

Land For Sale

±8.42 Acres Land Opportunity

25418 State Road 37
Noblesville, IN 46060

E. 256th St.

37

13

6,575 VPD

2,998 VPD



1717 E 116th St., Suite 201 | Carmel, IN 46032



Parcel 1

Parcel ID 07-04-29-00-00-004.000

Lot Size ±8.05 Acres

Parcel 2

Parcel ID 29-04-29-000-004.103-017

Lot Size ±0.47 Acres

Total Lot Size ±8.42 Acres

Zoning [C-1 Commercial Development](#)
(Residential Character)

Property Features

An authorized gas station site with complete approval

Purchase includes construction documents and engineering plans

Zoned as C-1

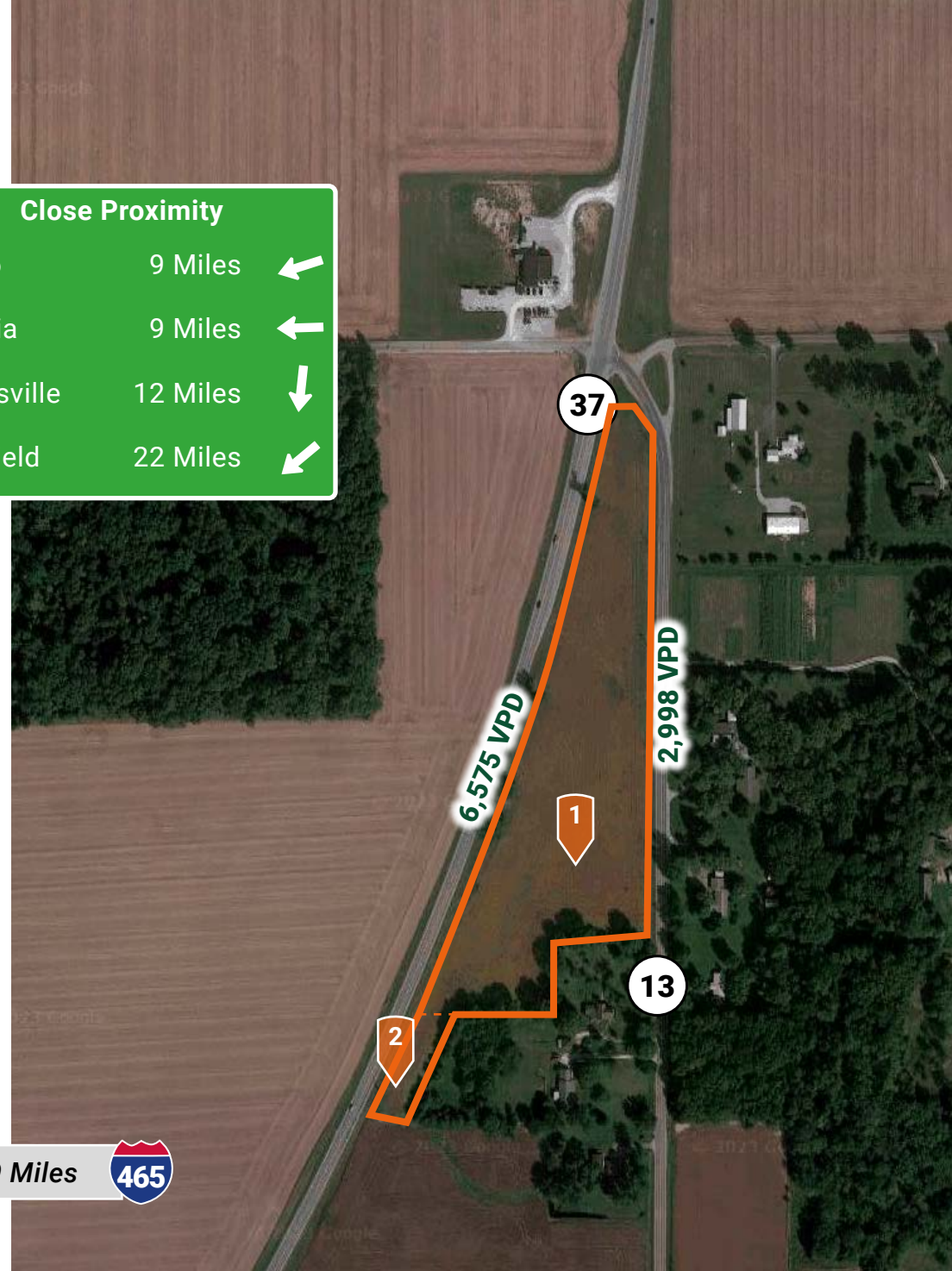
Utility services connected via planned well and septic system

Positioned along State Road 37 and State Road 13



Close Proximity

Cicero	9 Miles	←
Arcadia	9 Miles	←
Noblesville	12 Miles	↓
Westfield	22 Miles	↙



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Jess Lawhead, CCIM

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



Approved Site Plan



37

13

Building GFA	±4,500 SF
F.F.E	±826.85
Lot Size	±8.42 Acres

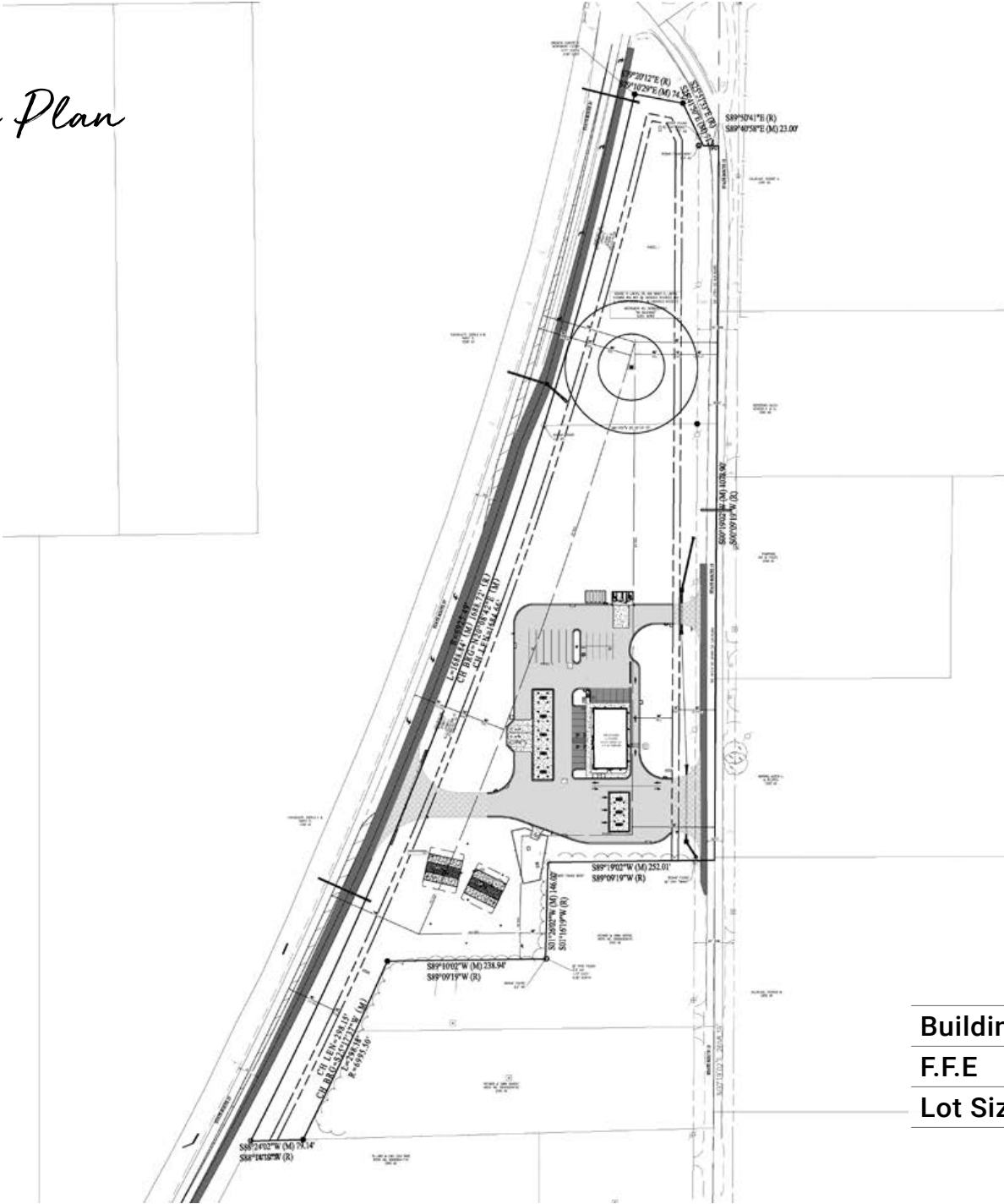
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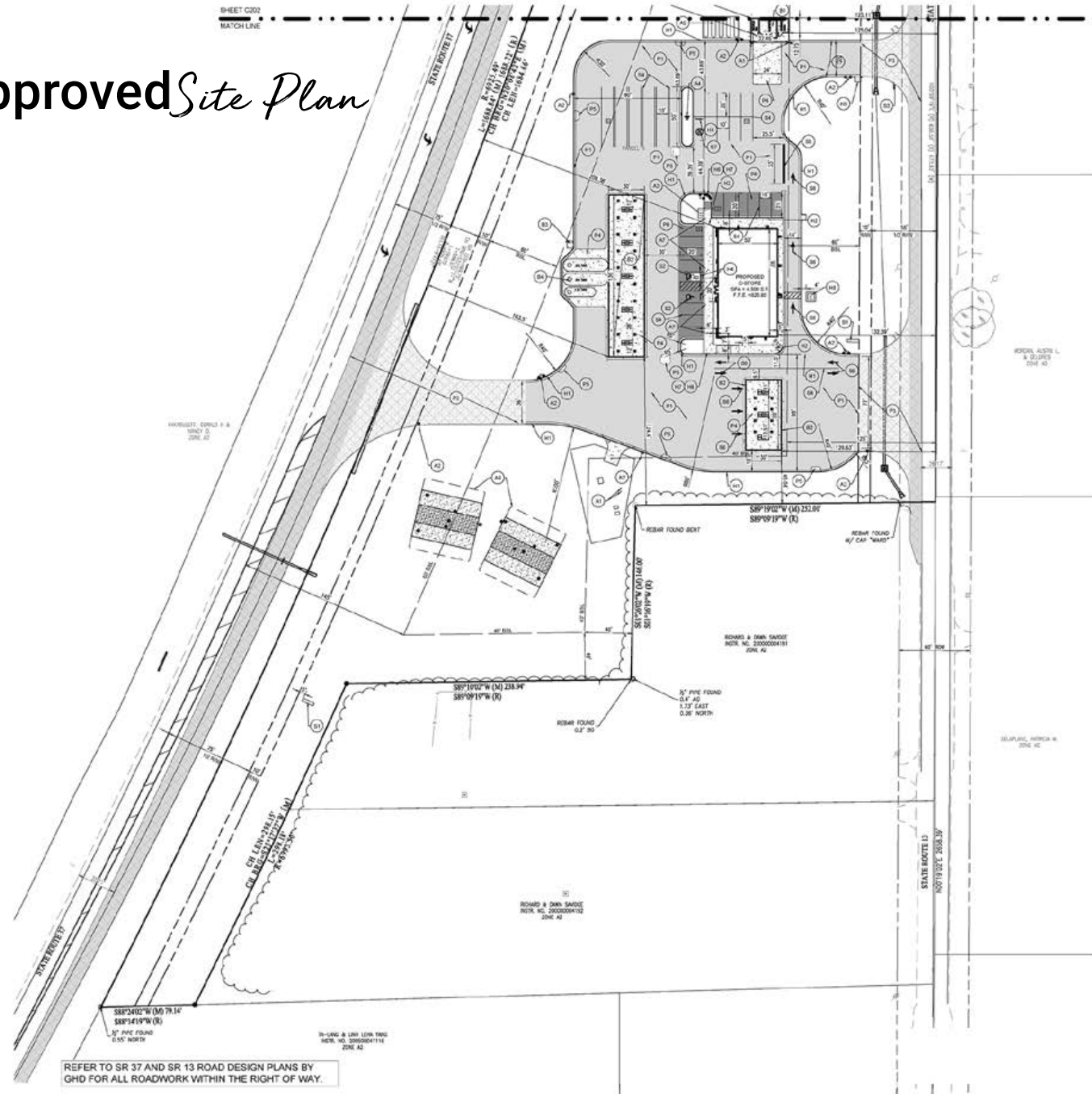
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Approved Site Plan

SHEET C202
MATCH LINE



REFER TO SR 37 AND SR 13 ROAD DESIGN PLANS BY GHD FOR ALL ROADWORK WITHIN THE RIGHT OF WAY.

SITE PLAN NOTES

PAVEMENT

- (P) HEAVY DUTY ASPHALT PAVING
- (M) MATCH EXISTING PAVEMENT
- (R) RIGHT OF WAY PAVEMENT: REFER TO ROADWORK PLANS FOR DETAILS.
- (S) STANDARD DUTY CONCRETE WITH 1 CHAMFERED CORNERS
- (SM) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C046
- (SA) STANDARD DUTY ASPHALT PAVING

HARDSCAPE

- (C) 4" CURB AND GUTTER
- (W) INTEGRAL WALKWAY CURB
- (T) TAPER CURB WITHIN 3 FEET
- (B) CONCRETE PARAPET BARRIER
- (S) CONCRETE SIDEWALK
- (A) ACCESSIBLE RAMP
- (F) PAVEMENT FLUSH WITH SIDEWALK
- (T) TRANSFORMER PAD LOCATION
- (C) CONCRETE TURN OUT

BUILDING ACCESSORIES

- (D) DUMPSTER ENCLOSURE
- (C) CANOPY
- (A) AIR MACHINE
- (S) UNDERGROUND STORAGE TANKS

ACCESSORIES

- (R) ROWLAND
- (L) LIGHT FIXTURE AND BASE
- (S) SIGN FACE
- (E) ELECTRIC FUEL PUMP
- (P) PORTLAND CEMENT SAND AND GRAVEL
- (S) SEPTIC FIELD LOCATION
- (S) RETAINMENT WALL AND SPACES ON CENTER ARMY: REFER TO SHEET C202 FOR DETAILS.

SIGNAGE & MARKINGS

- (G) GROUND SIGN LOCATION
- (A) ACCESSIBLE PARKING SPACE AND SIGN
- (S) STOP SIGN
- (P) 4" PAINTED WHITE SOLID LETTER (TYP)
- (B) 2" PAINTED WHITE STOP BAR
- (A) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS
- (C) ELECTRIC CHARGING SPACE AND SIGN

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE COURSE OF WORK, SHOULD BE ESTIMATED AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EDUCATION FACILITIES SHALL BE 28 CFR PART 100. SUBPART "F" APPLIES TO ALL EDUCATORS EXCEEDING FIVE (5) FEET IN HEIGHT, BLACKTOP, EDUCATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A FRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. SIGNAGE, DIMENSIONS, AND LABELS SHALL BE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEY AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER/ARCHITECT OWNER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF POLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND STORAGE SPECIFICATIONS. DO NOT STACK BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJACENT AREAS IF APPLICABLE. VERIFY EXTENT OF ADJACENT WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROFILES/VERTICAL CURVES TO MATCH RETAINMENT OF THREE (3) FEET.
12. A DIMENSION INDICATE FIELD DIMENSION/ADJUSTMENT AREA BASED ON ACTUAL FIELD SURVEY COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DISCREPANCIES. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVEMENT AS NECESSARY. ALL NEWLY PAVED AREAS SHALL BE PAVED TO MATCH EXISTING PAVEMENT. THE EXISTING EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A PROTECTANT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. REPAVEMENT OR RECONSTRUCTION AT LEAST TO ORIGINAL CONDITIONS SHALL BE REQUIRED WHERE EXISTING PAVEMENT OR CURBS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SITE PLAN DETAILS.

SITE DATA	
SITE AREA - 3.22 AC	
BUILDING AREA - 4,600 SF	
PERCENT IMPERVIOUS - 54%	
FRONT YARD SETBACK - 80 FT	
REAR YARD SETBACK - 40 FT	
SIDE YARD SETBACK - 40 FT	
PARKING REQUIRED	
PARKING REQUIREMENT 1 PER 300 SF OF GROSS BUSINESS AREA PLUS 1 FOR EMPLOYEE, PLUS 2 PER SET OF GAS PUMP	
PARKING REQUIRED - 21 SPACES	
SPACES AT EACH DIMENSION	
PARKING DIMENSIONS - 9' x 20'	
ONE PARKING REQUIRED - 3 SPACES	
PARKING PROVIDED	
21 - STANDARD SPACES	
2 - ADA SPACES	
20 - TOTAL STANDARD SPACES	

SITE PLAN LEGEND

UTILITIES		PAVEMENT	
(C) CISTERN	(L) ORNAMENTAL LIGHT	(S) CONCRETE PAVEMENT	
(F) DRINKING FOUNTAIN	(S) STREET LIGHT	(R) RIGHT OF WAY PAVEMENT	
(M) FIRE DEPTH HOODLUP	(L) PARKING LOT LIGHT (1 HEAD)	(M) MATCH EXISTING PAVEMENT	
(H) FIRE HYDRANT	(L) PARKING LOT LIGHT (2 HEAD)	(SA) STANDARD DUTY ASPHALT PAVEMENT	
(V) POST INDICATOR VALVE	(L) PARKING LOT LIGHT (4 HEAD)	(P) HEAVY DUTY ASPHALT PAVEMENT	
(C) CHILLED WATER MAINHOLE	(C) COMMUNICATIONS JUNCTION BOX		
(W) WATER MAINHOLE	(C) COMMUNICATIONS MANHOLE		
(S) SPRINKLER CONTROL BOX	(C) COMMUNICATIONS PEDESTAL		
(S) SPRINKLER CONTROL VALVE	(C) COMMUNICATIONS RIDER		
(S) SPRINKLER	(T) TRAFFIC SIGNAL POLE		
(S) SPOUT	(T) TRAFFIC SIGNAL		
(W) WELL HEAD	(S) STORM CLEANOUT		
(M) WATER METER	(S) SEWER INLET		
(M) WATER VALVE	(S) CURB INLET		
(G) GAS METER	(S) FLOOR DRAIN		
(G) GAS VALVE	(S) ROUND INLET		
(E) ELECTRIC MANHOLE	(S) SQUARE INLET		
(E) ELECTRIC OUTLET	(S) STORM MANHOLE		
(E) ELECTRIC METER	(S) DOWN SPOUT		
(E) ELECTRIC RIDER	(S) SANITARY SEWER CLEANOUT		
(T) TRANSFORMER	(S) LIFT STATION		
(A) OUR ANCHOR	(S) SANITARY SEWER MANHOLE		
(E) ELECTRIC JUNCTION BOX	(S) SEPTIC TANK		
(G) GENERATOR	(S) DISTRIBUTION BOX		
(U) UTILITY POLE			
(U) UTILITY POLE TO TRANSFORMER			
(M) MONITORING WELL			
(L) LIQUID PROPANE GAS TANK			

OTHER		LINE TYPES	
(F) FLAG POLE	(R) RIGHT OF WAY LINE	(S) CONCRETE PAVEMENT	
(B) SIGN	(F) FENCE	(R) RIGHT OF WAY PAVEMENT	
(S) SIGN	(G) GUARD RAIL	(M) MATCH EXISTING PAVEMENT	
(C) GATE POST	(B) BUILDING DETRACK LINE	(SA) STANDARD DUTY ASPHALT PAVEMENT	
(B) BOLLARD	(C) COUNTOUR LINE	(P) HEAVY DUTY ASPHALT PAVEMENT	
(P) PARKING AREA, STOP	(S) SECTION LINE		
(A) ACCESSIBLE SPACE			
(S) PARKING COURT			

ABBREVIATIONS	
ROW	RIGHT OF WAY
BSL	BUILDING DETRACKLINE
FRONT	FRONT
S.A.L.E.	SEWER AND UTILITY EASEMENT
FE	FINISH FLOOR ELEVATION

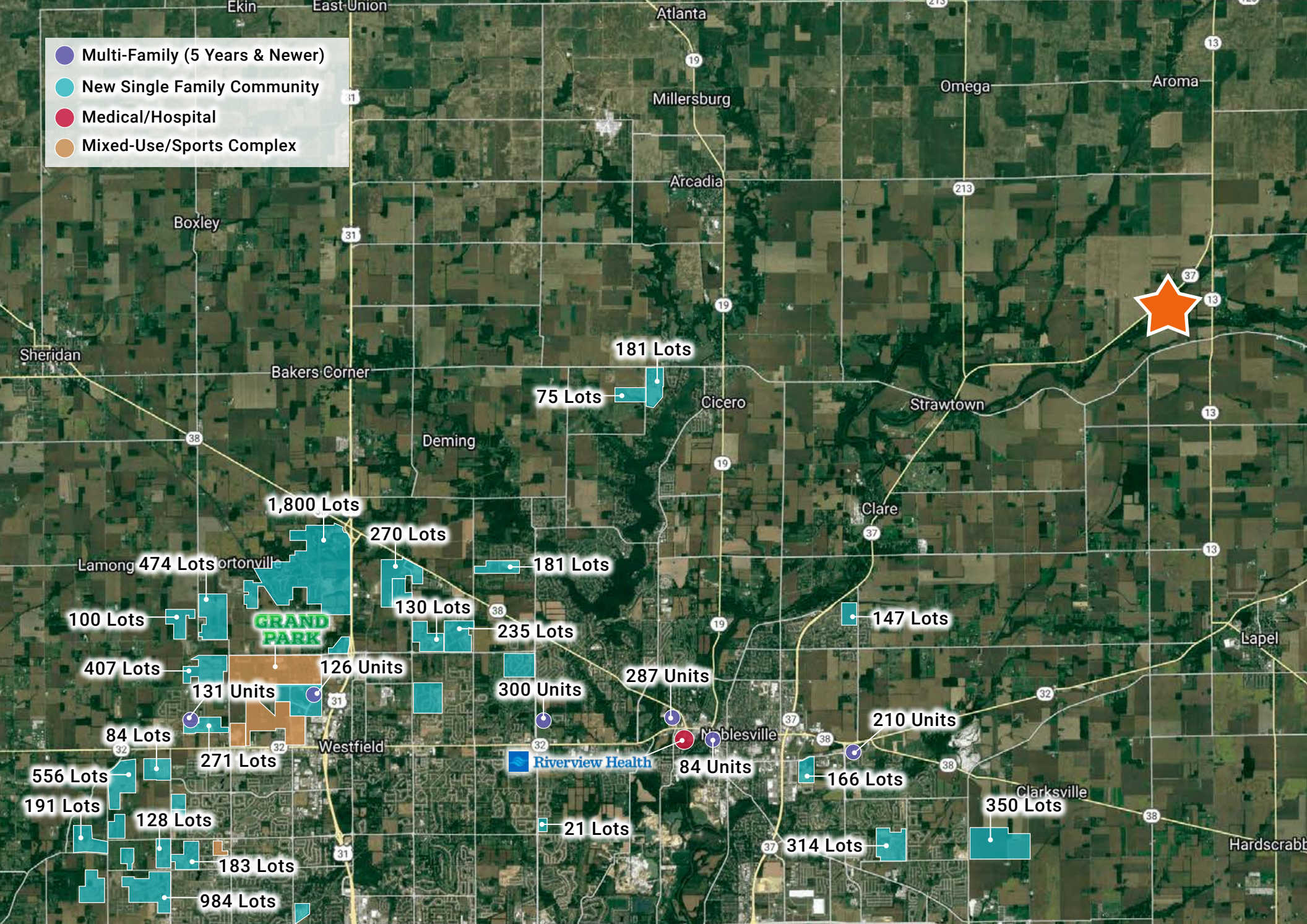
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- Multi-Family (5 Years & Newer)
- New Single Family Community
- Medical/Hospital
- Mixed-Use/Sports Complex



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±41%

Job Market Increase

over the next 10 years,
higher than the US Average

±536 Acres

Mixed-Use and Entertainment Districts



±1.5M Visitors/Annually
to Grand Park Sports Village

±6 Acre

Grand Junction Plaza

**Companies Moving and/or Expanding
into Hancock County**



14,000

Residential Permits
in Hancock County

7,000

Residential Units Approved
in Hancock County

"Hancock County's economy is growing; it is strong; and it is expected to continue its upward trajectory. We are proud of all of the great things happening in Hancock County and are happy that Fitch and S & P have recognized us for it."

-Randy Sorrell, HEDC Executive Director

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In the **Top 10**
Best Places to
live in Indiana

➔ -HomeSnacks (2020)

The Levinson
\$24.3M Development



Village at Federal Hill
\$35M Development



Nexus
\$52.8M Development



±1,850
Multi-Family Units
Recently Built, Under
Construction and in
Pipeline in Noblesville



➔ **New North America
Corporate Campus**



\$12M
Investment
65
New Jobs

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➔ **Noblesville Campus Center Business Park**



\$31M
Development
22 Acre
Business Park
16 Acre
Commercial/Retail



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.

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- 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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