

LAND



### 8545 SUNLIGHT DRIVE, FISHERS, IN 46037



### FISHERS DELAWARE PARK | OFFICE-FLEX-INDUSTRIAL LAND

#### **PROPERTY HIGHLIGHTS**

- Great location: close to interstate, restaurants, shopping, hotels
- · Zoned PUD/C-3 and includes I-1 permitted uses
- Shovel ready; all utilities and detention pond in place
- · Build-to-suit options; owner is commercial contractor

| Sale Price: | \$622,500  |
|-------------|------------|
| Lot Size:   | 1.66 acres |

### PaulDickTeam.com



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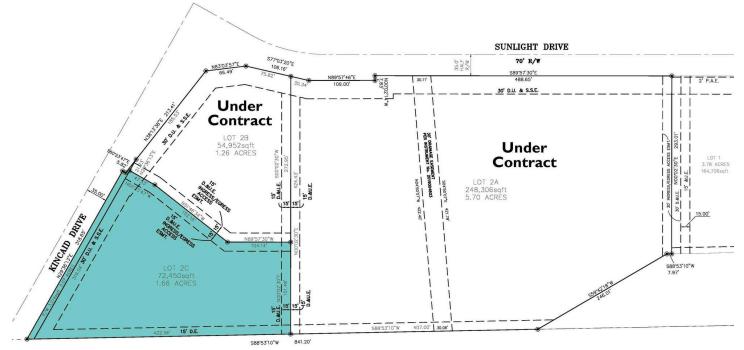
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# **FISHERS, INDIANA**



SALE

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Fishers is one of the fastest growing communities in America. With a population of 92,000, compared to 38,000 in 2000, growth is forecasted to continue at 2% annually for the next 10 years. The town has affordable homes, good healthcare, and a diverse business sector. A growing economy, urban amenities and a wealth of recreational opportunities, including 14 parks and 85 miles of trails and greenways, are just a few of the reasons Fishers has seen a steady stream of relocating families. And, although Fishers is a mere 20 miles from downtown Indianapolis, Fishers boasts its own bevy of urban amenities.

#### **AWARDS & RECOGNITIONS**

- #1 Place to Live in America Money Magazine
- #3 Safest Places in America Movoto Real Estate
- #1 Fastest Growing Communities Kelly School of Business
- Outstanding Plan of the Year for the Community Art Master Plan *American Planning Association Indiana Chapter*
- One of the Top 10 Safest Cities in America Movoto Real Estate
- Named a"Playful City USA" Community KaBOOM!
- Top 25 Suburbs for Retirement Forbes
- #11 Best Place to Move Forbes
- #1 Top 10 Cities for Families in U.S. BusinessWeek.com
- One of the 10 Best Towns for Families Family Circle











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