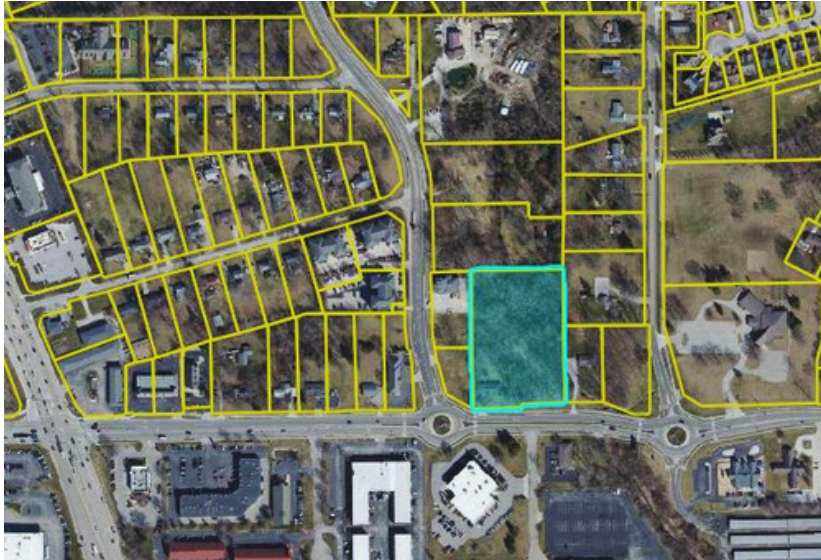


CARMEL LAND FOR SALE

DEVELOPMENT OPPORTUNITY

envoy
Real Estate



Ready for Development

Positioned within the Carmel 'GATEWAY' zone, this land is poised to capitalize on the area's ongoing development and economic expansion for commercial use.

3654 W 96th Street, Indianapolis, IN 46268

Located in Clay Township in Hamilton County

- Development Potential
- Size and Scope: 3.54 acres,
 - ZONED: S1
- High-Growth Area: Carmel is known for its strong demographics, excellent schools, and thriving business environment, making it a highly desirable location.

This 3.54-acre parcel of land, zoned S1, offers exceptional potential for investors and developers seeking a strategic location in one of Hamilton County's most rapidly growing areas. Situated on West 96th Street, this property benefits from excellent accessibility and visibility. "Located near B5 zoned land (medical, office, residential) and within the west side commerce, where S-1, B5, and B7 zoning emphasize residential integration.



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