



Land For Sale

±97.94 Acres

Development Land Available

14380 Prairie Baptist Rd, Noblesville, IN

Silo Ridge  
417 Homes

Parkside at Finch Creek  
1,500 Homes (Future)

Gatewood Farms Mixed-Use  
by Henke Development Group  
(863 Acres)

Brooks Farm  
314 Homes

Elem. School

Residential Development  
by M/I Homes (Future)

Gatewood Farms Mixed-Use  
by Henke Development Group  
(863 Acres)

Marketplace on 146th  
(107 Acres | 98 Homes)

Ruoff  
MUSIC CENTER

Elem. School  
Campus Center  
(38 Acres)

Multi-Family  
144 Units | Built 2024

Deer Creek Business  
Park (45 Acres)



Bastian Solutions  
(162 Acres)

Marilyn Woods  
82 Homes

Multi-Family  
346 Units | Built 2024



Senior Living (Future)

Hyde Park  
Mixed-Use (274 Acres)

Innovation Mile Mixed-Use (200 Acres)

Townhomes (Future)

Townhomes/Duplexs (Future)

EMAGINE

Ascension  
St. Vincent's

Abbott Commons  
345 Homes

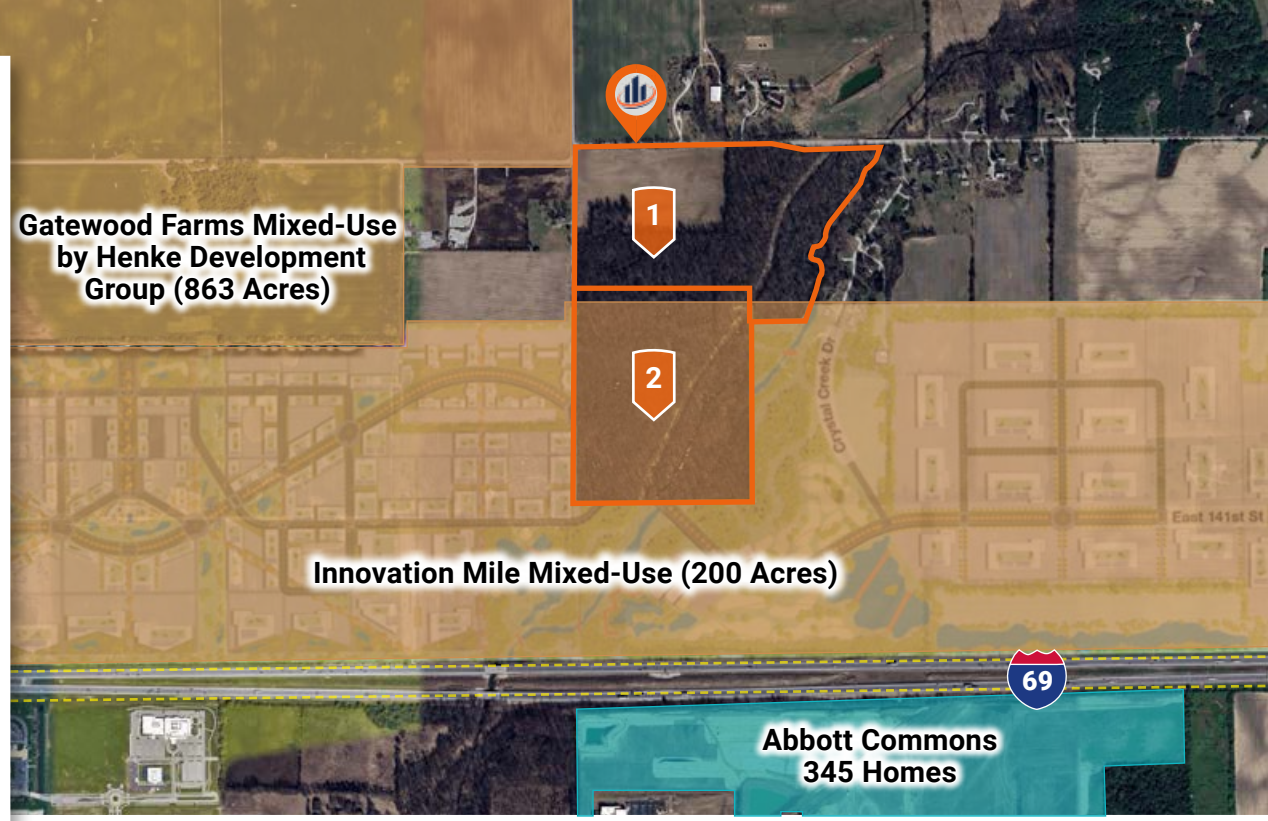
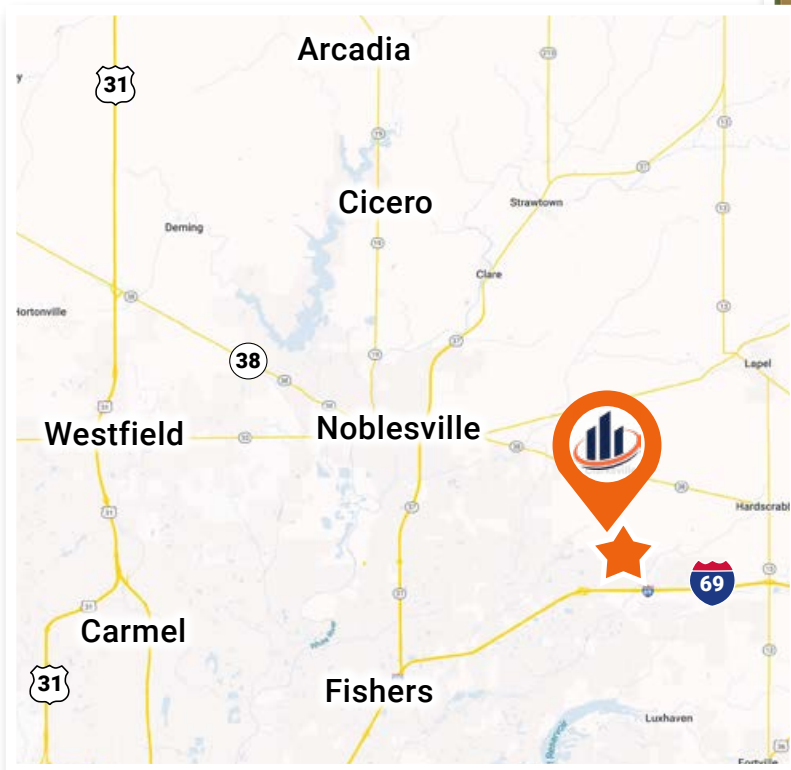
Cabela's  
World's Foremost Outfitters

Saxony Hospital  
Saxony Mixed-Use  
(750 Acres)

HyVee  
In Review

Cyntheanne Woods  
61 Homes





<b>Total Size</b>	±97.94 Acres
<b>Current Zoning</b>	IMD: Innovation Mile District and CCPD: Corporate Campus Planned Development District
<b>School District</b>	
<b>Elementary</b>	HSE Durbin
<b>Middle</b>	HSE Junior High
<b>High</b>	HSE High School

<b>Utility Providers</b>	
<b>Water</b>	Hamilton County Regional Utility
<b>Sanitary</b>	Hamilton County Regional Utility

**Jeffrey Lauer**  
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**Property Features**

SVN Northern Commercial is pleased to present this unique development land opportunity located in the heart of the quickly growing Innovation Mile District at Exit 210 in Noblesville, Indiana. This sizable 97.94-acre property is located at the southeast corner of Prairie Baptist Road and 146th Street. It is beautifully wooded and situated along the meandering Mud Creek running along its eastern boundary.

The property is positioned just steps away from Henke Development Group's "Gatewood Farms" development and not far from Pulte Homes' "Parkside at Finch Creek" development which is currently under construction. It is also close to the retail/commercial node of Exit 210 which has seen new development and retailers every year.



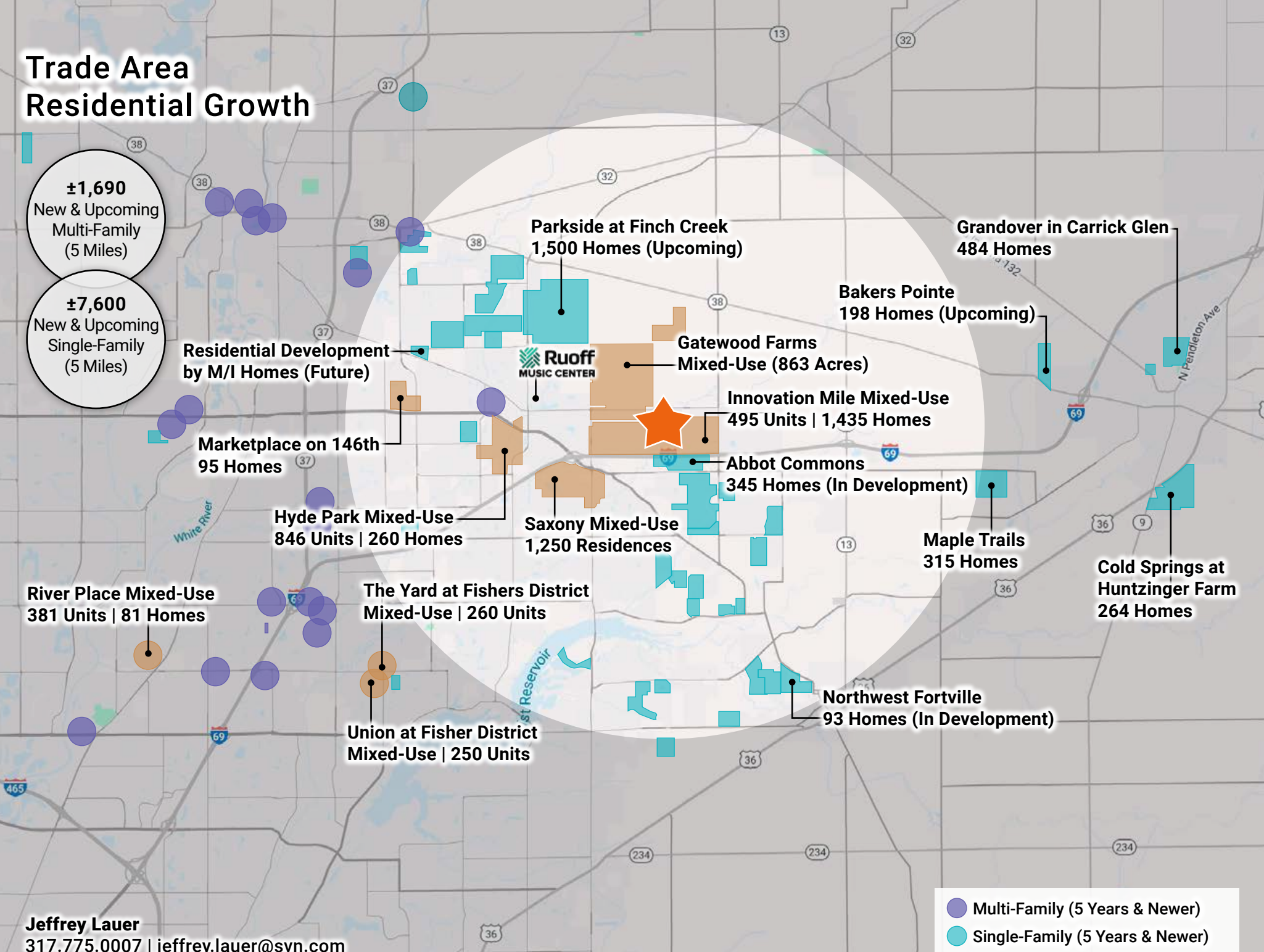
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# Trade Area Residential Growth

**±1,690**  
New & Upcoming  
Multi-Family  
(5 Miles)

**±7,600**  
New & Upcoming  
Single-Family  
(5 Miles)



**Parkside at Finch Creek**  
1,500 Homes (Upcoming)

**Grandover in Carrick Glen**  
484 Homes

**Bakers Pointe**  
198 Homes (Upcoming)

**Residential Development  
by M/I Homes (Future)**



**Gatewood Farms**  
Mixed-Use (863 Acres)

**Innovation Mile Mixed-Use**  
495 Units | 1,435 Homes

**Marketplace on 146th**  
95 Homes

**Abbot Commons**  
345 Homes (In Development)

**Hyde Park Mixed-Use**  
846 Units | 260 Homes

**Saxony Mixed-Use**  
1,250 Residences

**Maple Trails**  
315 Homes

**Cold Springs at  
Huntzinger Farm**  
264 Homes

**River Place Mixed-Use**  
381 Units | 81 Homes

**The Yard at Fishers District**  
Mixed-Use | 260 Units

**Northwest Fortville**  
93 Homes (In Development)

**Union at Fisher District**  
Mixed-Use | 250 Units

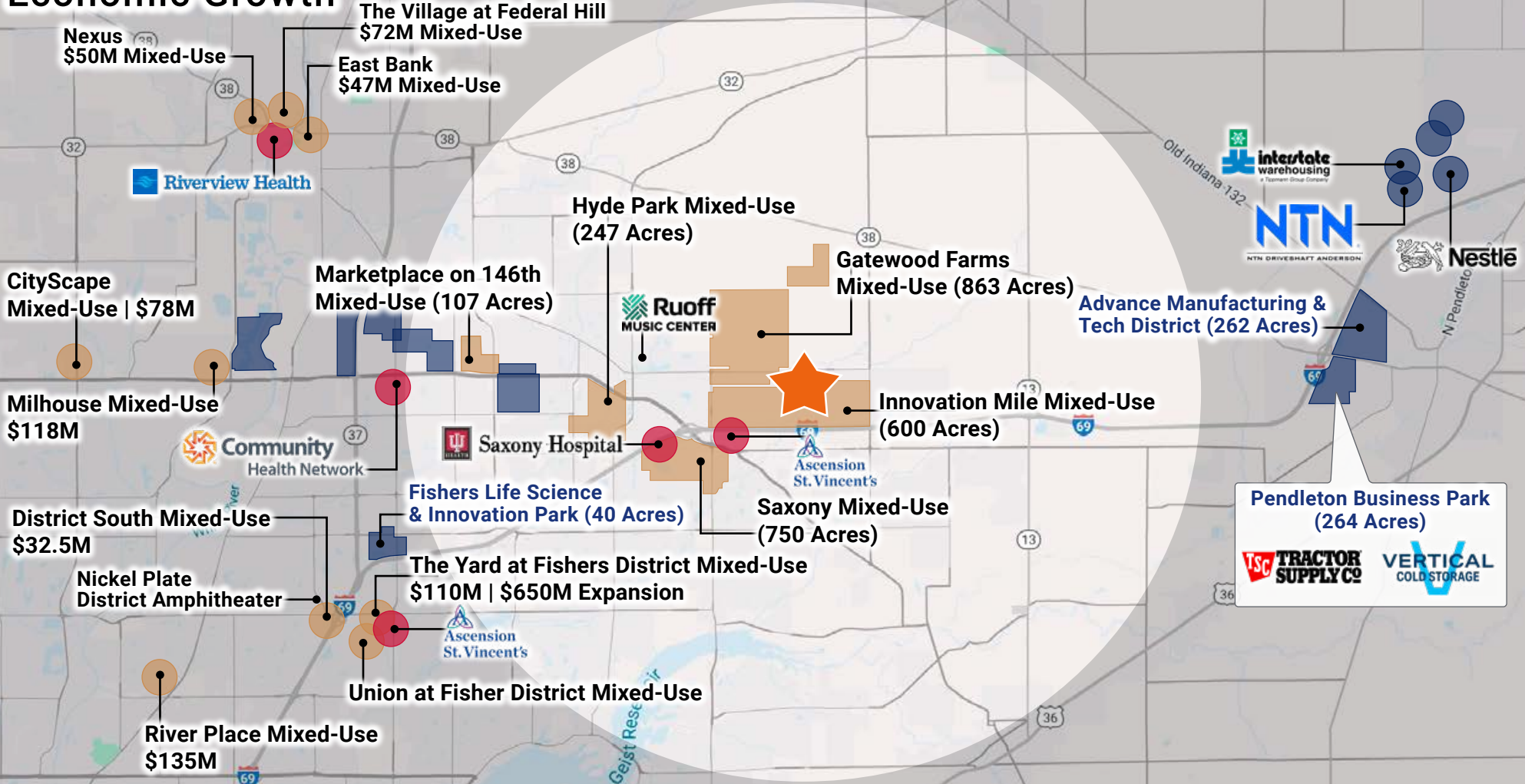
- Multi-Family (5 Years & Newer)
- Single-Family (5 Years & Newer)

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# Trade Area Economic Growth



- Industrial/Office
- Medical/Hospital
- Mixed-Use/Major Retail

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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



**Innovation Mile** Poised to become a carefully designed business hub, spanning over 200 acres and extending a mile in length.

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**.

**In the Top 10 Best Places to live in Indiana.**  
-HomeSnacks (2020)



**Best Affordable Small City in America**  
-Realtor.com, 2024

*"This ranking illustrates everything we have worked towards over the past decade. We're seeing the culmination of these efforts come to fruition—a thriving business community and internationally recognized Life Science Park, safe neighborhoods close to trails and amenities, a new Event Center that will welcome national performers and sports teams, and more. There's truly no better time to live in Fishers."*

-Mayor Scott Fadness



**New business opening their headquarters in Fishers, Indiana.**

**River Place** is a \$135 Million mixed-use development that will have 381 apartments and 81 for-sale townhomes proposed to be built by Pulte Group.



Over the next few years, the city of **Fishers plans to invest over \$1 billion to enhance community life** and improve overall quality of living. This investment will support initiatives such as expanding public parks and developing new entertainment venues, ushering in an exciting new chapter that transforms Fishers into a thriving destination for both residents and visitors.

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### Population

	3 Mile	5 Mile	10 Mile
2024 Estimated Population	31,556	89,502	276,511
2029 Projected Population	35,164	99,188	299,235
Projected Annual Growth 2024 to 2029	2.3%	2.2%	1.6%
2024 Est. Median Age	36.8	36.1	38.1

### Housing & Households

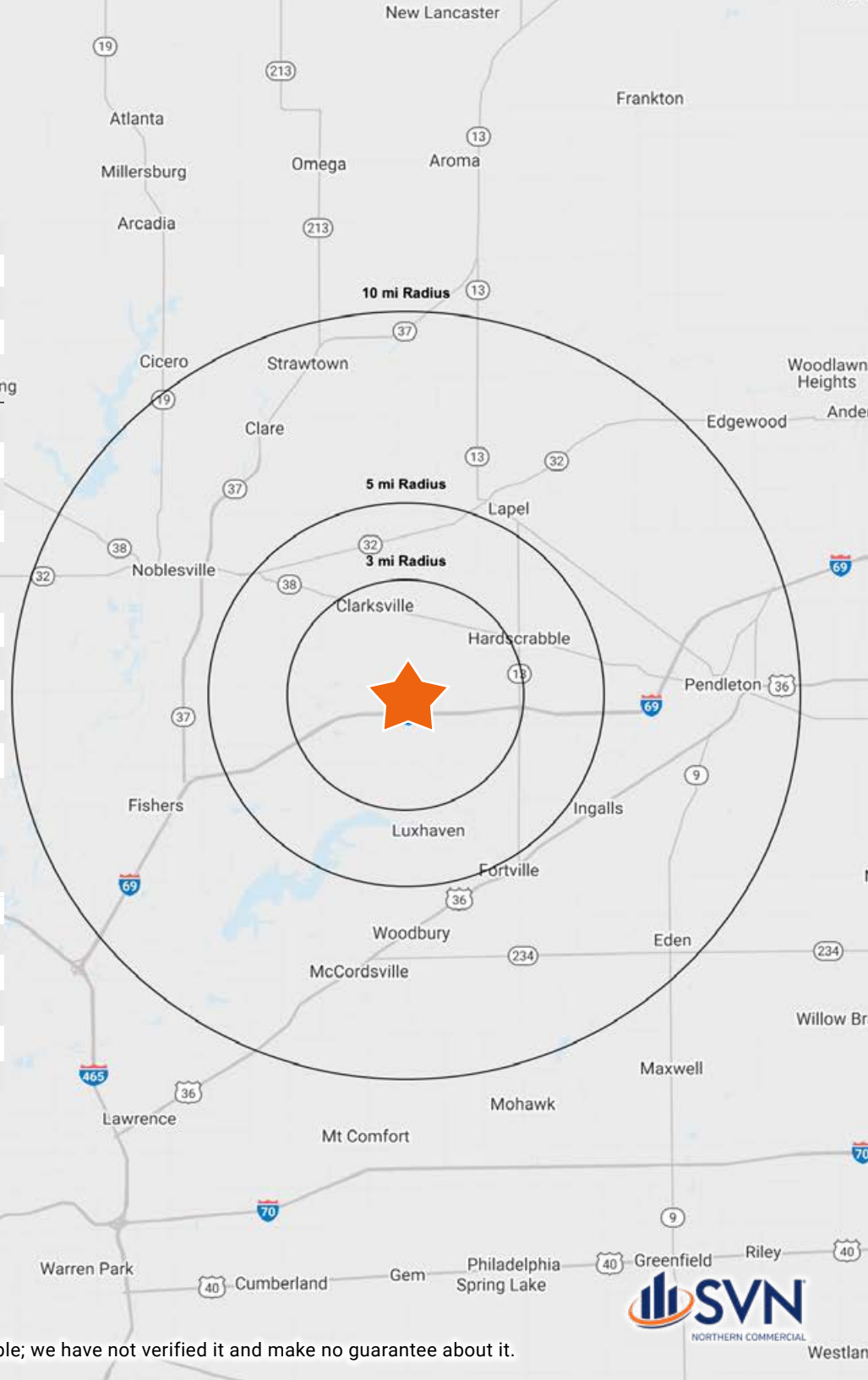
	3 Mile	5 Mile	10 Mile
2024 Estimated Households	11,221	31,255	104,710
2029 Projected Households	12,652	35,125	114,311
2024 Median Home Value	\$374,882	\$394,665	\$348,624
2024 Median Rent	\$1,258	\$1,250	\$1,200

### Businesses & Employees

	3 Mile	5 Mile	10 Mile
2024 Average Household Income	\$162,158	\$174,048	\$151,363
2024 Est. Total Employees	6,371	14,390	97,231
2024 Est. Total Businesses	971	2,532	12,204
2024 White Collar Workers	82.1%	77.1%	74.9%
2024 Blue Collar Workers	17.9%	22.9%	25.1%

### Household Expenditures

	3 Mile	5 Mile	10 Mile
2024 Total Household Expenditure	\$1.11 B	\$3.2 B	\$9.87 B
2024 Apparel	\$40.2 M	\$116.49 M	\$355.99 M
2024 Entertainment	\$65.5 M	\$189.33 M	\$579.51 M
2024 Food, Beverages, Tobacco	\$165.03 M	\$472.06 M	\$1.47 B
2024 Furnishings, Equipment	\$40.52 M	\$116.72 M	\$357.93 M
2024 Health Care, Insurance	\$98.35 M	\$279.98 M	\$875.48 M
2024 Household Operations, Shelter	\$351.98 M	\$1.01 B	\$3.14 B



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**Indianapolis**

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**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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