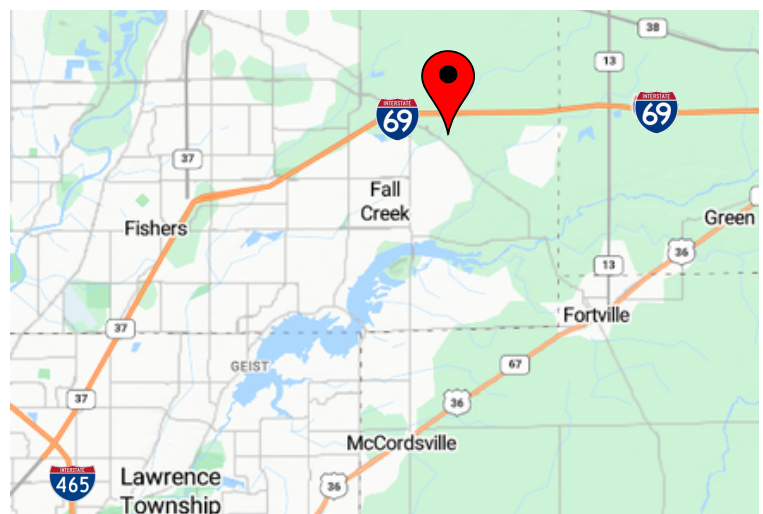
# 14790 E 136TH STREET, FISHERS, IN



### Property Description

Almost 17 acres located in a direct path of continued commercial/medical development, at the intersection of 136th Street and Prairie Baptist Rd., with approx 640' of I-69 and 136th Street Frontage. Just east of the Ascension-St. Vincent Fishers Hospital, IU Health Saxony Hospital, Hamilton Town Center, and Ruoff Music Center. 6 Minutes from of Hamilton Southeastern H.S.

<b>PRICE REDUCED</b>	\$ 3,250,000
<b>LOT SIZE</b>	16.82 acres
<b>FRONTAGE</b>	640 LF
<b>2040 LAND USE</b>	Flex Employ / R & D



**KW COMMERCIAL**  
G2 Real Estate Group  
8555 N River Road,  
Ste. 200  
Indianapolis, IN 46240

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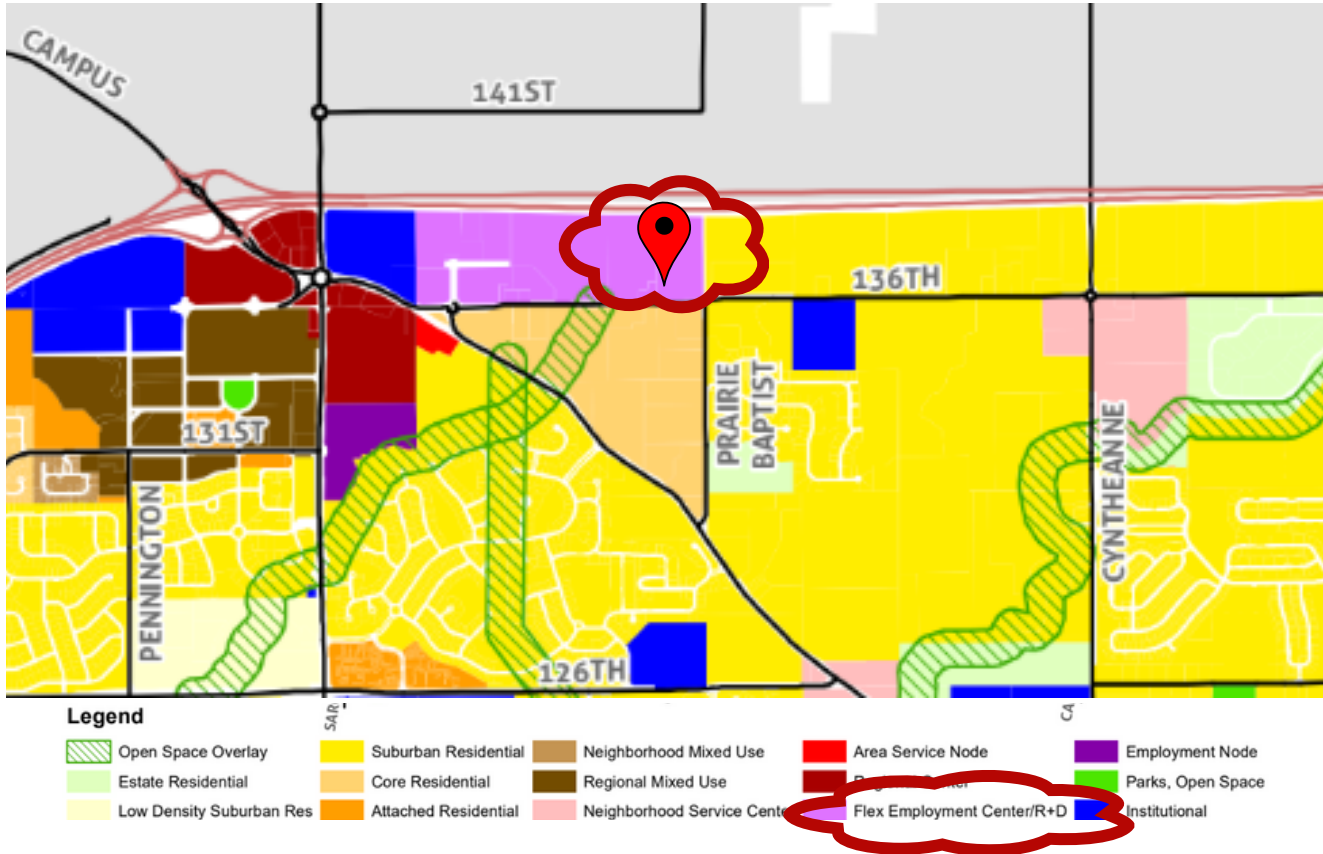


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**FUTURE LAND USE 2040**

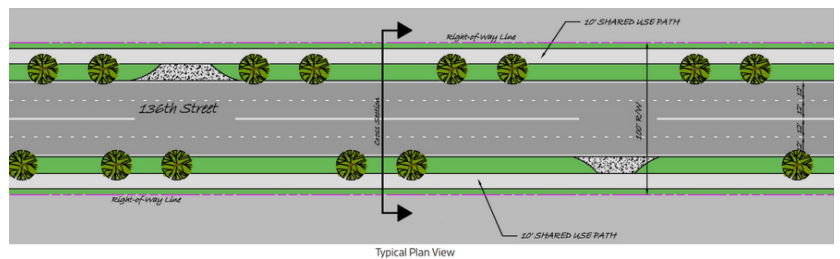


**136TH STREET CORRIDOR IMPROVEMENT PLAN**

**SECONDARY ARTERIAL**

136th Street between Cyntheanne Road and Southeastern Parkway will be a critical corridor as Noblesville and Fishers develop. It provides commuters with access to two separate I-69 interchanges (a future interchange is planned at Cyntheanne Road) and gives residents access to adjacent highway commercial centers. These areas contain, two hospitals, large retail centers, school campuses, and other essential goods and service providers. Design guidelines for this corridor will include a four-lane cross section while still enhancing adjacent residential neighborhoods with shared-use paths and landscape buffers.

- Right-of-Way Width: 100 ft.
- Vehicular Access: Four 12-ft. Travel lanes
- Pedestrian/Bike Access: Two 10-ft. Shared-Use Paths
- Corridor Greenways: Two Drainage/Utility Buffers  
Two Landscape/Utility Buffers



**ROUNDBABOUTS**

- Southeastern Parkway
- Prairie Baptist Road
- Cyntheanne Road

**BRIDGES / LARGE CULVERTS**

- Mud Creek

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**POINT OF INTEREST MAP**

**Noblesville**  
Noblesville Highschool

**Hamilton Town Center**

- Retail Lifestyle Center

**WYNDHAM** HOTELS AND RESORTS  
**Community** Rehabilitation Hospital  
**Holiday Inn**  
**EMBASSY SUITES** HOTELS  
**Total Wine**  
**JCPenney**  
**DICK'S SPORTING GOODS**  
**OLD NAVY**

**Ruoff MUSIC CENTER**

- 24,000 seat outdoor amphitheatre
- Top worldwide for tickets sold
- Third worldwide for gross sales

**Fishers High School**

**Ascension St. Vincent Hospital**

**IU Health Saxony Hospital**

**Hamilton Southeastern High School**

**Geist Reservoir**

**The Yard at Fishers District**

- 16 acres mined-use
- Dining, retail, entertainment, lodging,

**CHICKEN N PICKLE** **HYATT** **SUN KING**

**Indianapolis**

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**AERIAL LOOKING NORTHWEST**



**DEMOGRAPHICS**

Income	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Median	\$105,110	\$100,204	\$77,356	Ages 0-14	1,491	7,123	17,712
< \$15,000	N/A	246	956	Ages 15-24	927	4,330	10,815
\$15,000-\$24,999	102	505	1,029	Ages 25-54	1,934	8,752	22,100
\$25,000-\$34,999	157	475	1,009	Ages 55-64	544	2,773	7,043
\$35,000-\$49,999	146	651	1,982	Ages 65+	727	2,795	7,685
\$50,000-\$74,999	254	1,349	3,930	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
\$75,000-\$99,999	365	1,473	3,381	Total Units	1,984	8,109	21,283
\$100,000-\$149,999	514	1,982	4,820	Occupied	1,871	7,764	20,222
\$150,000-\$199,999	291	1,083	2,392	Owner Occupied	1,741	6,768	17,832
> \$200,000	164	721	1,996	Renter Occupied	130	996	2,390
<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	Vacant	113	345	1,061
Male	2,668	12,590	32,128				
Female	2,955	13,183	33,227				
Total Population	5,623	25,773	65,355				

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