

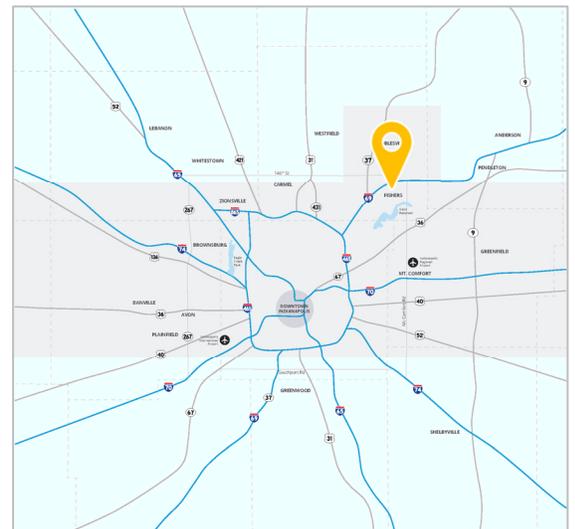


FOR SALE | ± 71.73 ACRES
16288 E 136th Street
 Fishers, IN

Development Opportunity with I-69 visibility

Property Highlights

- ± 71.73 acres with exceptional I-69 visibility and 2,650 feet of frontage along E 136th Street
- Prime PUDM zoning in the I-69 overlay district, offering development potential
- Strategic location between Hamilton Town Center (east) and Innovation Mile's new arena (east across I-69)
- Immediate retail catalysts: Meijer grocery opening 2026; new Super Target under construction at 136th & Southeastern
- Superior access: Direct I-69 visibility with SR-13 1.7 miles east and Olio Road 4.0 miles west
- Affluent, growing market: \$167,427 average household income and 2.4% projected population growth within 5 miles
- Surrounded by momentum: Adjacent to established and new residential development in one of Indiana's fastest-growing corridors

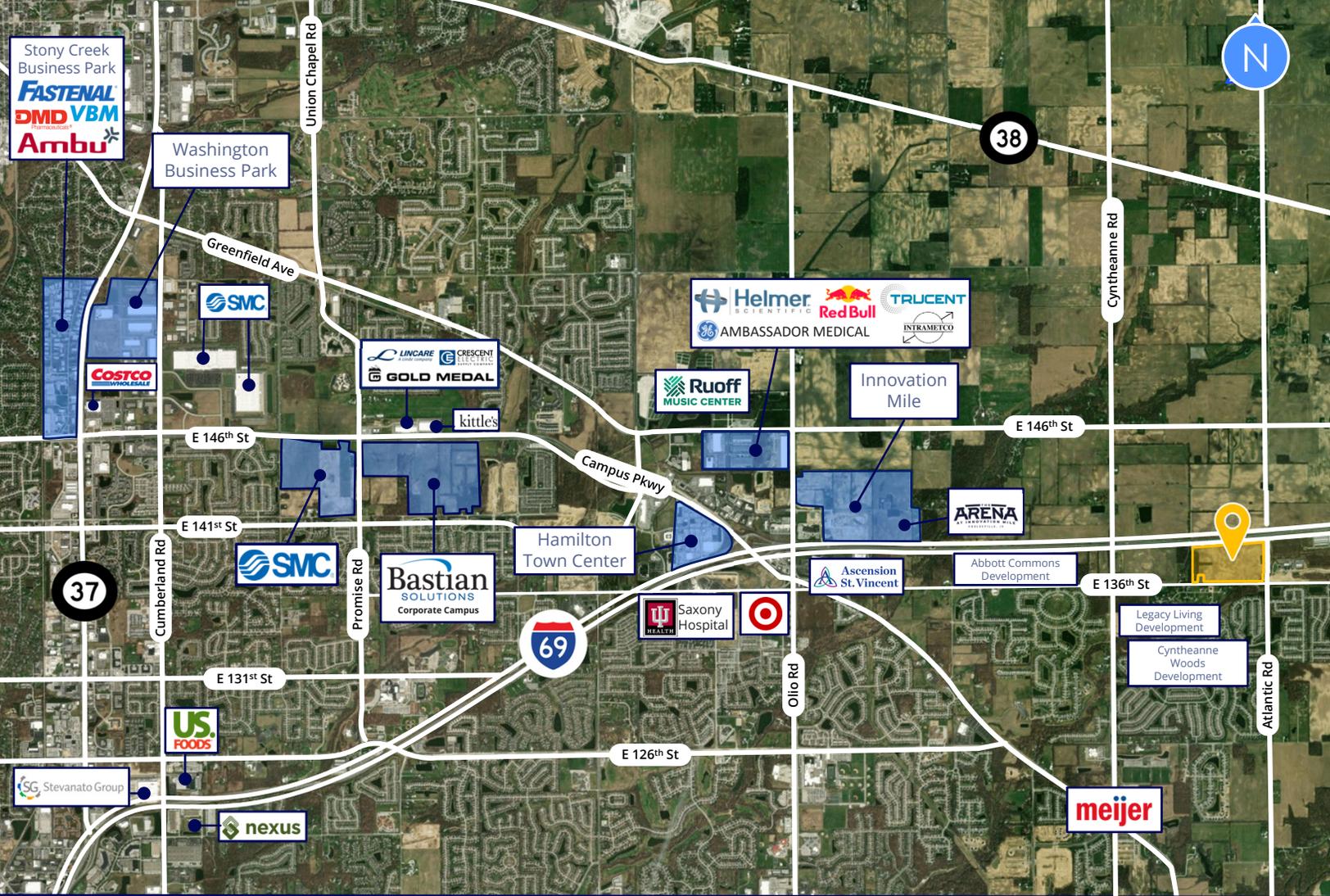


Andrew Urban CCIM, SIOR
 +1 317 713 2167
 andrew.urban@colliers.com

Aaron Snoddy
 +1 317 713 2106
 aaron.snoddy@colliers.com

Stephen Daum
 +1 317 713 2144
 stephen.daum@colliers.com

Colliers Indianapolis
colliers.com



AREA OVERVIEW

Noblesville has seen staggering growth, since 2020 alone;

Over **\$1 BILLION** in development

Nearly **\$3.6 MILLION SF** new commercial space

Over **5,850** new residential units

Nearly **1,100** new jobs

2.4% ↑

Projected population growth over the next 5 years
(5-mile radius)

Population

5 mi	75,263
10 mi	250,868
15 mi	630,361

of Households

5 mi	25,344
10 mi	92,549
15 mi	248,761

Avg HH Income

5 mi	\$167,427
10 mi	\$152,740
15 mi	\$140,126