

FOR SALE!
11798 & 11842 E 131ST ST, FISHERS, IN

11.5 ACRE SITE

Property Overview

Exceptional development opportunity in one of Fishers' most desirable areas. This combined 11.5-acre site offers excellent visibility and accessibility along E 131st Street—just steps from Sand Creek Elementary and Intermediate Schools plus within walking distance to Fishers High School. All 3 schools are within 0.5 miles of this site. Currently zoned R2 Residential and located within the I-69 Overland Overlay, the property lies in an area designated by the City of Fishers Comprehensive Plan for Suburban Residential development. This supports future single-family residential or compatible neighborhood uses consistent with surrounding developments. With utilities nearby and strong surrounding demographics, this site is ideal for a residential subdivision, custom home sites, or long-term investment in a rapidly growing area of Fishers.

Property Highlights

- Total Acreage: ±11.5 acres with combined parcels
- Addresses: 11798 & 11842 E 131st Street
- Zoning: Currently R2 Residential
- Overlay District: I-69 Overland Overlay
- Comprehensive Plan: Suburban Residential
- Utilities: Municipal Water and Sewer Available
- Near Sand Creek Elementary School, Sand Creek Intermediate School and Fishers High School.
- Access: Directly off E 131st Street, convenient to Promise Road and I-69
- Ideal Use: Single-family subdivision, custom home lots, or long-term land investment.

Property Details

Price: \$1,800,000

Lot Size: 11.5 AC

Frontage: 534 SF

Utilities: Electric, Water, Sewer Available

Zoning: R-2 and I-69 Overlay

Parcel ID: 11798 E 131st St:
29-11-27-000-022.004-007
11842 E 131st St:
29-11-27-000-022.002-007

Sharon Thompson - Executive Director

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KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240

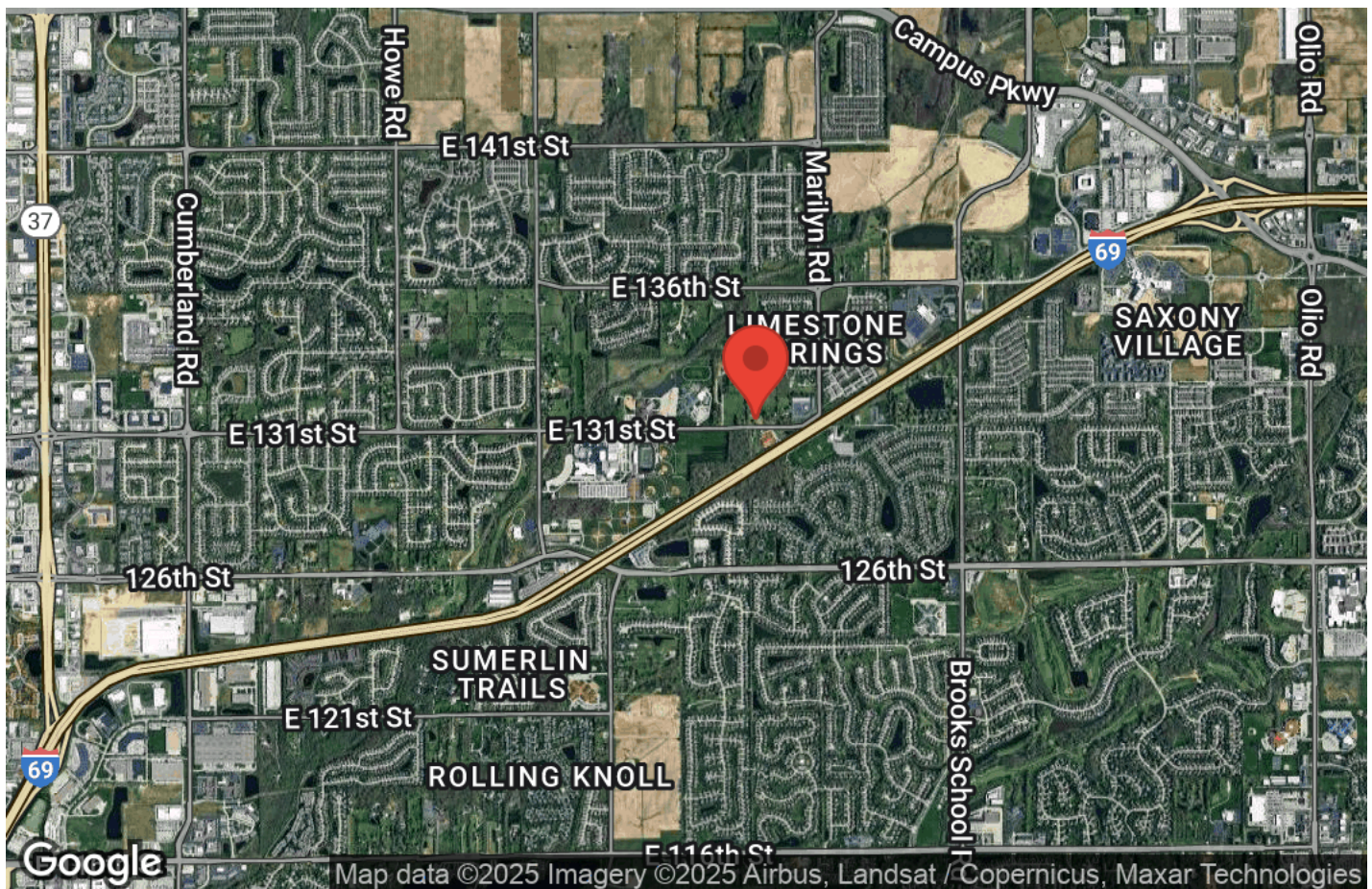
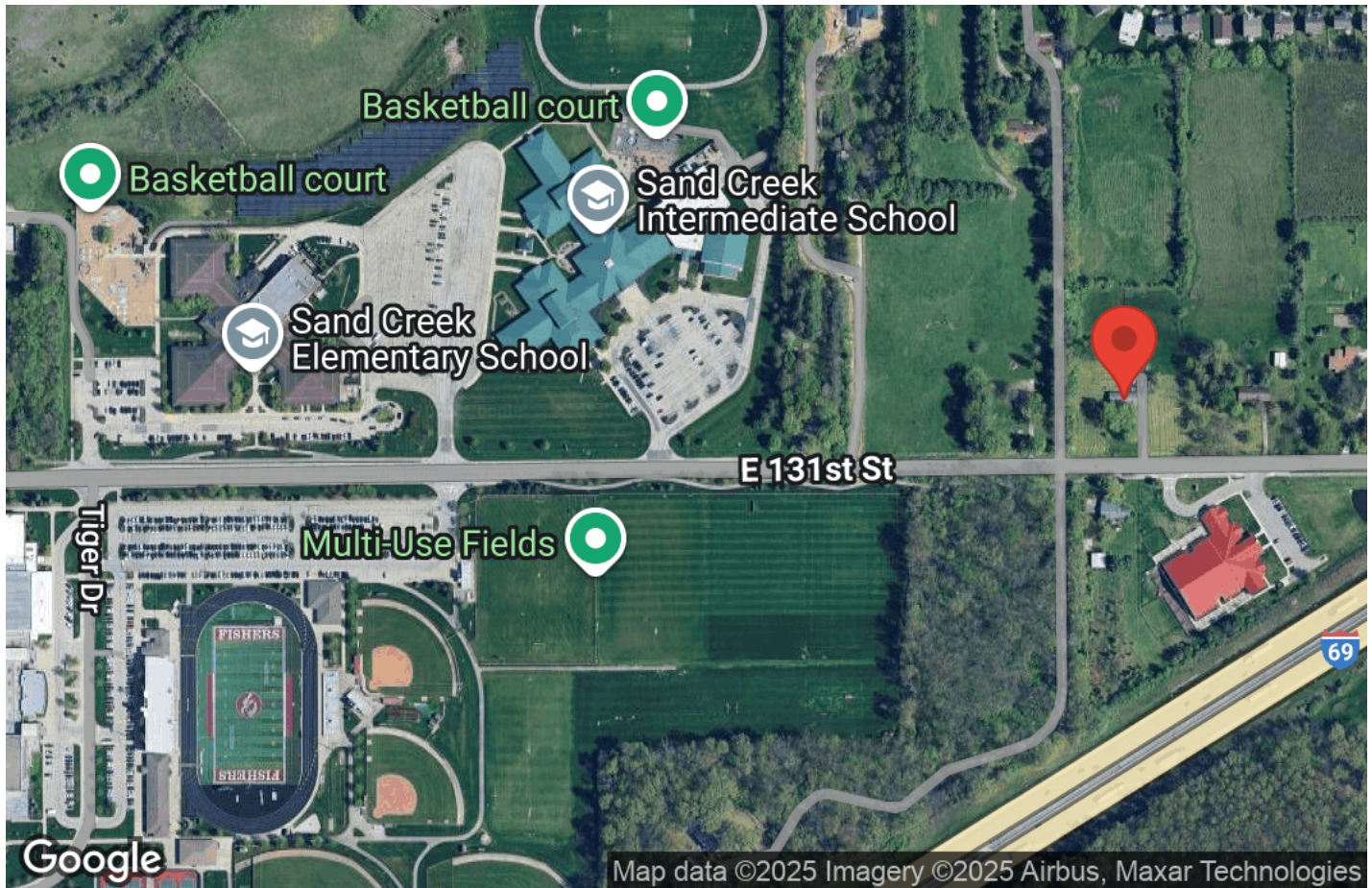
Each Office is Independently
Owned and Operated



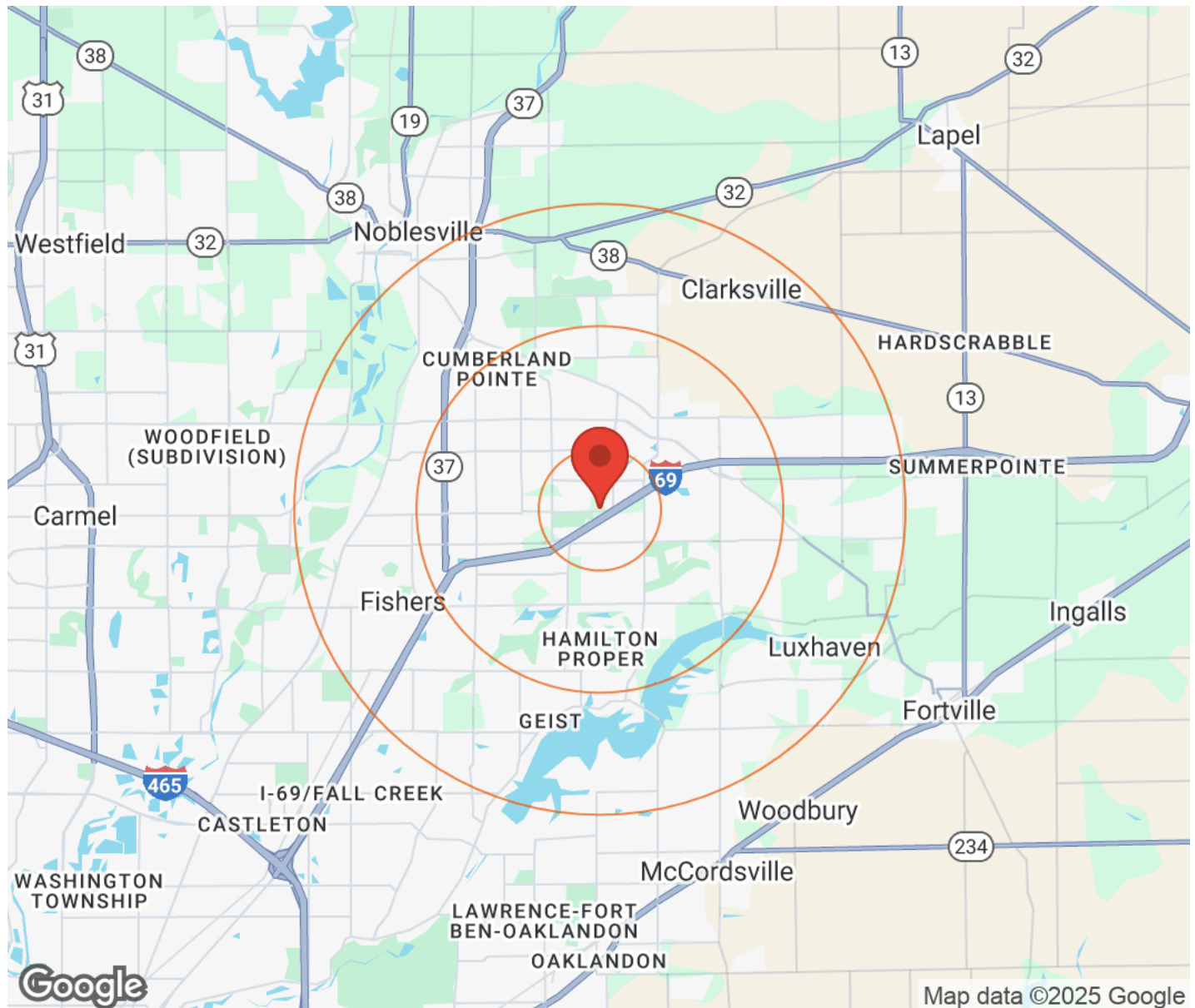
Property Photos



11798 & 11842 E 131st St. Fishers IN Mapview



Demographics



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,800	36,050	70,650	Median	\$147,631	\$126,040	\$129,540
Female	5,003	38,194	74,840	< \$15,000	36	766	1,580
Total Population	9,803	74,244	145,490	\$15,000-\$24,999	140	697	1,172
				\$25,000-\$34,999	70	906	1,674
				\$35,000-\$49,999	50	1,589	3,404
				\$50,000-\$74,999	434	3,115	6,711
				\$75,000-\$99,999	328	3,083	5,610
				\$100,000-\$149,999	578	6,053	11,465
				\$150,000-\$199,999	742	3,931	8,241
				> \$200,000	829	6,525	14,349
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,387	16,409	30,788	Total Units	3,405	28,458	57,950
Ages 15-24	1,317	10,415	18,956	Occupied	3,207	26,663	54,206
Ages 25-54	4,528	33,715	62,121	Owner Occupied	2,753	19,349	40,912
Ages 55-64	738	6,661	15,610	Renter Occupied	454	7,314	13,294
Ages 65+	833	7,045	18,014	Vacant	198	1,795	3,745
Race	1 Mile	3 Miles	5 Miles				
White	7,042	54,480	110,325				
Black	913	6,489	11,610				
Am In/AK Nat	9	52	102				
Hawaiian	1	15	29				
Hispanic	624	4,878	8,598				
Asian	964	6,430	11,275				
Multi-Racial	238	1,789	3,404				
Other	12	111	175				

