

Land For Sale
±48.34 Acres
Development Land Available
5010 E 146th St. | Noblesville, IN 46062

Towns at Union
80 Homes | In Development

Springwater
90 Homes | In Development

Lantern Commons
Mixed-Use (60 Acres)

Elem. School

Magnolia Ridge by Lennar
347 Homes

Village Park Plaza
Walmart
HOBBY LOBBY **KOHL'S**
Academy

Grassy Branch
at Bridgewater
60 Lots

Bridgewater Club
(750 Acres)

Westmoor
by Pulte
84 Homes

Elem. School

Noble West \$78M Mixed-Use
150 Townhomes by Lennar
284 Units by CityScape

TARGET

Mult-Family
296 Units | Built 1996

High School

BARNES & NOBLE
BOOKSELLERS

MENARDS

Mult-Family
306 Units | Built 2014

Holston Hills
by Ryan Homes
132 Homes

ALDI

REGAL

Total Wine & MORE

Mult-Family
127 Units | Built 2019

FRESH THYME
FARMERS MARKET

Kroger

WHOLE FOODS
MARKET

REGIONS

LA FITNESS

Andrews PUD
30 Homes | In Development

Indiana University Health

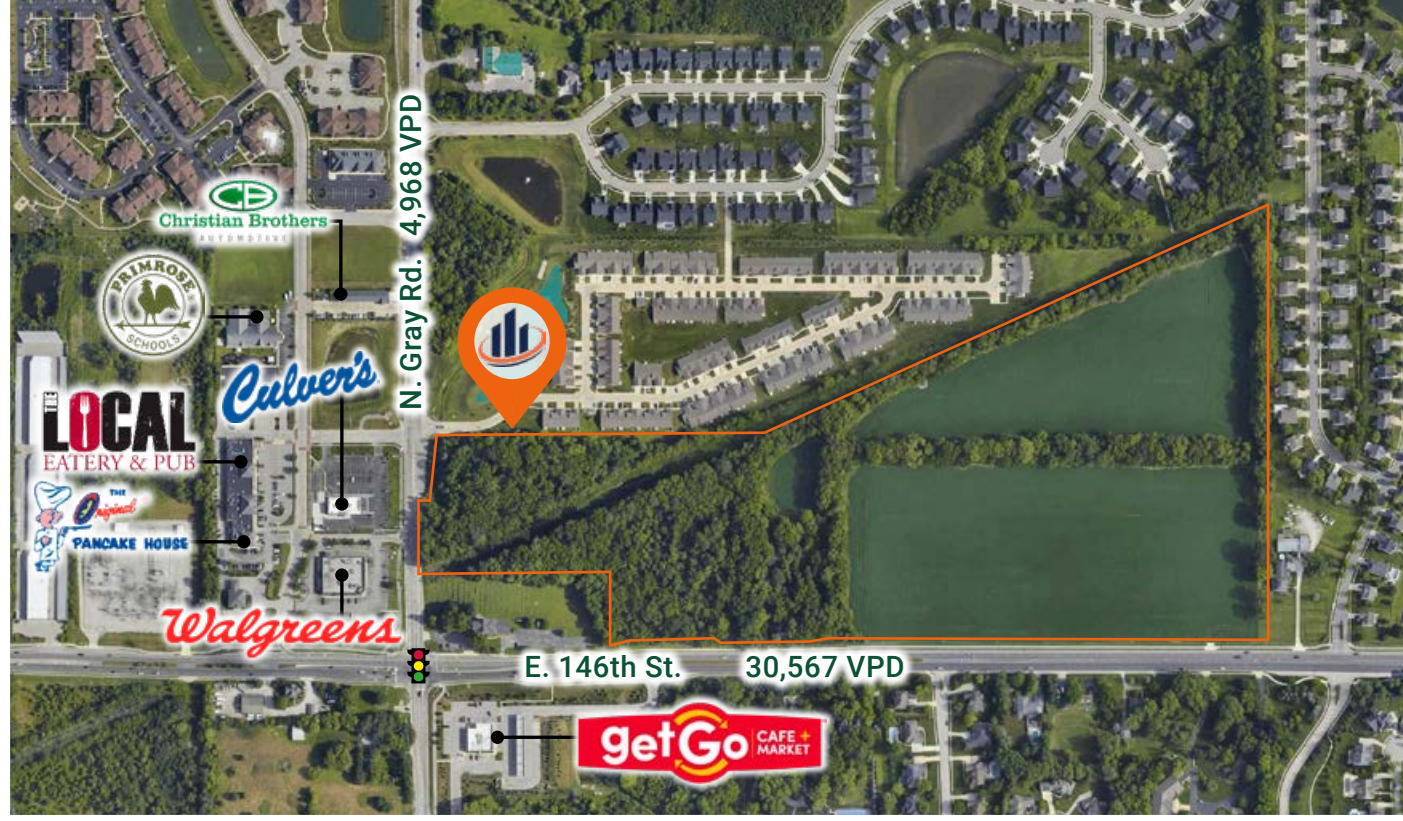
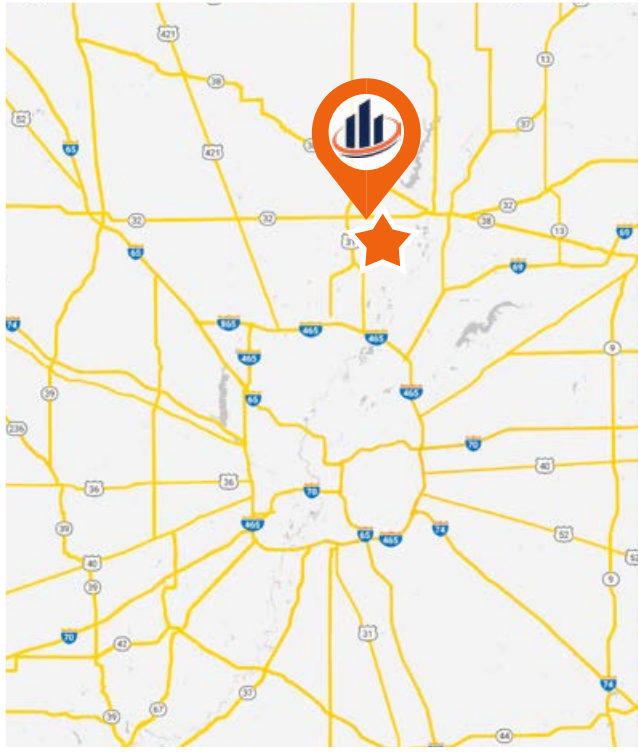
LOWE'S

DICK'S
SPORTING GOODS

Courtyards of Carmel
149 Homes

SVN
NORTHERN COMMERCIAL

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



Parcel ID	10-10-16-00-00-012.000
Current Zoning	SR - Low Density Single Family Suburban Residential
School District	
Elementary	Noble Crossing (6 Min.)
Middle	Noblesville West (19 Min.)
High	Noblesville High School (25 Min.)
Utility Providers	
Water	Citizens
Sanitary	City of Noblesville
Gas	Vectren
Electric	Duke Energy

Property Features

SVN Northern Commercial is pleased to present this rare opportunity to purchase one of the last remaining development parcels along 146th Street in Hamilton County. This ±48.34-acre property has not been on the market in at least 125 years. The surrounding development context, proposed infrastructure improvements, and initial meetings with city officials suggest a mix of commercial and medium- to high-density residential uses.

The Hamilton County Highway Department's proposal to improve the intersection of 146th Street and Gray Road will allow for vehicular and pedestrian connectivity to both 146th Street and Gray Road.

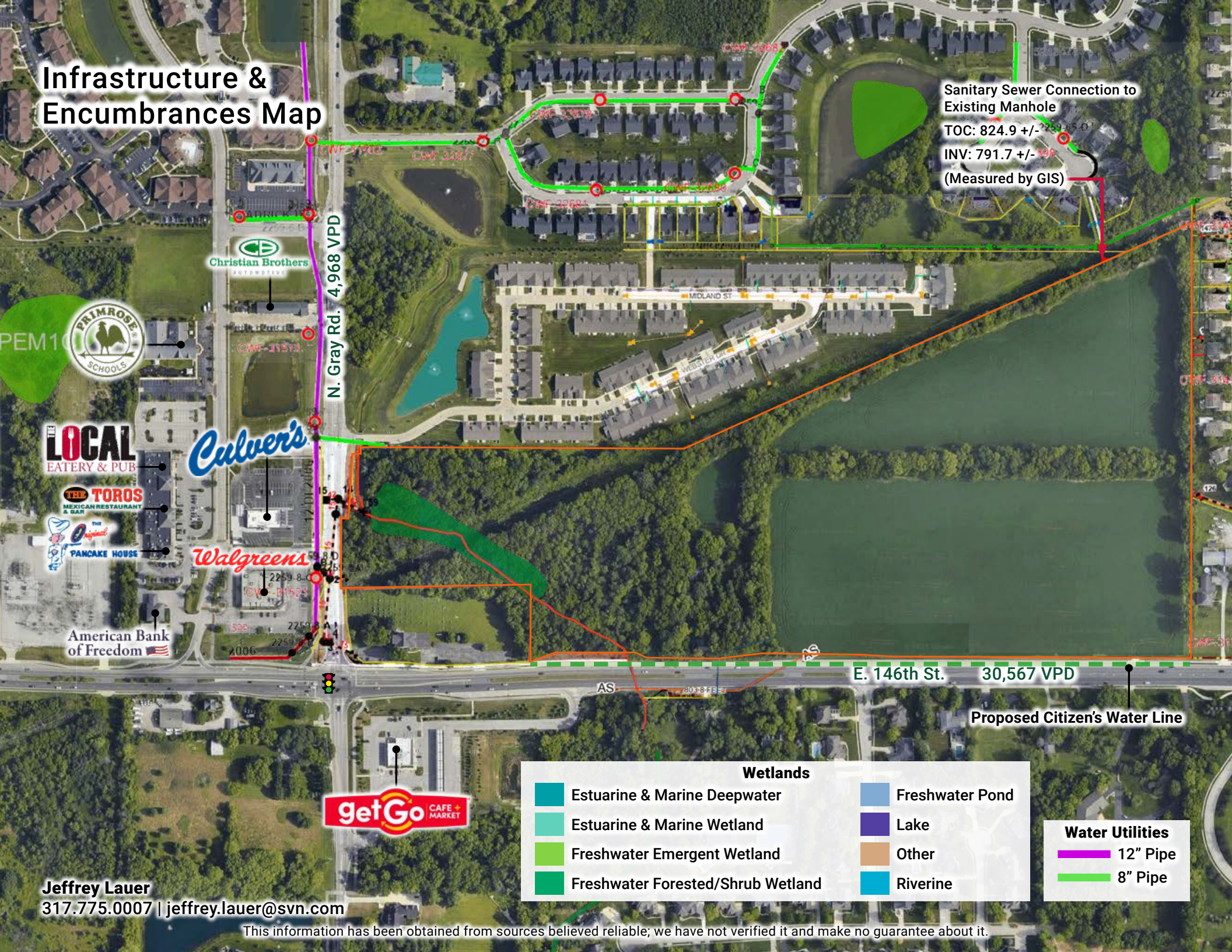
St. Theodore Guerin High School, a [2024 Blue Ribbon School winner](#), is conveniently located within walking distance of the property.

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.



Infrastructure & Encumbrances Map





Sanitary Sewer Connection to Existing Manhole
 TOC: 824.9 +/- 259.65.0
 INV: 791.7 +/- 32.8
 (Measured by GIS)

N. Gray Rd. 4,968 VPD

E. 146th St. 30,567 VPD

Proposed Citizen's Water Line

Wetlands	
	Estuarine & Marine Deepwater
	Estuarine & Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Other
	Riverine

Water Utilities	
	12" Pipe
	8" Pipe

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Trade Area Residential Growth

±411
New Multi-Family
Units (1 Mile)

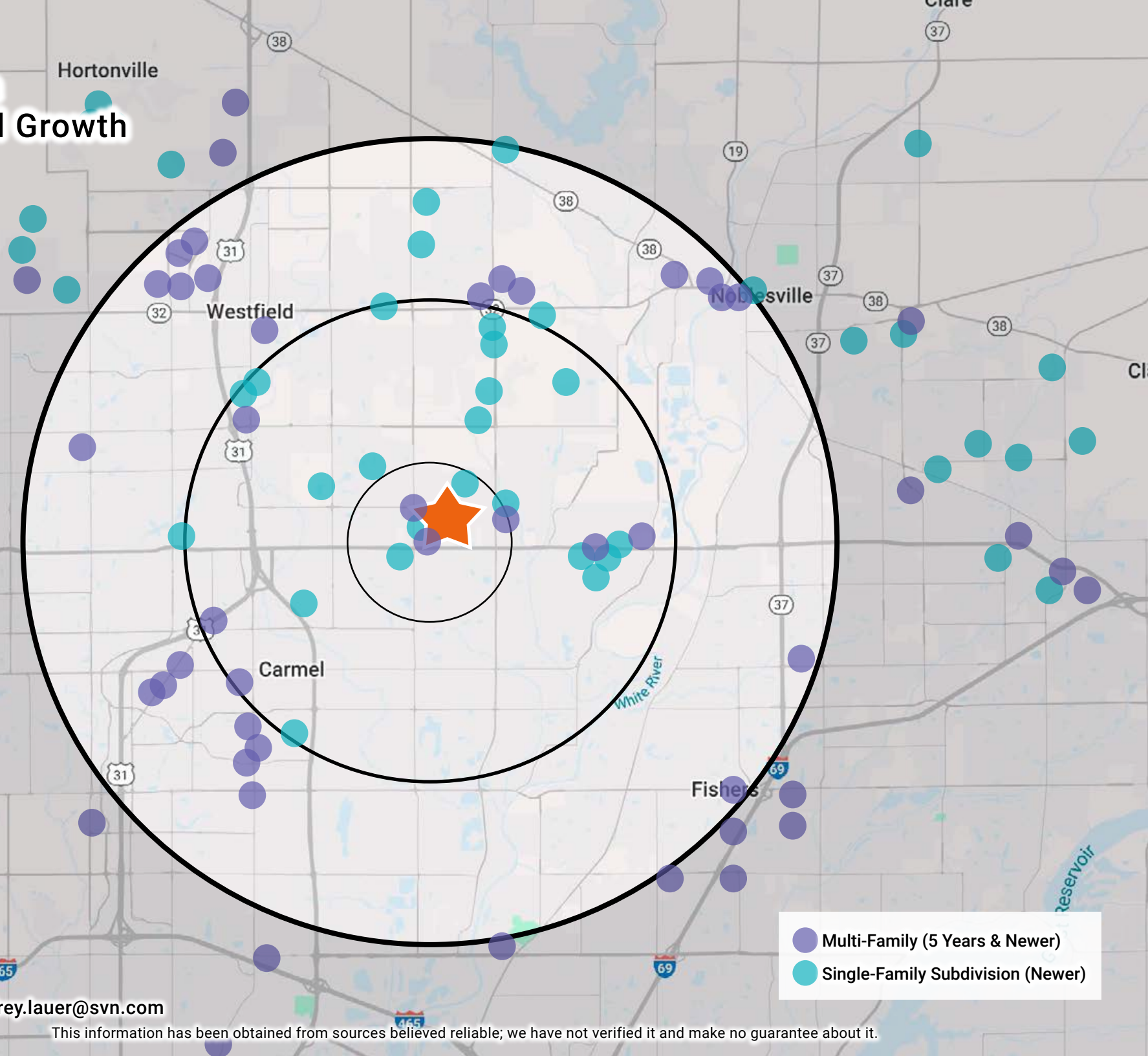
±590
New Single-
Family Homes
(1 Mile)

±1,581
New Multi-Family
Units (3 Miles)

±2,664
New Single-
Family Homes
(3 Miles)

±5,100
New Multi-Family
Units (5 Miles)

±496
New Single-
Family Homes
(5 Miles)

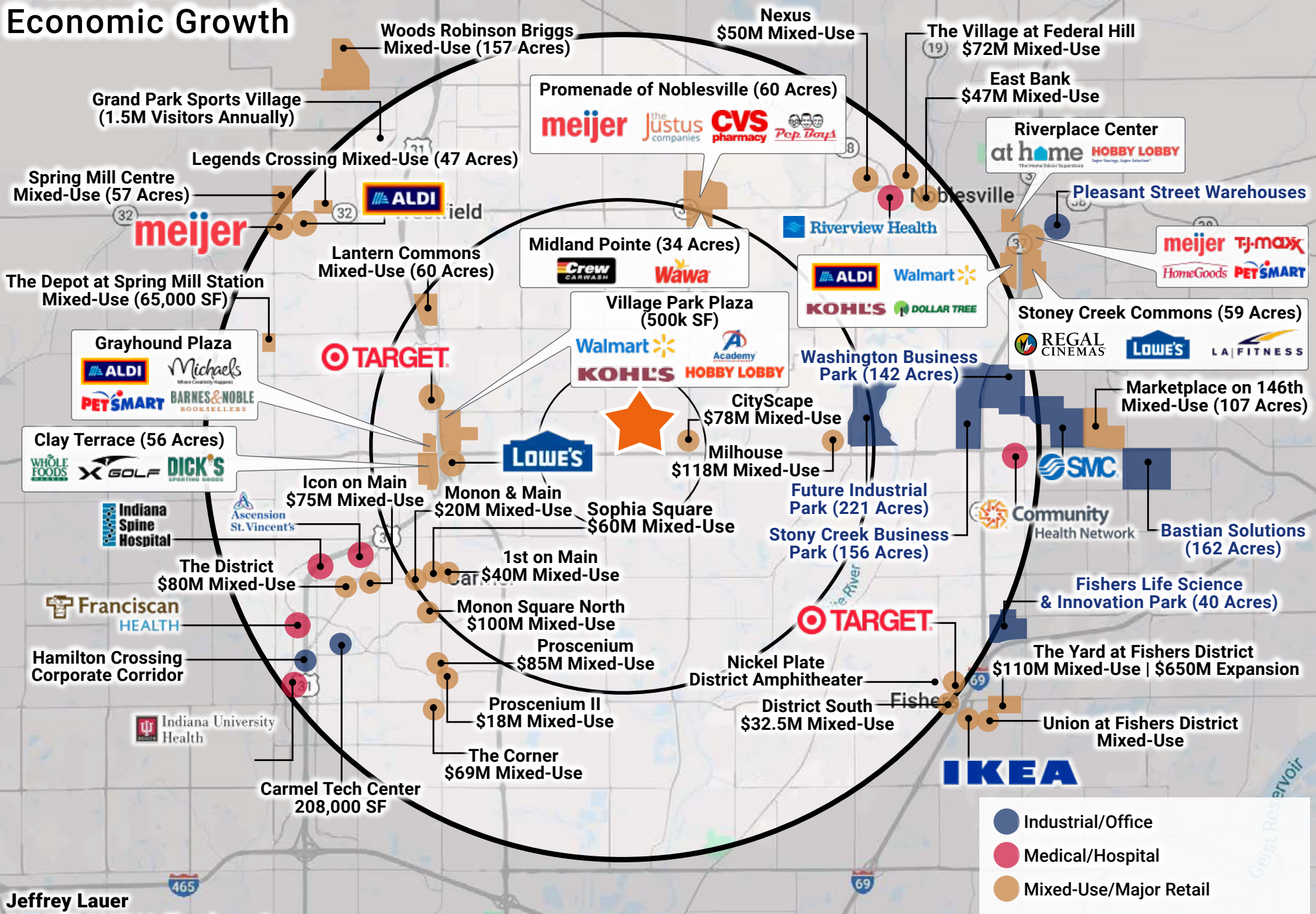


- Multi-Family (5 Years & Newer)
- Single-Family Subdivision (Newer)

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Trade Area Economic Growth



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#1 Best Suburb for Young Professionals in Indiana

-Niche, 2024

#4 Best Suburb to Live in Near a Large City

-SmartAsset, 2022

#9 Best Suburb to Live in Indiana

-Niche, 2022



Since 2020, the City has catalyzed incredible growth, resulting in **over \$1B in private development**, nearly **1,100 new jobs**, over **5,870 new residential units**, and nearly **3.6M SF of new commercial space**.

Innovation Mile is poised to become a carefully designed business hub, spanning over 200 acres and extending a mile in length. It will feature state-of-the-art commercial spaces tailored to support innovation-driven companies. ←



#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

Continuing Education

71% Bachelor's Degree or higher

\$231M

Development Projects from 2020-2023

Located in Carmel

130 Corporate headquarters

Job Growth in Westfield

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



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) ←

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Population

	1 Mile	3 Mile	5 Mile
2024 Estimated Population	7,191	60,372	169,446
2029 Projected Population	7,750	65,287	183,748
Projected Annual Growth 2024 to 2029	1.6%	1.6%	1.7%
2024 Est. Median Age	41.9	39.2	37.8

Housing & Households

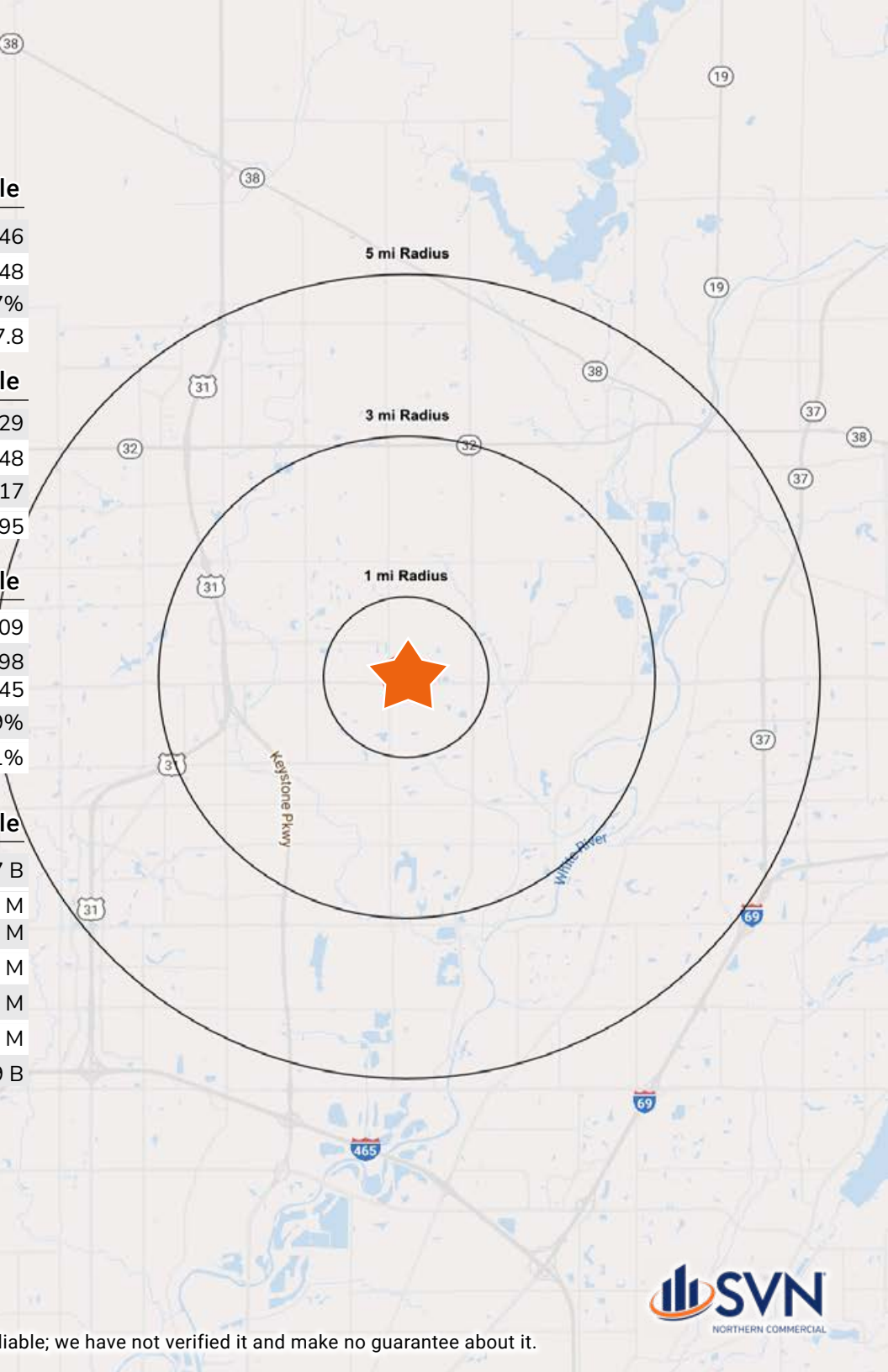
	1 Mile	3 Mile	5 Mile
2024 Estimated Households	2,637	23,092	68,129
2029 Projected Households	2,885	25,366	75,148
2024 Median Home Value	\$557,030	\$453,125	\$389,617
2024 Median Rent	\$1,471	\$1,286	\$1,295

Businesses & Employees

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$276,690	\$183,667	\$152,709
2024 Est. Total Employees	1,189	15,329	77,898
2024 Est. Total Businesses	266	2,563	9,445
2024 White Collar Workers	81.1%	79.2%	76.9%
2024 Blue Collar Workers	18.9%	20.8%	23.1%

Household Expenditures

	1 Mile	3 Mile	5 Mile
2024 Total Household Expenditure	\$420.25 M	\$2.58 B	\$6.57 B
2024 Apparel	\$15.41 M	\$93.81 M	\$237.41 M
2024 Entertainment	\$25.19 M	\$152.77 M	\$385.53 M
2024 Food, Beverages, Tobacco	\$60.55 M	\$378.19 M	\$973.87 M
2024 Furnishings, Equipment	\$15.45 M	\$94.07 M	\$238.04 M
2024 Health Care, Insurance	\$36.13 M	\$225.41 M	\$579.77 M
2024 Household Operations, Shelter, \$132.09 M	\$816.55 M	\$2.09 B	





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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