



32 Acres - Ground For Sale or Lease

IN 32 and Hazel Dell Road
Noblesville, IN



- 30 acres available for sale or lease
- Major Noblesville Commercial intersection; SW corner of IN 32 and Hazel Dell
- Zoning: Planned Business (Noblesville)
Considering PUD, if necessary
- SR 32 to undergo expansion to 4 lanes including roundabout at 32 and Hazel Dell intersection

Paragon Realty

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www.paragoncompanies.com

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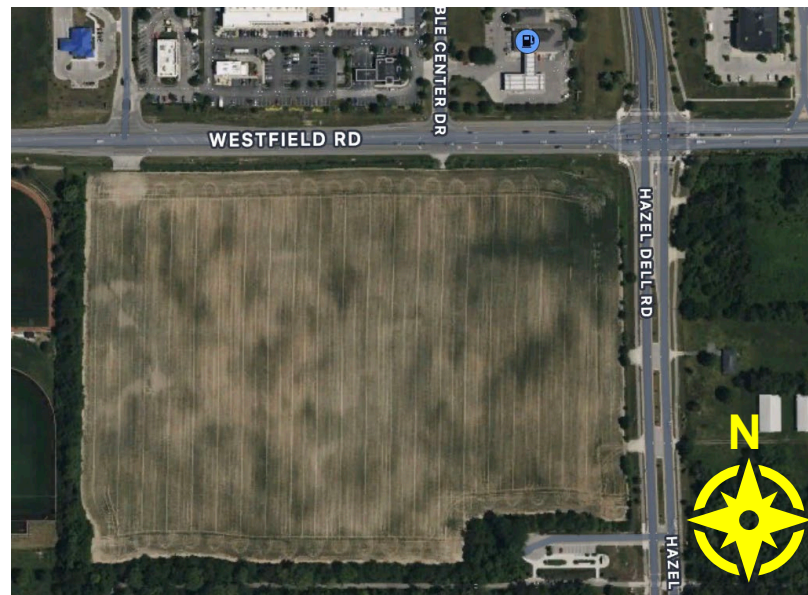
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IN 32 & Hazel Dell Road Demographics

2020 Census	1-Mile	3-Mile	5-Mile
Population	3,978	41,203	112,876
Average Household Income	\$125,698	\$136,255	\$140,966

2023 Census (estimate)	1-Mile	3-Mile	5-Mile
Population	5,096	45,388	120,307
Average Household Income	\$144,646	\$156,150	\$159,409

Average Cars Per Day **22,000**



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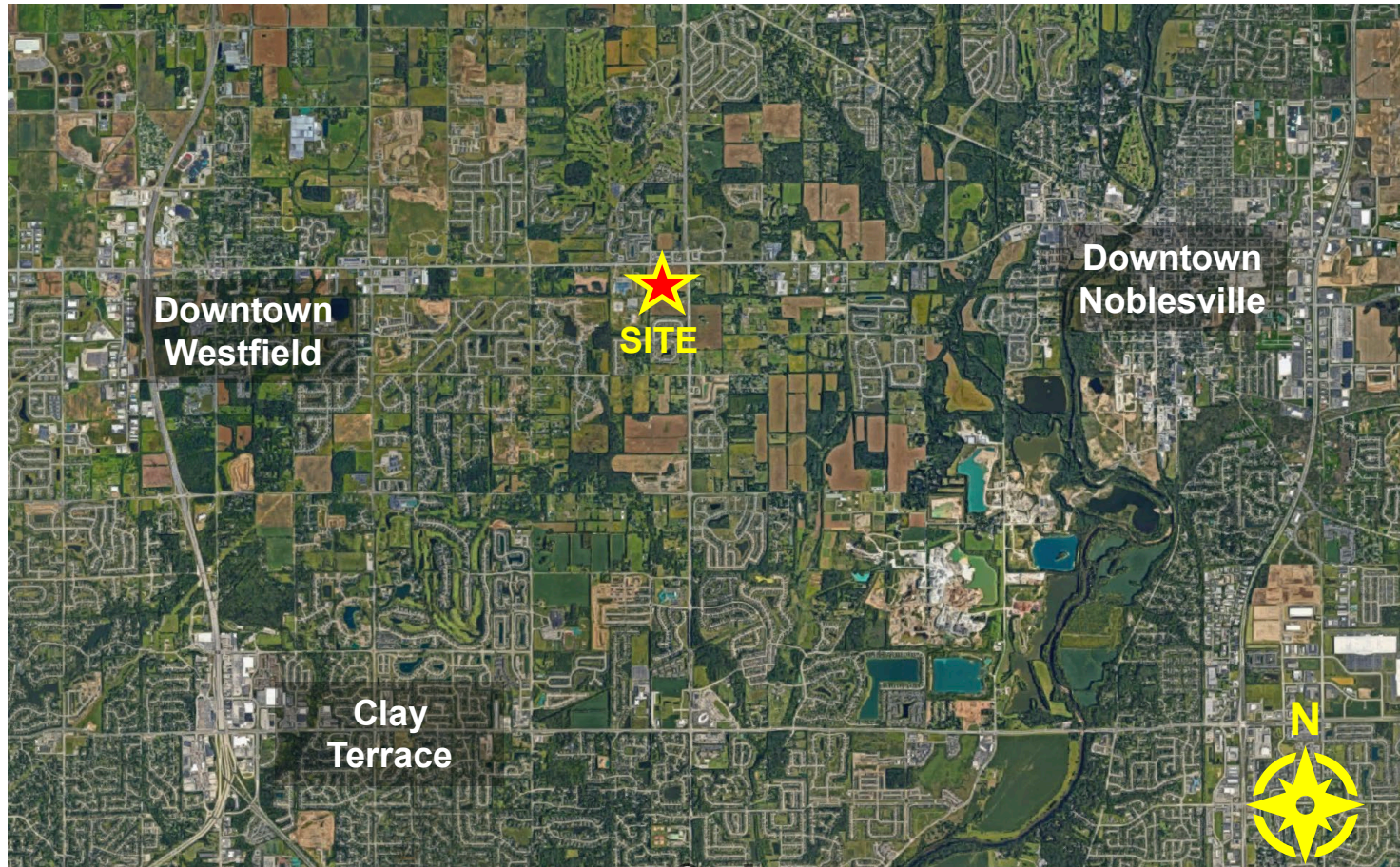
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Site Aerial



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Surrounding Development



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Conceptual Development Plan A



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