

FOR SALE | ±160 Acres
 NWQ Highway 19 & E 216th St. | Cicero, IN 46034



#	Parcel ID	Lot Size Acres	Sale Price
1	03-06-12-00-00-014.000 R-3 zoning (medium lot, medium home)	±76 Acres	\$2,660,000
2	03-06-12-00-00-012.000 C-3 zoning (business park/light industrial)	±75.74 Acres	\$2,650,900
3	03-06-12-00-00-011.000 C-3 zoning (business park/light industrial)	±8.27 Acres	\$289,450
		±160.01 Acres	\$5,600,350

Property is located on the **Nickel Plate Express line** with 9,700 riders (September-December, 2018)



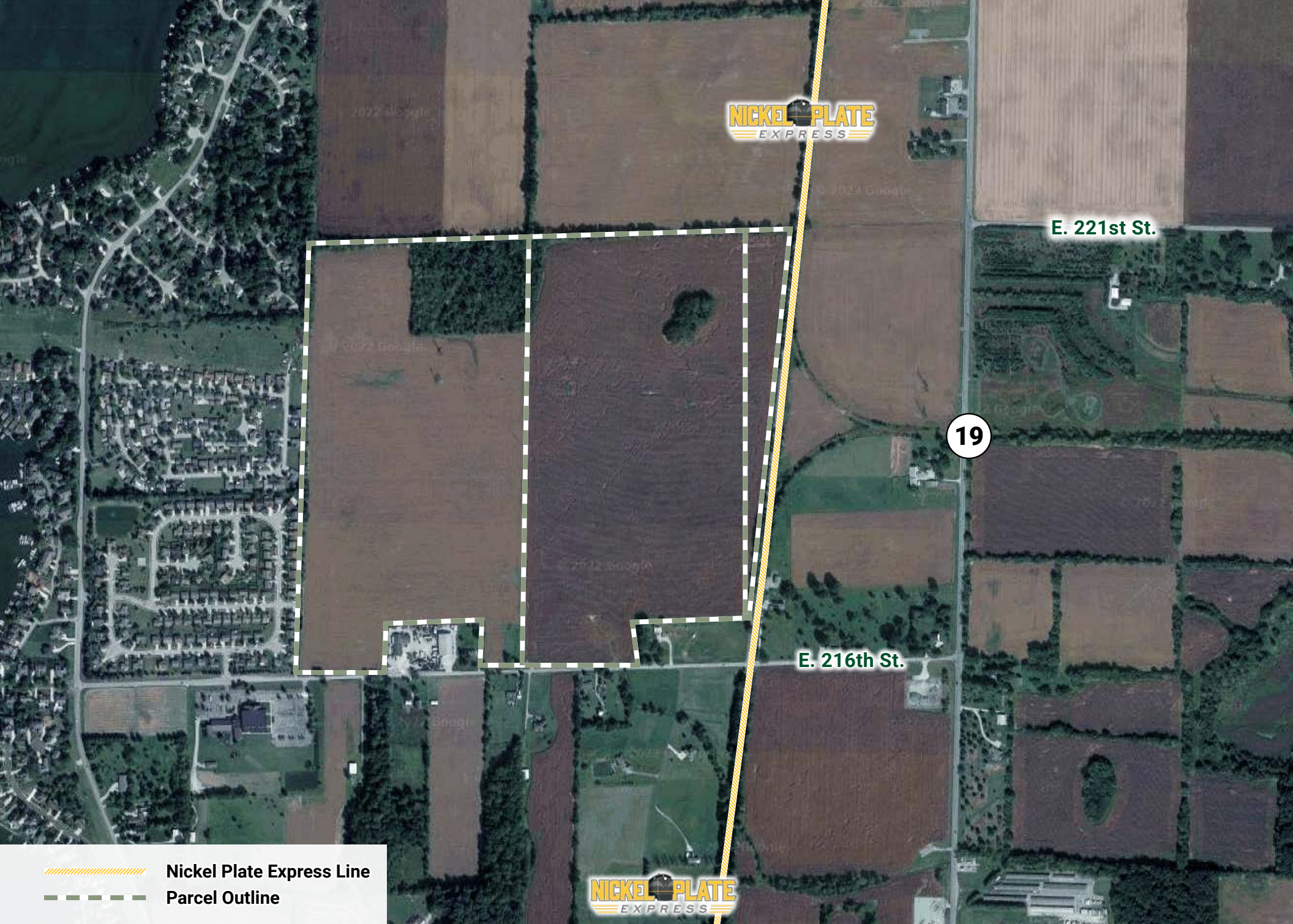
The Nickel Plate Express is a family-friendly train excursion in central Indiana, operating on 12 miles of track from Noblesville to northern Hamilton County and back. It boards in Forest Park, just five minutes from downtown Noblesville. During its inaugural season in 2018, the Nickel Plate Express hosted **9,700 passengers** from September through December.

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



NICKEL PLATE
EXPRESS

E. 221st St.

19

E. 216th St.

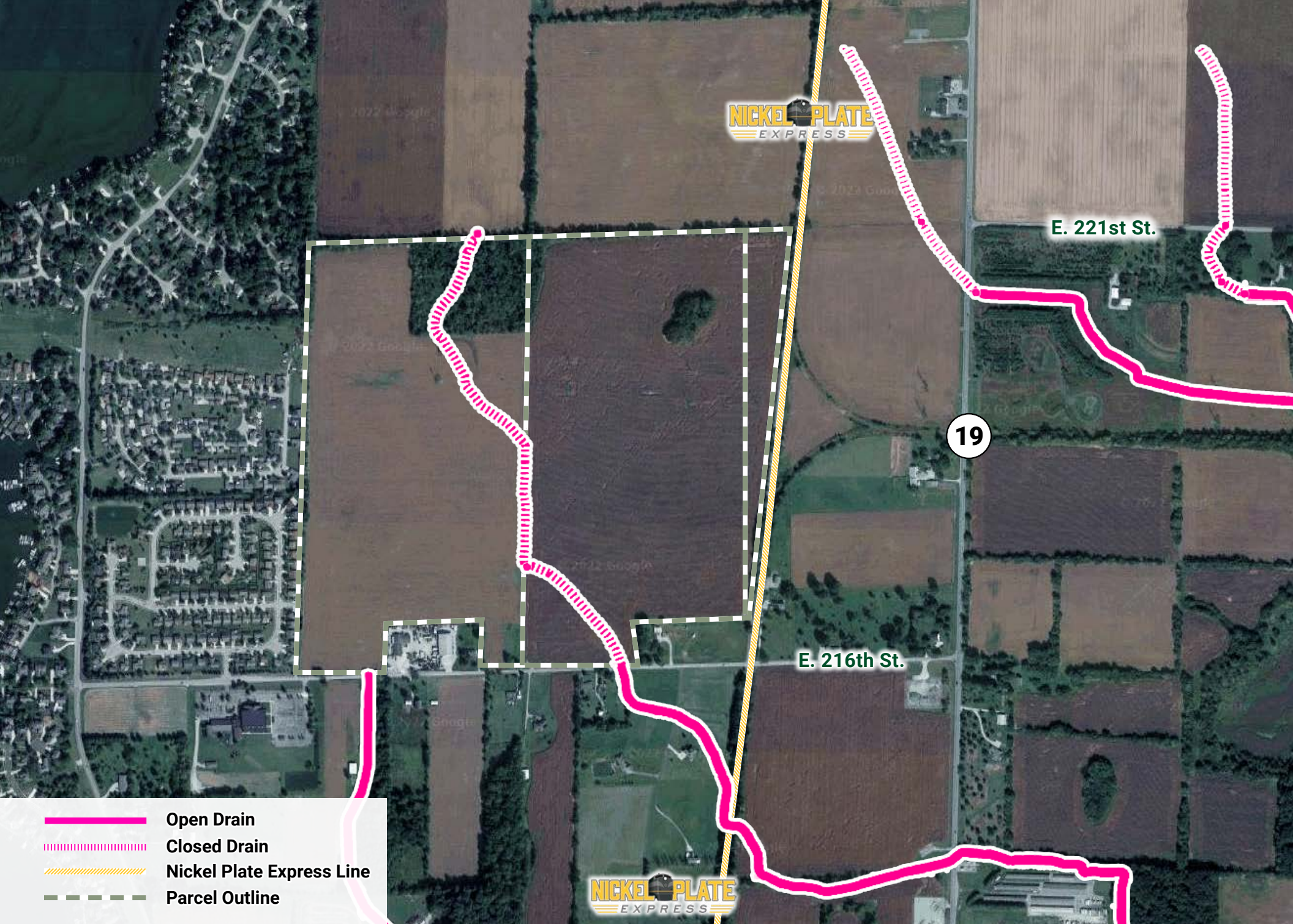
NICKEL PLATE
EXPRESS

//// //// Nickel Plate Express Line
- - - - Parcel Outline

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 **LANGDON**
REAL ESTATE SERVICES, INC.

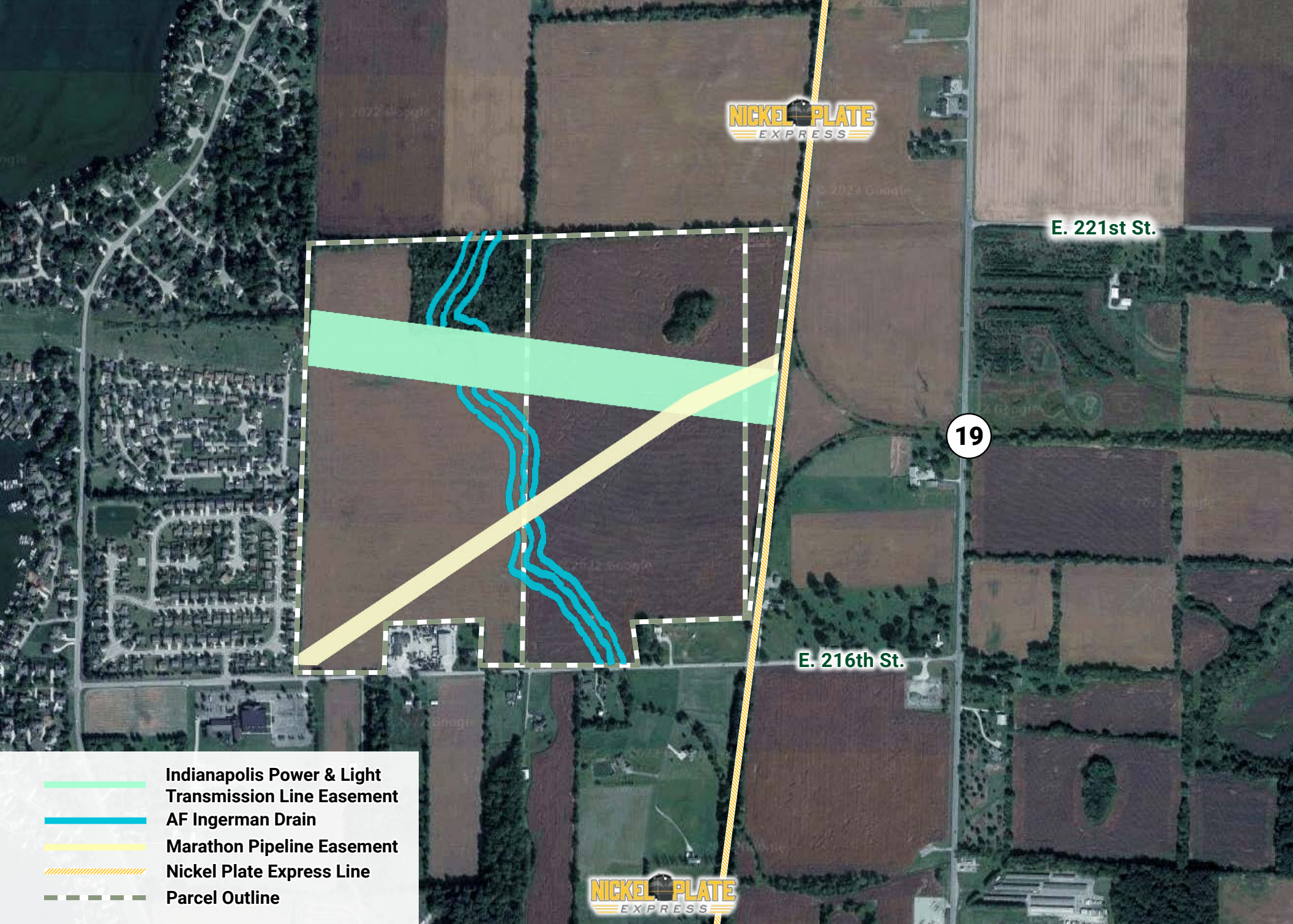


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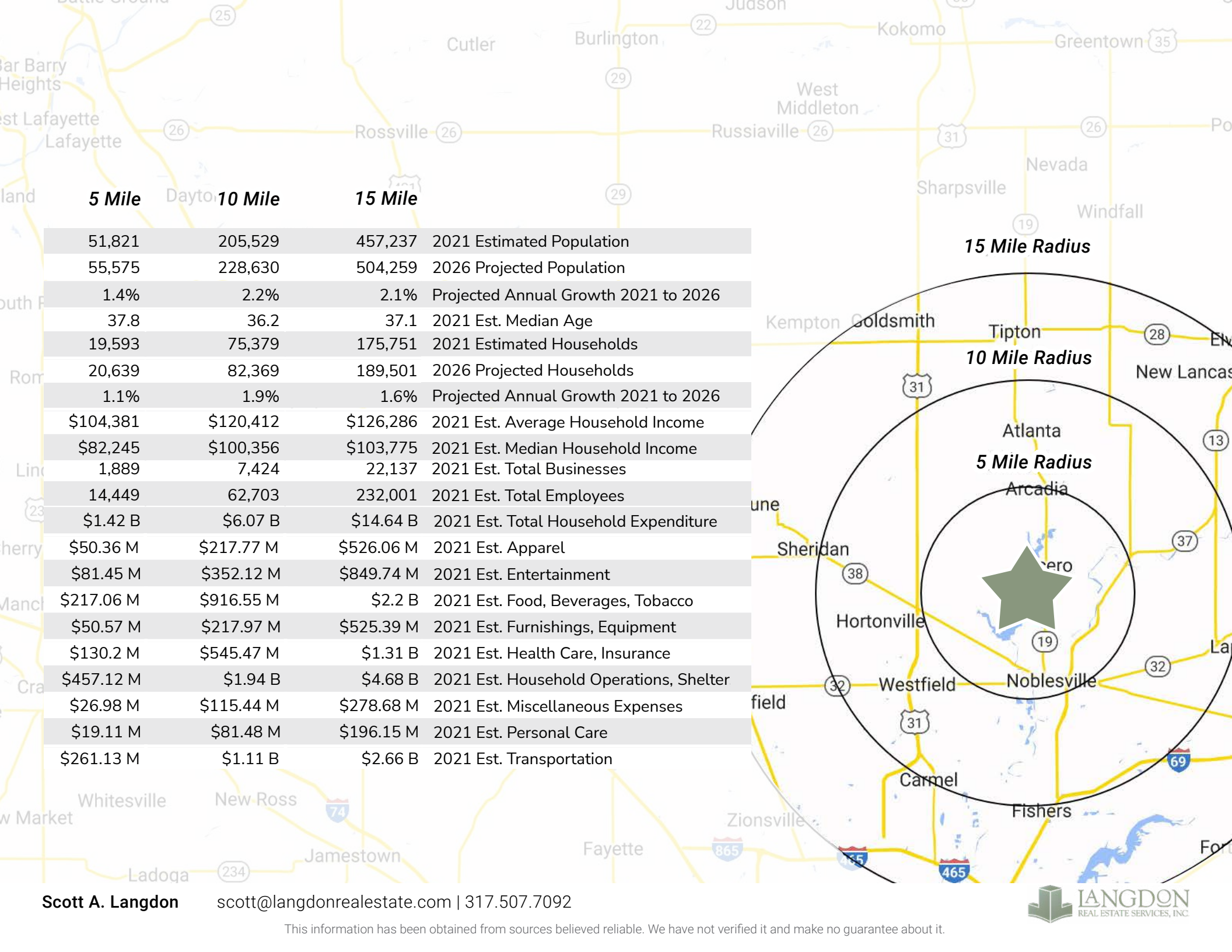
- Indianapolis Power & Light Transmission Line Easement
- AF Ingerman Drain
- Marathon Pipeline Easement
- Nickel Plate Express Line
- Parcel Outline

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	5 Mile	10 Mile	15 Mile	
	51,821	205,529	457,237	2021 Estimated Population
	55,575	228,630	504,259	2026 Projected Population
	1.4%	2.2%	2.1%	Projected Annual Growth 2021 to 2026
	37.8	36.2	37.1	2021 Est. Median Age
	19,593	75,379	175,751	2021 Estimated Households
	20,639	82,369	189,501	2026 Projected Households
	1.1%	1.9%	1.6%	Projected Annual Growth 2021 to 2026
	\$104,381	\$120,412	\$126,286	2021 Est. Average Household Income
	\$82,245	\$100,356	\$103,775	2021 Est. Median Household Income
	1,889	7,424	22,137	2021 Est. Total Businesses
	14,449	62,703	232,001	2021 Est. Total Employees
	\$1.42 B	\$6.07 B	\$14.64 B	2021 Est. Total Household Expenditure
	\$50.36 M	\$217.77 M	\$526.06 M	2021 Est. Apparel
	\$81.45 M	\$352.12 M	\$849.74 M	2021 Est. Entertainment
	\$217.06 M	\$916.55 M	\$2.2 B	2021 Est. Food, Beverages, Tobacco
	\$50.57 M	\$217.97 M	\$525.39 M	2021 Est. Furnishings, Equipment
	\$130.2 M	\$545.47 M	\$1.31 B	2021 Est. Health Care, Insurance
	\$457.12 M	\$1.94 B	\$4.68 B	2021 Est. Household Operations, Shelter
	\$26.98 M	\$115.44 M	\$278.68 M	2021 Est. Miscellaneous Expenses
	\$19.11 M	\$81.48 M	\$196.15 M	2021 Est. Personal Care
	\$261.13 M	\$1.11 B	\$2.66 B	2021 Est. Transportation

15 Mile Radius

10 Mile Radius

5 Mile Radius

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