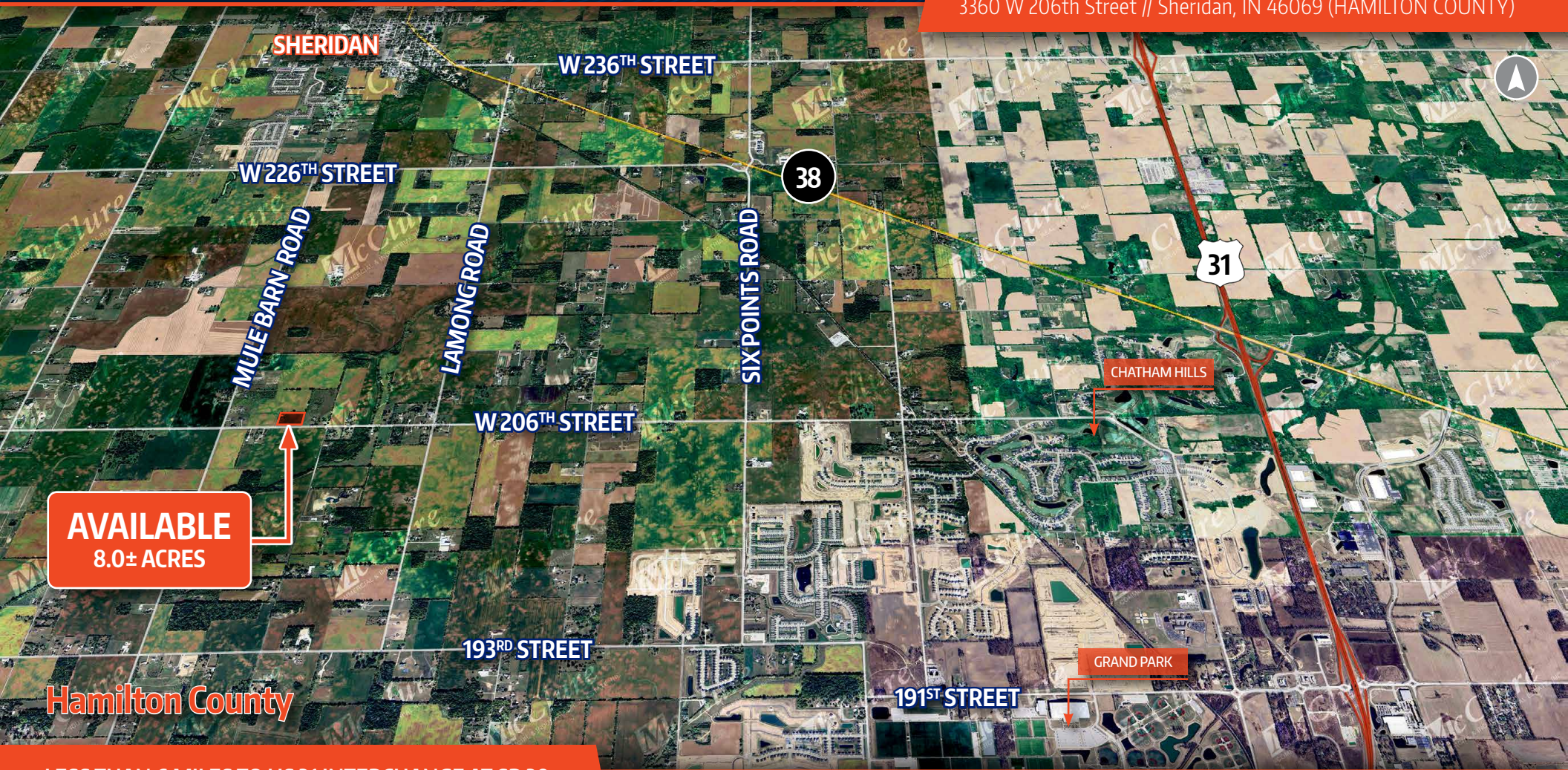


AVAILABLE | 8.0± ACRES

NEQ OF W 206TH STREET & MULE BARN ROAD | HAMILTON COUNTY

McClure
COMMERCIAL & INDUSTRIAL REAL ESTATE

3360 W 206th Street // Sheridan, IN 46069 (HAMILTON COUNTY)



AVAILABLE
8.0± ACRES

Hamilton County

LESS THAN 6 MILES TO US 31 INTERCHANGE AT SR 38
RESIDENTIAL COUNTRY ESTATES OPPORTUNITY

For all your Commercial Industrial Real Estate needs, please contact:

Ted J. McClure @ McClure Commercial & Industrial Real Estate

m: 317.457.0577 // e: mcclurecire@cs.com // PO Box 30127 // Indianapolis, IN 46230 // www.mcclurecire.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

AVAILABLE | 8.0± ACRES | HAMILTON COUNTY

3360 W 206th Street // Sheridan, IN 46069 (HAMILTON COUNTY)

- AVAILABLE: 8.0± Acres (tillable) at the NEQ of Mule Barn Road and W 206th Street
- Zoned Agricultural
- Excellent investment opportunity less than 6 miles west of US 31 in Hamilton County; north of Carmel and Westfield.
- Rural agriculture tract and potential building site
- Convenient location near US 31, Sheridan, Westfield, Grand Park, Carmel, Noblesville, Kokomo and surrounding areas
- Build your home on a secluded country estate lot or have room for horses or livestock.
- May consider dividing site into parcels
- Tax Parcel. 08-05-17-00-00-017.000, Acreage 8.00 Section 17, Township 19, Range 3 in Washington Township of Hamilton County, State of IN.



AVAILABLE
8.0± ACRES

Easily Accessibility:

- » TO SR 32 // ±3.8 MILES
- » SHERIDAN // ±3.8 MILES
- » TO US 421 // ±4.7 MILES
- » TO GRAND PARK // ±5.5 MILES
- » TO US 31 // ±6.8 MILES