

**Land For Sale**

**±2.5 Acres**  
**CCPD: Corporate Campus Planned Development**  
SEQ SR-37 & Cumberland Rd. | Noblesville, IN



OLD NATIONAL BANK

Multi-Family  
336 Units | Built 2008

Cumberland Pointe  
Warehouses

Multi-Family  
368 Units | Built 2016

IDI Composites  
International

Washington Business Park  
(142 Acres)

Breakers Unlimited, Inc

Single-Family  
98 Homes

Elementary School

Multi-Family  
338 Units | Built 2016



MPP Tartar Shield

Campus Center  
(38 Acres)



Community  
Health Network

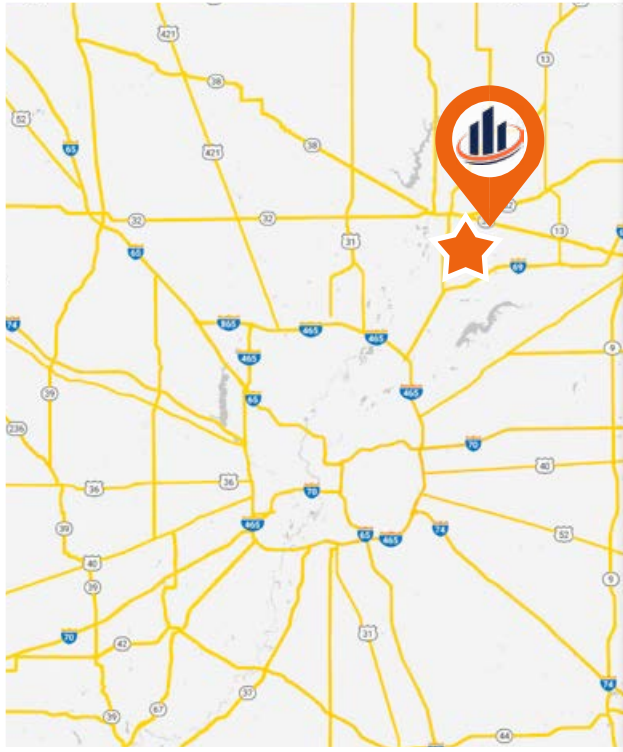
Marketplace on 146th  
(107 Acres)



Community  
Health Network



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



**Parcel ID** 29-11-07-000-037.002-013

**Parcel Size** ±2.5 Acres

**Zoning** [CCPD: Corporate Campus Planned Development - Commercial Subdistrict](#) ←


**Property Features**

Situated within the master-planned “Cumberland Pointe Marketplace” in Noblesville.

Near SR-37 and the emerging Washington Business Park.

Property has shared access and egress points accessible via Cumberland Road.

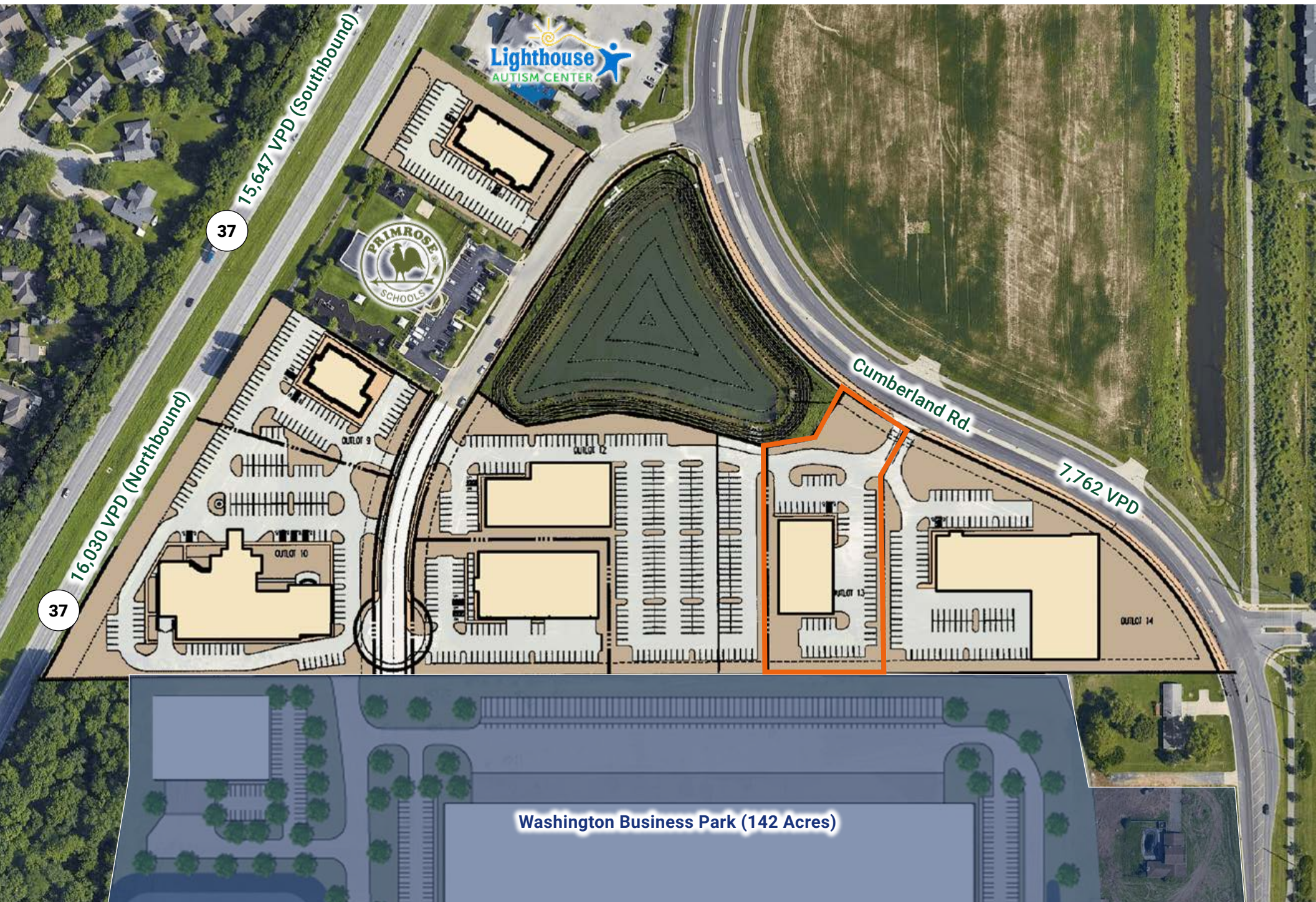
Recognized within the Comprehensive Plan under the “Commercial Corridor” designation.

 Centrally Located	
State Road 37	1 Mile
State Road 32	2.8 Miles
I-69	3.7 Miles
I-465	9.2 Miles
State Route 31	9.7 Miles

**Jeffrey Lauer**  
317.775.0007 | jeffrey.lauer@svn.com

**Wade Wilson**  
317.863.9271 | wade.wilson@svn.com





**Jeffrey Lauer**  
317.775.0007 | jeffrey.lauer@svn.com

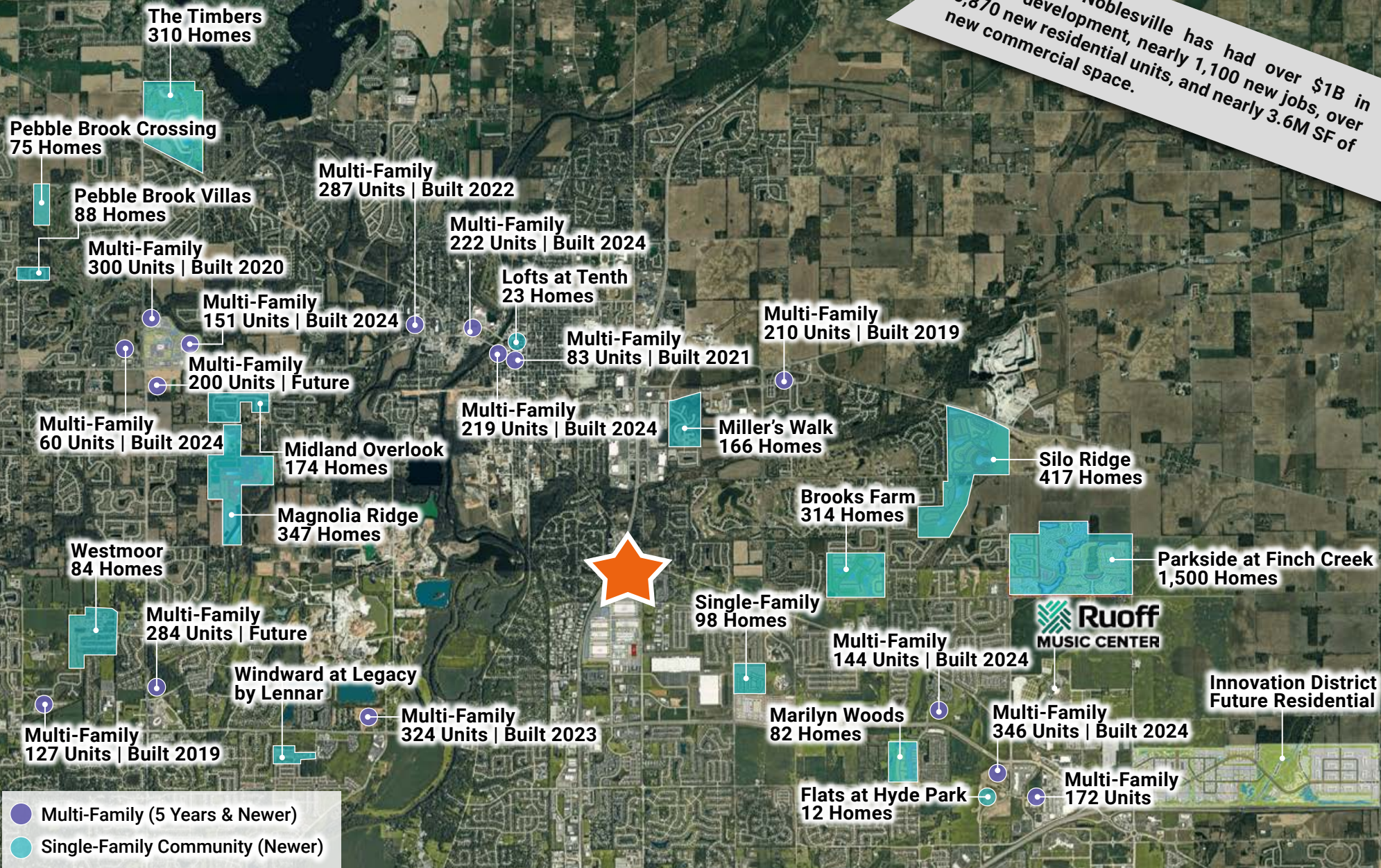
**Wade Wilson**  
317.863.9271 | wade.wilson@svn.com



This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.

# Trade Area Residential Growth

Since 2020, Noblesville has had 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.



This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.

# Trade Area Economic Growth

Centrally Located	
State Road 37	1 Mile
State Road 32	2.8 Miles
I-69	3.7 Miles
I-465	9.2 Miles
State Route 31	9.7 Miles

The Village at Federal Hill  
Mixed-Use Development

East Bank  
Mixed-Use Development

Promenade of Noblesville (60 Acres)



Nexus  
Mixed-Use Development



Riverplace Center  
at home HOBBY LOBBY



Pleasant Street Warehouses

Midland Pointe (34 Acres)



Stoney Creek Commons (59 Acres)



Noblesville's Corporate Campus

Washington Business Park (142 Acres)

Marketplace on 146th  
(107 Acres)



Deer Creek Business Park  
(45 Acres)

Future Industrial Park (221 Acres)



Campus Center (38 Acres)

Stony Creek Business Park (156 Acres)



The Marketplace  
at Saxony (22 Acres)

Innovation District  
(200 Acres)

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

Bastian Solutions (162 Acres)

Hyde Park (274 Acres)

Hamilton Town Center  
(47 Acres)



Indiana University Health

This information has been obtained from sources believed reliable; we have not verified it and make no guarantee about it.



**The Levinson**  
**\$24.3M** Development

**Village at Federal Hill**  
**\$35M** Development

**Nexus**  
**\$52.8M** Development



In the Top 10 Best Places to live in Indiana.

➔ -HomeSnacks (2020)



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 set to emerge as a meticulously crafted business hub spanning a mile along 141st Street, nestled between Olio Road and Prairie Baptist Road. This expansive development, sprawling over 200 acres, will boast cutting-edge commercial spaces tailored to foster innovation-driven enterprises.



**Jeffrey Lauer**  
 317.775.0007 | jeffrey.lauer@svn.com

**Wade Wilson**  
 317.863.9271 | wade.wilson@svn.com



### Population

	1 Mile	3 Mile	5 Mile
2023 Estimated Population	7,372	58,481	138,611
2028 Projected Population	8,572	64,167	153,508
Projected Annual Growth 2023 to 2028	3.3%	1.9%	2.1%
2023 Est. Median Age	35.7	34.8	35.8

### Housing & Households

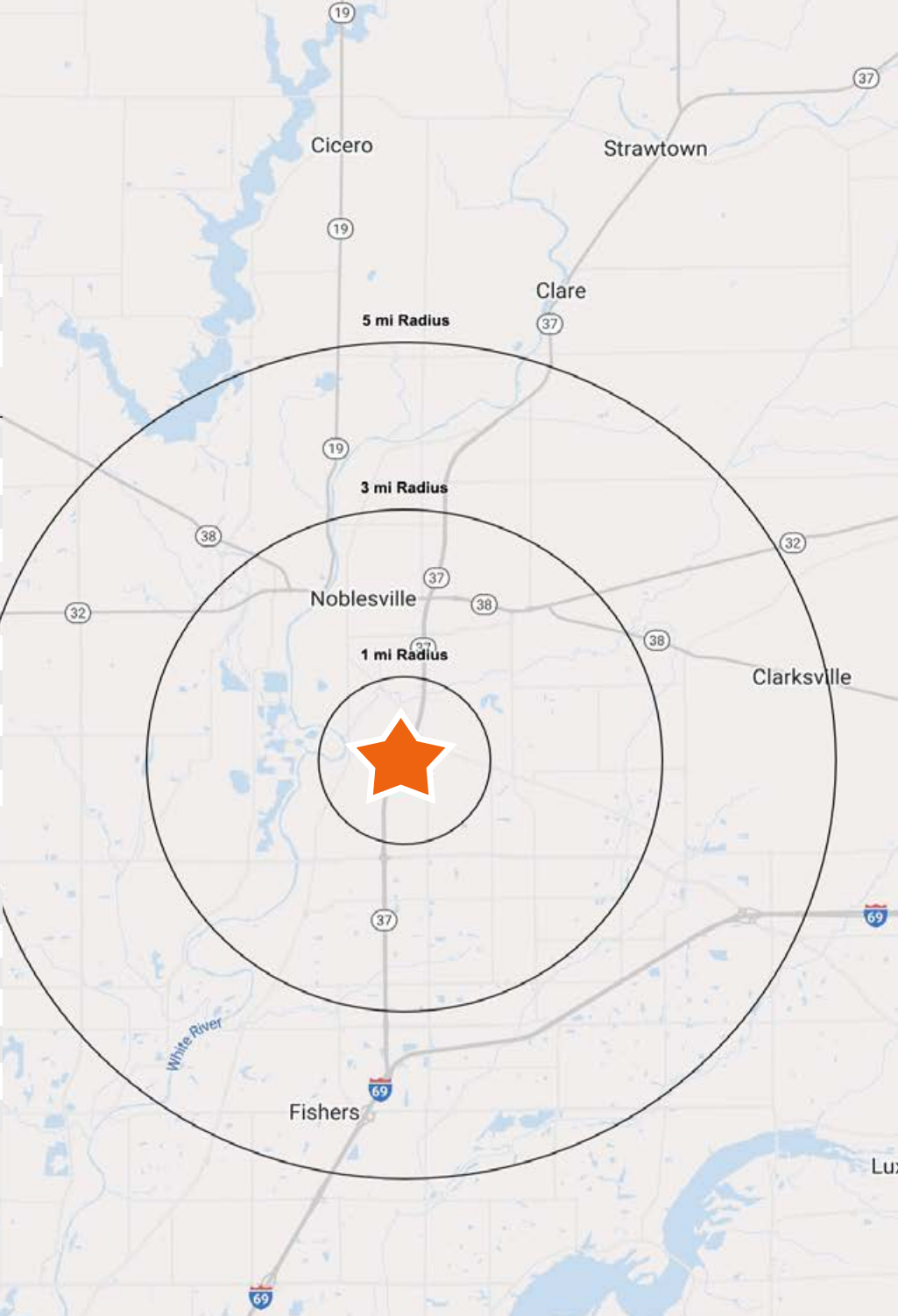
	1 Mile	3 Mile	5 Mile
2023 Estimated Households	2,650	22,338	51,858
2028 Projected Households	3,121	24,748	58,055
2023 Median Home Value	\$319,456	\$295,987	\$314,073
2023 Median Rent	\$1,009	\$1,071	\$1,146

### Businesses & Employees

	1 Mile	3 Mile	5 Mile
2023 Average Household Income	\$126,160	\$135,655	\$147,391
2023 Est. Total Employees	5,419	22,503	46,717
2023 Est. Total Businesses	501	2,809	6,056
2023 White Collar Workers	75.3%	73.4%	77.9%
2023 Blue Collar Workers	24.7%	26.6%	22.1%

### Household Expenditures

	1 Mile	3 Mile	5 Mile
2023 Total Household Expenditure	\$216.01 M	\$1.95 B	\$4.85 B
2023 Apparel	\$7.87 M	\$70.69 M	\$176.79 M
2023 Entertainment	\$12.68 M	\$114 M	\$285.43 M
2023 Food, Beverages, Tobacco	\$32.16 M	\$291.55 M	\$722.65 M
2023 Furnishings, Equipment	\$7.81 M	\$70.37 M	\$176.01 M
2023 Health Care, Insurance	\$19 M	\$172.09 M	\$425.81 M
2023 Household Operations, Shelter,	\$68.75 M	\$620.86 M	\$1.54 B



**Jeffrey Lauer**  
317.775.0007 | jeffrey.lauer@svn.com

**Wade Wilson**  
317.863.9271 | wade.wilson@svn.com





**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



**Jeffrey Lauer**  
Senior Advisor

📞 317.775.0007

@ jeffrey.lauer@svn.com



**Wade Wilson**  
Advisor

📞 317.863.9271

@ wade.wilson@svn.com

