

SALE

LAND



8545 SUNLIGHT DRIVE, FISHERS, IN 46037



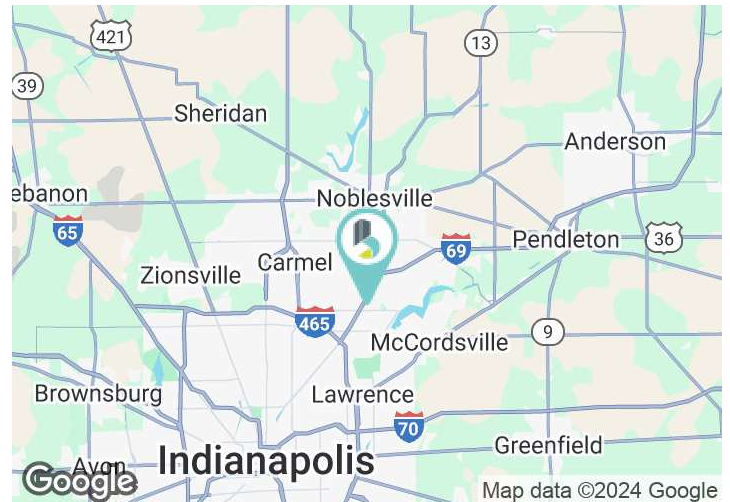
FISHERS DELAWARE PARK | OFFICE-FLEX-INDUSTRIAL LAND

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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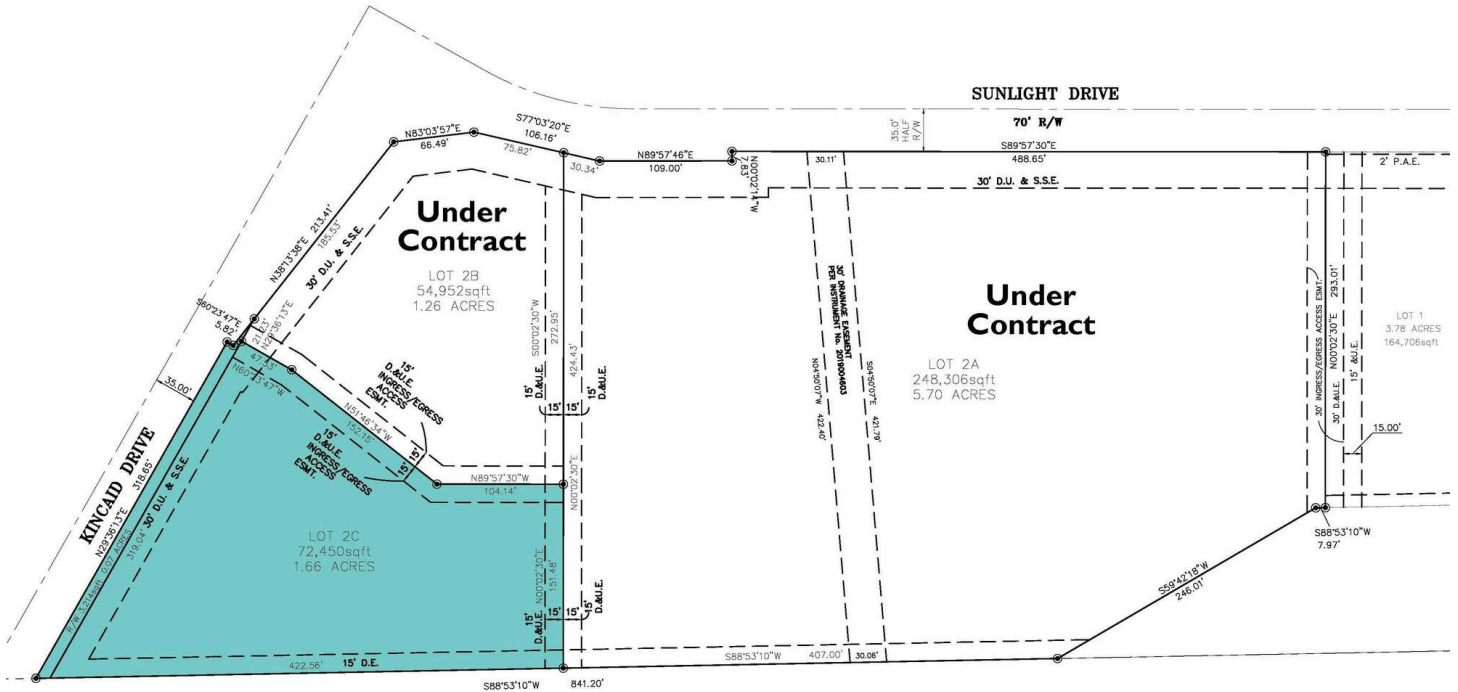
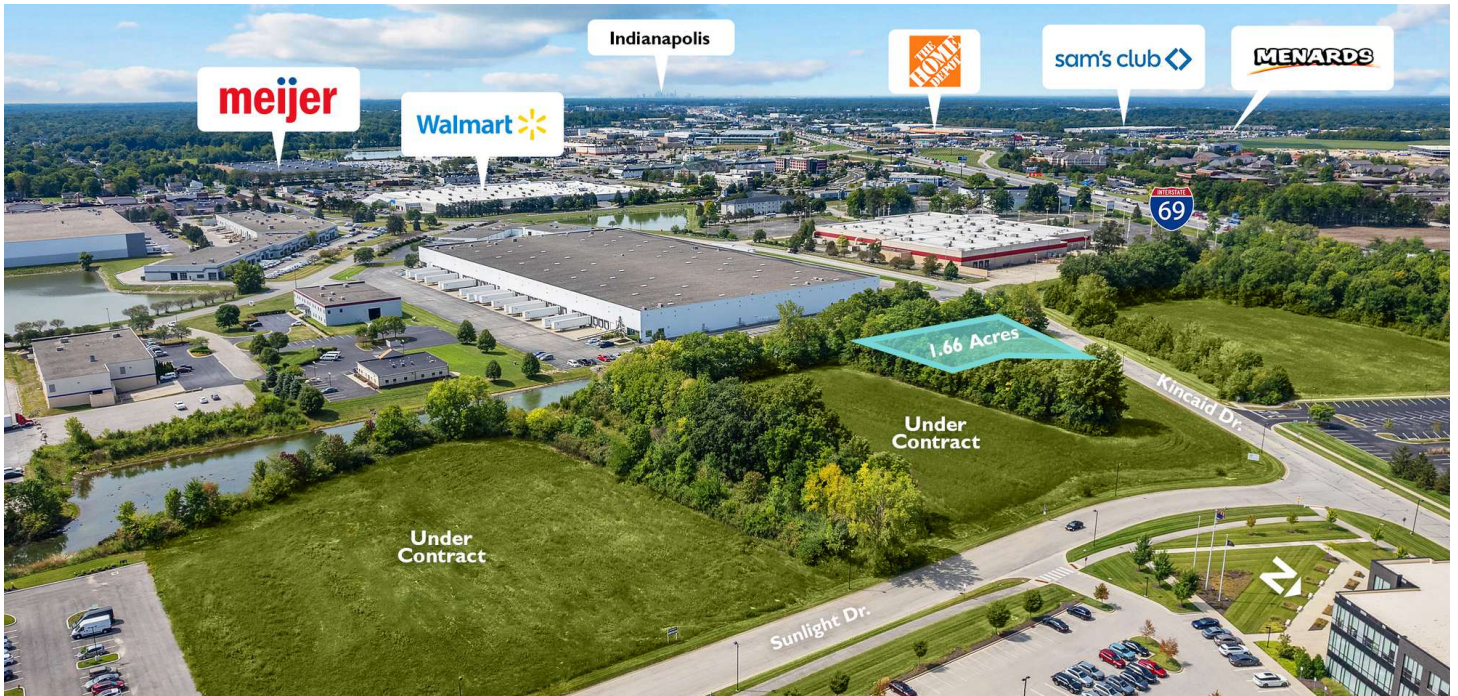




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Fishers is one of the fastest growing communities in America. With a population of 92,000, compared to 38,000 in 2000, growth is forecasted to continue at 2% annually for the next 10 years. The town has affordable homes, good healthcare, and a diverse 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*



The Switch



Nickle Plate District Amphitheater



The Depot



The District



Fishers Farmers Market

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