

## Land For Sale

±22.60 Acres

Development Land Available

Hague Road | Noblesville, IN 46062



### Morse Village (\$250M)

South Pointe is a family-friendly neighborhood with single-family homes, green spaces, and a central amenity hub.

### Morse Village (\$250M)

North Pointe is a vibrant mixed-use hub combining lakeside homes with dining, retail, and entertainment.

### Morse Village (\$250M)

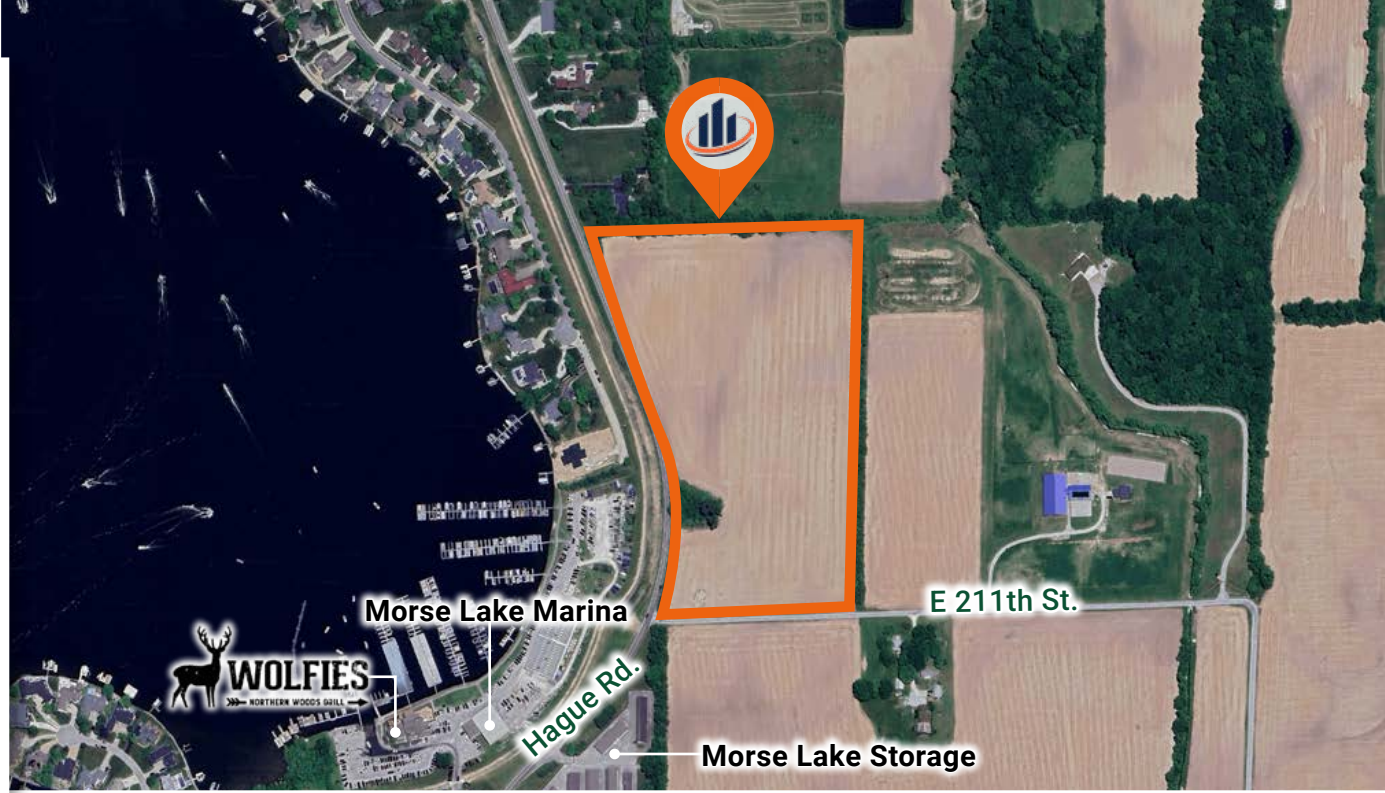
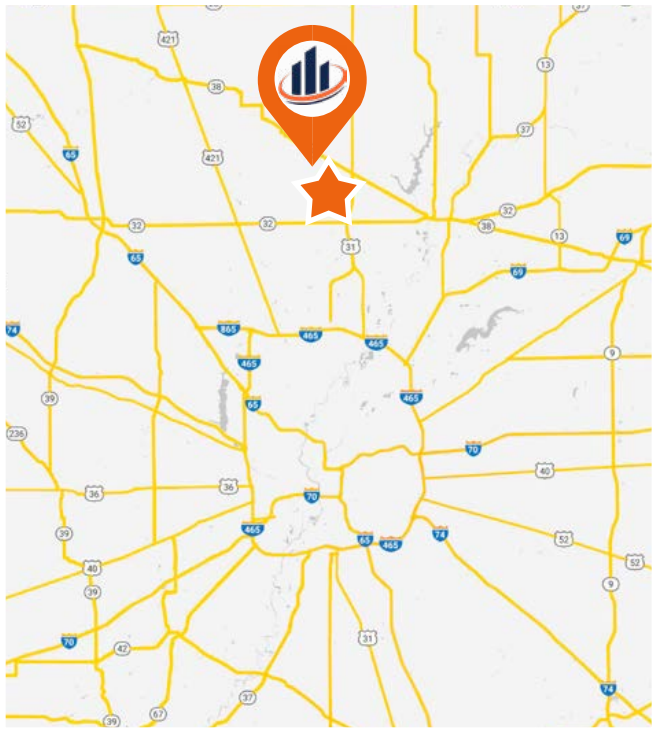
West Pointe offers luxurious, maintenance-free townhomes with stunning water views.

Morse Lake  
Storage

Morse Lake Marina



1717 E 116th Street, Suite 201, Carmel, IN 46032



**Parcel ID** 10-06-13-00-00-025.000

**Lot Size** ±22.60 Acres

**Zoning** [R1: Low Density Single Family Residential](#)



White River Elementary



Noblesville West Middle



Noblesville High

### Property Features

SVN Northern Commercial is pleased to present this development land opportunity near the recently approved Morse Village master-planned community on Hague Road. This 22.60-acre property is located at the northeast corner of Hague Road and 211th Street in Noblesville, Indiana.

The property is well-positioned just north of Morse Village with ample frontage on Hague Road, directly east of the Morse Lake Marina and Wolfies Grill. The property is only ten minutes from the amenities, restaurants, and ambiance of downtown Noblesville, five minutes from downtown Cicero. The property is conveniently located near Bear Slide, Fox Prairie, Koteewi Park, and many other nearby attractions.



***Morse Village is a 175-acre master-planned community combining homes, shops, parks, and trails for vibrant, connected living with modern convenience and natural beauty. ←***

**Jeffrey Lauer**  
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This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.





Morse Lake Marina

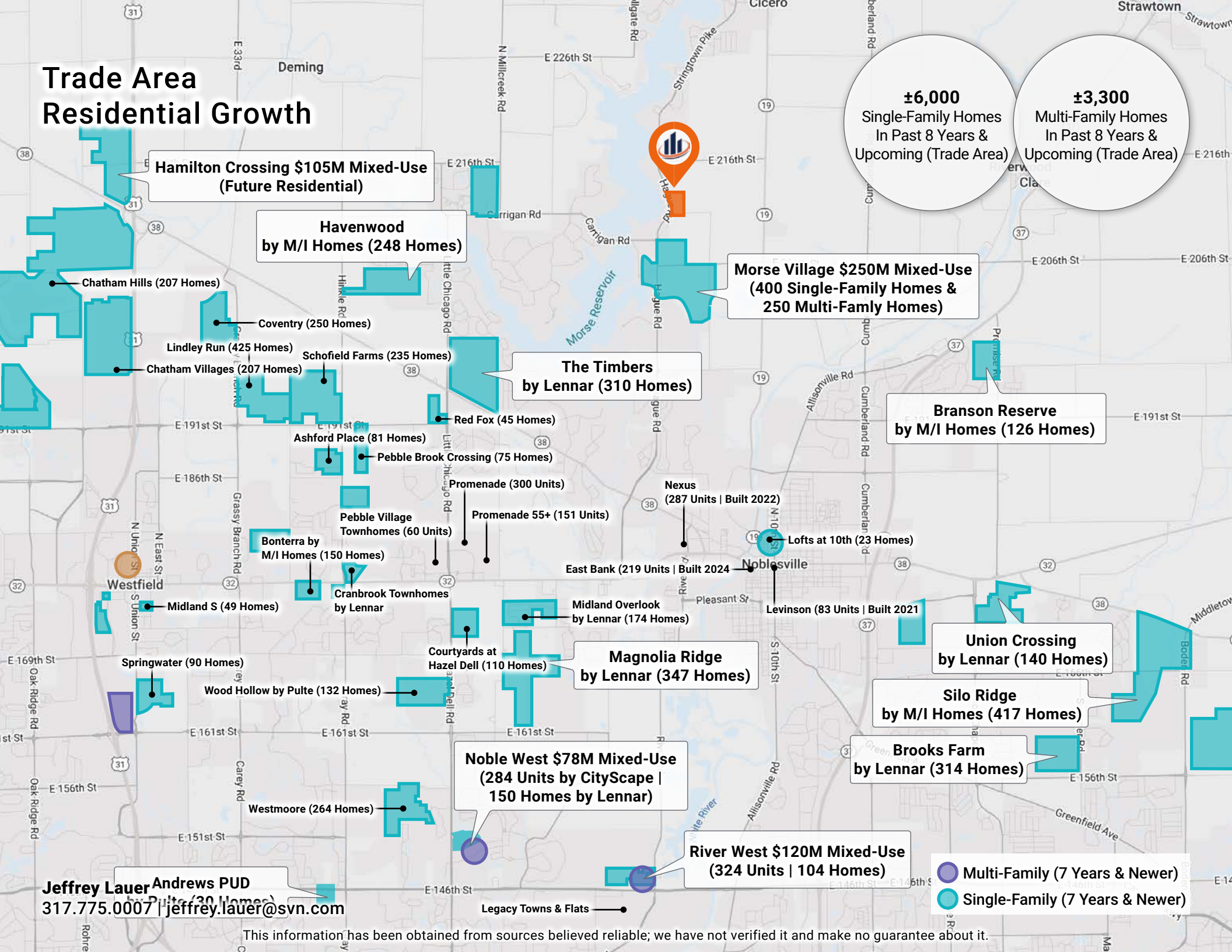


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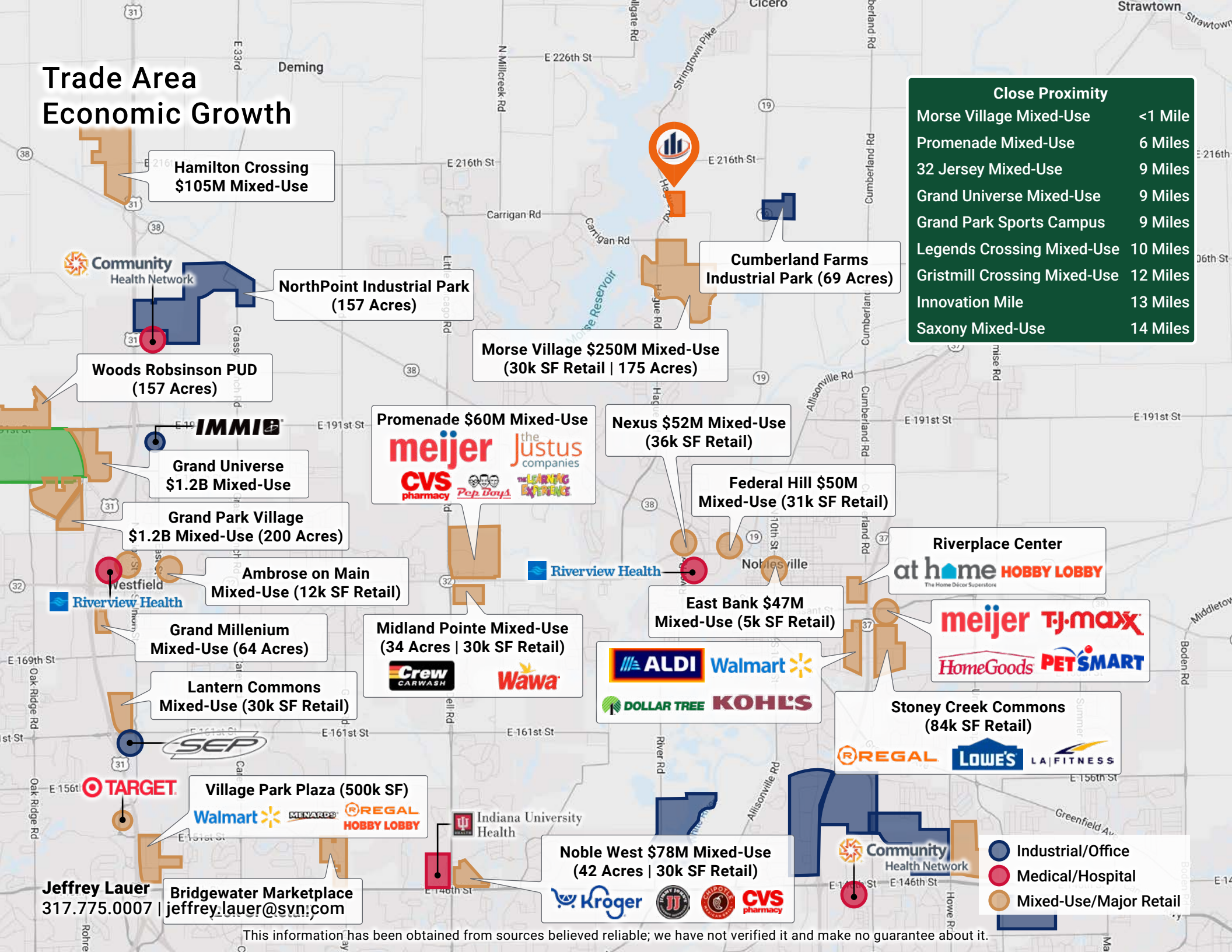
# Trade Area Residential Growth



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# Trade Area Economic Growth



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## Job Growth in Westfield

**41%** Job market increase over the next 10 years, higher than U.S. average.



• APTIV •

BIODYNAMIC

Gordon  
FOOD SERVICE



**Westfield was named the 6th Fastest-Growing City in America and #1 in Indiana in both 2023 and 2022.**

➔ -U.S. Census Bureau

**#4 Best Small City in America**

-WalletHub, 2024

**#5 Best Suburbs for Young Professionals in Indiana**

-Niche, 2024



**944 New**

Residential Permits (Jan-July 2024) ➔



**#1 Best Suburb to live in America**

-Niche, 2024

**Best Places to Live in the United States**

-Livability, 2024

**Best Places to Raise a Family in America**

-Niche, 2024

**#1 Best Small City in America**

-WalletHub, 2023

**#3 Best Places to Live in the United States**

-Livability, 2023

**Innovation Mile** is a 600-acre planned business and technology hub in Noblesville, Indiana, aimed at attracting high-growth companies and fostering economic development in the region. ➔



The Noblesville Common Council has approved the **\$250 million Morse Village development**—a 175-acre mixed-use project featuring over 650 homes, 30,000 square feet of retail space, 30+ acres of green space, and six miles of trails—set to begin construction in Spring 2025 near Morse Reservoir. ➔



Evolve Transporters is relocating its **\$39 million headquarters** and manufacturing facility to Noblesville, Indiana, bringing **210 new jobs** and marking the city's first motorsports-related company.

**Jeffrey Lauer**

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## 2024 BY THE NUMBERS

— **\$671M** in new private investments

— **855,000 SF** new commercial space

— **227** new jobs

— **1,400** new residential units



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## Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	2,208	26,091	57,773
2030 Projected Population	2,301	27,065	60,791
Projected Annual Growth 2025 to 2030	0.8%	0.7%	1.0%
2025 Est. Median Age	45.6	40.8	39.7

## Housing & Households

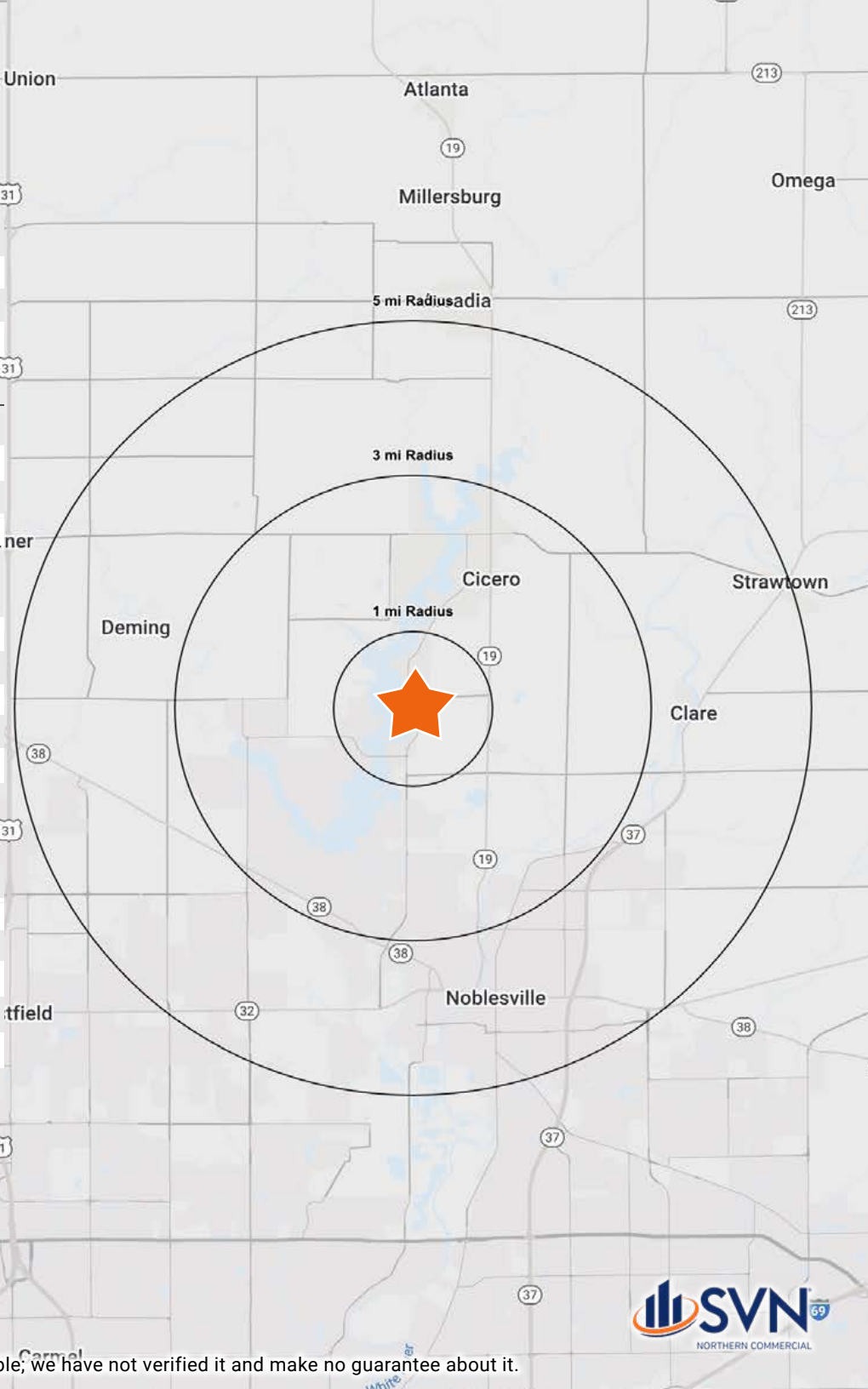
	1 Mile	3 Mile	5 Mile
2025 Estimated Households	884	10,155	22,629
2030 Projected Households	941	10,768	24,358
2025 Median Home Value	\$428,907	\$374,403	\$351,521
2025 Median Rent	\$1,136	\$1,228	\$1,178

## Businesses & Employees

	1 Mile	3 Mile	5 Mile
2025 Average Household Income	\$148,550	\$137,382	\$134,745
2025 Est. Total Employees	303	3,371	15,409
2025 Est. Total Businesses	64	689	2,289
2025 White Collar Workers	78.7%	77.0%	75.2%
2025 Blue Collar Workers	21.3%	23.0%	24.8%

## Household Expenditures

	1 Mile	3 Mile	5 Mile
2025 Total Household Expenditure	\$114.41 M	\$1.25 B	\$2.73 B
2025 Apparel	\$2.08 M	\$22.83 M	\$50.03 M
2025 Entertainment	\$6.4 M	\$70.5 M	\$154.41 M
2025 Food, Beverages, Tobacco	\$12.56 M	\$141.45 M	\$310.16 M
2025 Health Care	\$6.24 M	\$69.02 M	\$152.04 M
2025 Household Furnishings and Equ	\$3.03 M	\$33.2 M	\$72.71 M
2025 Household Operations, Shelter,	\$22.97 M	\$258.85 M	\$573.52 M



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SVN® Core Services  
& Specialty Practices

**THE SVN® ORGANIZATION** is comprised of over 2000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network® and just one of the many ways that SVN® Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Property Management
- Corporate Services
- Accelerated Sales
- Leasing
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

### Specialty Practices

● Hospitality ● Industrial ● Land ● Multifamily ● Office ● Retail ● Special Purpose



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