

## LAND FOR SALE

# 4844 CONNER ST, NOBLESVILLE, IN

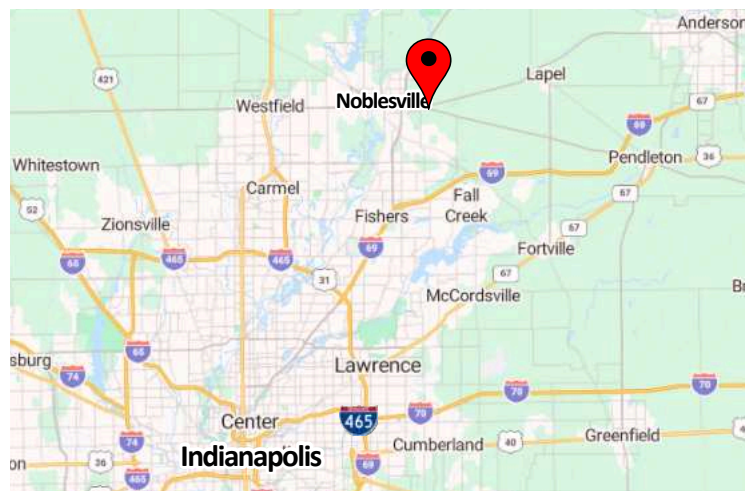


Prime 2.2-acre parcel in Noblesville, Indiana sits on the high-visibility corridor of SR 38 and SR 32, delivering unmatched exposure and seamless connectivity from Noblesville to Lapel and Anderson. Zoned PB (Planned Business), this versatile site accommodates a dynamic mix of high-demand uses—gas station with car wash, drive-thru retail, fast-casual concepts, health and senior care facilities, or a multi-tenant retail campus. The area is evolving with a new mega church campus and a County Public Safety Center, driving accelerating traffic and a rising daytime population. Current ADT is ~14,500 and growing, ensuring strong footfall, sustained demand, and durable upside for a savvy developer or operator. This is a rare, turnkey opportunity to own a premier, fast-growth corridor site with broad flexibility, scalable layouts, and the potential to capture multi-revenue streams in a market known for rapid population and spend growth.

|                 |                       |
|-----------------|-----------------------|
| <b>PRICE</b>    | \$ 1,799,000.00       |
| <b>LOT SIZE</b> | 2.2 acres             |
| <b>FRONTAGE</b> | 300 LF                |
| <b>ZONING</b>   | PB - Planned Business |

**KW COMMERCIAL**  
G2 Real Estate Group  
8555 N River Road,  
Ste. 200  
Indianapolis, IN 46240

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IN #RB18000445



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POINT OF INTEREST MAP



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Looking Southeast

## DEMOGRAPHICS

| Income            | 1 Mile        | 3 Miles        | 5 Miles        | Population       | 1 Mile        | 3 Miles        | 5 Miles        |
|-------------------|---------------|----------------|----------------|------------------|---------------|----------------|----------------|
| Median            | \$198,517     | \$104,777      | \$108,453      | Male             | 819           | 19,355         | 43,665         |
| < \$15,000        | 7             | 547            | 1,118          | Female           | 885           | 20,461         | 45,905         |
| \$15,000-\$24,999 | 7             | 613            | 1,225          | Total Population | 1,704         | 39,816         | 89,569         |
| \$25,000-\$34,999 | 8             | 684            | 1,203          |                  |               |                |                |
| \$35,000-\$49,999 | 33            | 1,171          | 2,414          | <b>Age</b>       | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| \$50,000-\$74,999 | 80            | 2,484          | 5,184          | Ages 0-14        | 381           | 8,378          | 18,517         |
| \$75,000-\$99,999 | 31            | 1,748          | 4,327          | Ages 15-24       | 188           | 5,063          | 11,931         |
|                   |               |                |                | Ages 25-54       | 686           | 17,170         | 38,517         |
|                   |               |                |                | Ages 55-64       | 186           | 4,038          | 9,128          |
|                   |               |                |                | Ages 65+         | 261           | 5,167          | 11,475         |
| <b>Housing</b>    | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |                  |               |                |                |
| Total Units       | 676           | 16,375         | 36,246         |                  |               |                |                |
| Occupied          | 635           | 15,239         | 33,820         |                  |               |                |                |
| Owner Occupied    | 523           | 10,614         | 24,464         |                  |               |                |                |
| Renter Occupied   | 112           | 4,625          | 9,356          |                  |               |                |                |
| Vacant            | 42            | 1,137          | 2,426          |                  |               |                |                |

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### AERIAL PHOTO



Looking Southwest

### TRAFFIC COUNT

| Collection Street | Cross Street      | Traffic Volume | Count Year | Distance from Property |
|-------------------|-------------------|----------------|------------|------------------------|
| Fisherburg Ave    | Conner St W       | 14,000         | 2025       | 0.07 mi                |
| Conner Street     | Conner St W       | 14,372         | 2020       | 0.07 mi                |
| E 110th St        | Fisherburg Ave N  | 9,959          | 2023       | 0.09 mi                |
| Conner St         | Fisherburg Ave W  | 6,555          | 2018       | 0.13 mi                |
| Conner St         | Union Chapel Rd S | 5,628          | 2023       | 0.17 mi                |
| Union Chapel Road | Conner St N       | 9,944          | 2025       | 0.17 mi                |
| 108th             | Pleasant St SE    | 3,333          | 2025       | 0.19 mi                |
| Fisherburg Avenue | Pendleton Ave E   | 14,595         | 2025       | 0.20 mi                |
| 32                | Pendleton Ave E   | 14,579         | 2024       | 0.20 mi                |
| Pleasant St       | Union Chapel Rd E | 9,925          | 2023       | 0.21 mi                |

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