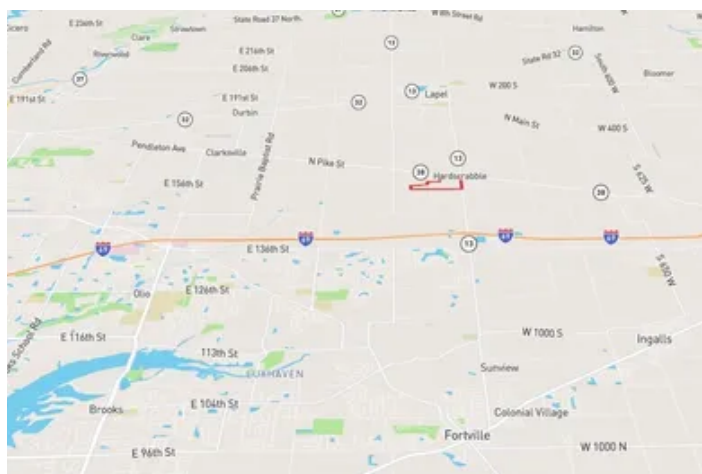


148 Acres - Intersection of Highway 13 & 38 - Madison
County, IN
0 State Highway 13 and State Highway 38
Lapel, IN 46051

\$11,497,660
148.88± Acres
Madison County



**148 Acres - Intersection of Highway 13 & 38 - Madison County, IN
Lapel, IN / Madison County**

SUMMARY

Address

0 State Highway 13 and State Highway 38

City, State Zip

Lapel, IN 46051

County

Madison County

Type

Undeveloped Land, Business Opportunity, Commercial

Latitude / Longitude

40.017128 / -85.84594

Acreage

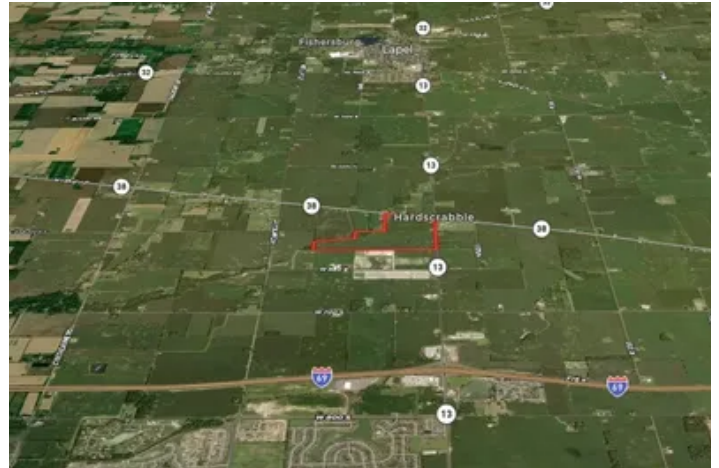
148.88

Price

\$11,497,660

Property Website

<https://indianalandandlifestyle.com/property/148-acres-intersection-of-highway-13-38-madison-county-in/madison/indiana/94198/>



148 Acres - Intersection of Highway 13 & 38 - Madison County, IN Lapel, IN / Madison County

PROPERTY DESCRIPTION

148+ Acres of Prime Development Opportunity in Madison County, Indiana!

Property Overview: Discover an exceptional investment opportunity with this expansive 148-acre property located in the rapidly growing area of Madison County, Indiana. This prime land parcel offers vast potential for development, agriculture, or recreational use.

Key Features:

- **Size:** Over 148 acres
- **Road Frontage:**
 - Highway 13: Over 2,200 feet
 - Highway 38: Over 1,700 feet
- **Utilities:**
 - Fall Creek sewer access just across Highway 13
 - Water supply located less than 1/4 mile from the property
- **Zoning:** Falls under the jurisdiction of the Town of Lapel

Location Highlights:

- Just 10 miles to downtown Fishers, IN
- Only 8 miles to Noblesville, IN
- 3 miles to Lapel, IN
- A mere 1.3 miles from Interstate I-69, providing easy access to major highways and surrounding areas

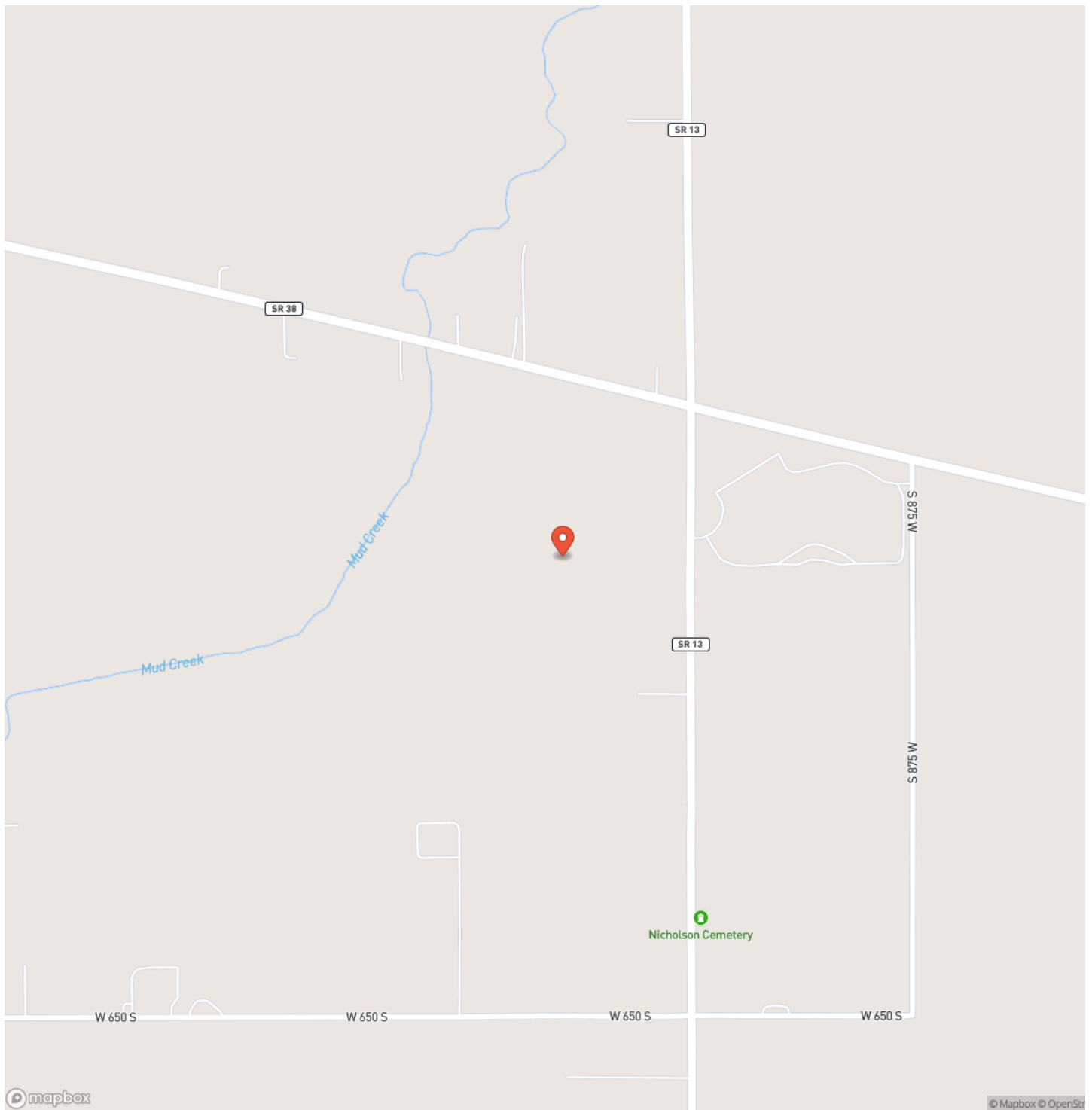
Investment Potential: With its strategic location and substantial road frontage, this property is ideal for residential, commercial, or mixed-use development. The surrounding communities are experiencing significant growth, making this an opportune moment to invest in this high-demand area.

For a showing or more information call Chad Renbarger - [317-418-7712](tel:317-418-7712)

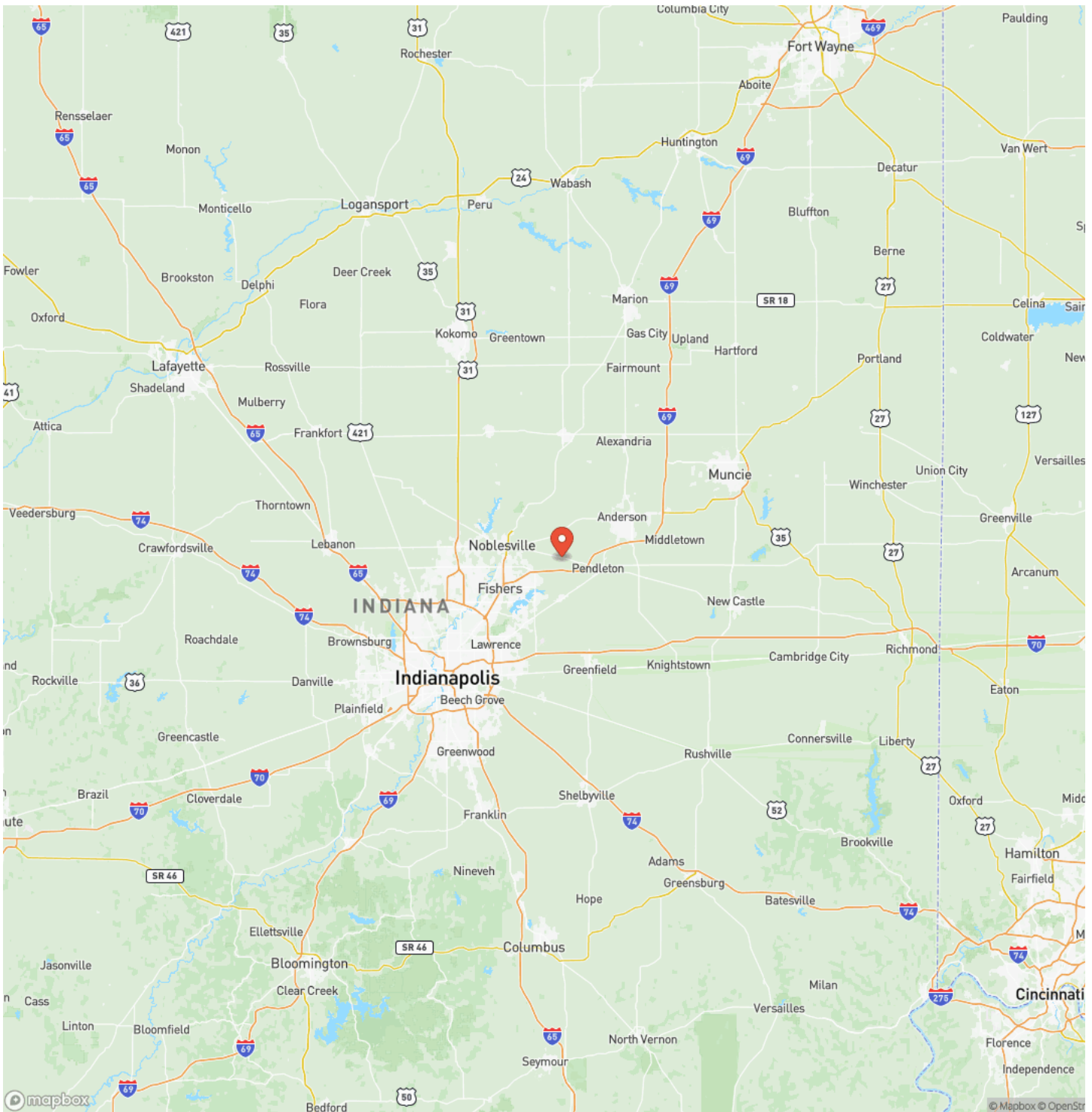
148 Acres - Intersection of Highway 13 & 38 - Madison County, IN
Lapel, IN / Madison County



Locator Map



Locator Map



Satellite Map



**148 Acres - Intersection of Highway 13 & 38 - Madison County, IN
Lapel, IN / Madison County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

(317) 418-7712

Office

(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

Fortville, IN 46040

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Indiana Land and Lifestyle

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