

For Sale
\$6,000,000

40 acres of land located in Noblesville's Innovation Mile
Prairie Baptist Rd, Noblesville, IN 46060

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The terms and conditions set forth above apply to this OM in its entirety.

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Property Details

- 40 acres of raw land
- 2.1 miles from I-69
- Zoned Corporate Campus (Industrial/Office)
- Due Diligence documents available:
 - Phase I environmental assessment
 - ALTA survey
 - Subsurface and geotechnical evaluation

City of Noblesville

- Noblesville prides itself on “a thriving business climate, fostering innovation, growth, and success for companies of all sizes.”
- Their growing market sectors include Life Science Innovation, Health Technology, Advanced Manufacturing, Wholesale Trade, and Professional and Financial Services.
- Has a population of over 75,000
- Since 2020, the city has announced over \$1.2 billion in developments.
- Incentives for businesses include Tax Abatements, TIF, Land Grants, Workforce Grants, and Forgivable Loans



Innovation Mile is a 300- to 400-acre master-planned district by the city of Noblesville. Their goal is to attract companies in the medical, tech, biosciences, pharmaceutical and advanced manufacturing sectors.

It will be a place to have like-minded people collaborating to create innovative ideas. These two renderings were released by the city showing a mix of buildings and green space. It will be sort of a campus with newly constructed roundabouts and streets.

More than \$500 million in private capital is expected to be invested in development of the district over the next 5 to 10 years.

Businesses at Innovation Mile

- Indiana Orthopedic Institute (02/2025) – Opened \$35 million, 38,000-square-foot surgery center.
- Riverview Health Arena (08/2025) – Opened 3,400-seat, 120,000-square-foot arena opened for Indiana Pacer’s G League team, Noblesville Boom.
- Caterpillar (9/2025) – Established a cutting-edge motor prototyping facility at a \$28 million, 100,000-square-foot-facility constructed in 2018.
- USA Gymnastics Headquarters (Late 2028) – Construction starting in 2026 for an \$115 million facility for its Training & Wellness Center & national headquarters campus.



Ruoff Music Center

Gatewood
1,100 acres
(Residential & Commercial)

Drees Homes
(96 homes)

SITE

Innovation Mile

USA
Gymnastics
(proposed)

JN
Ortho.
Inst.

Caterpillar

Riverview
Health Arena

Riverview
Health Arena

Hamilton
Town Center
Shopping
Mall

Exit 210



274-Acre
Hyde Park
Development

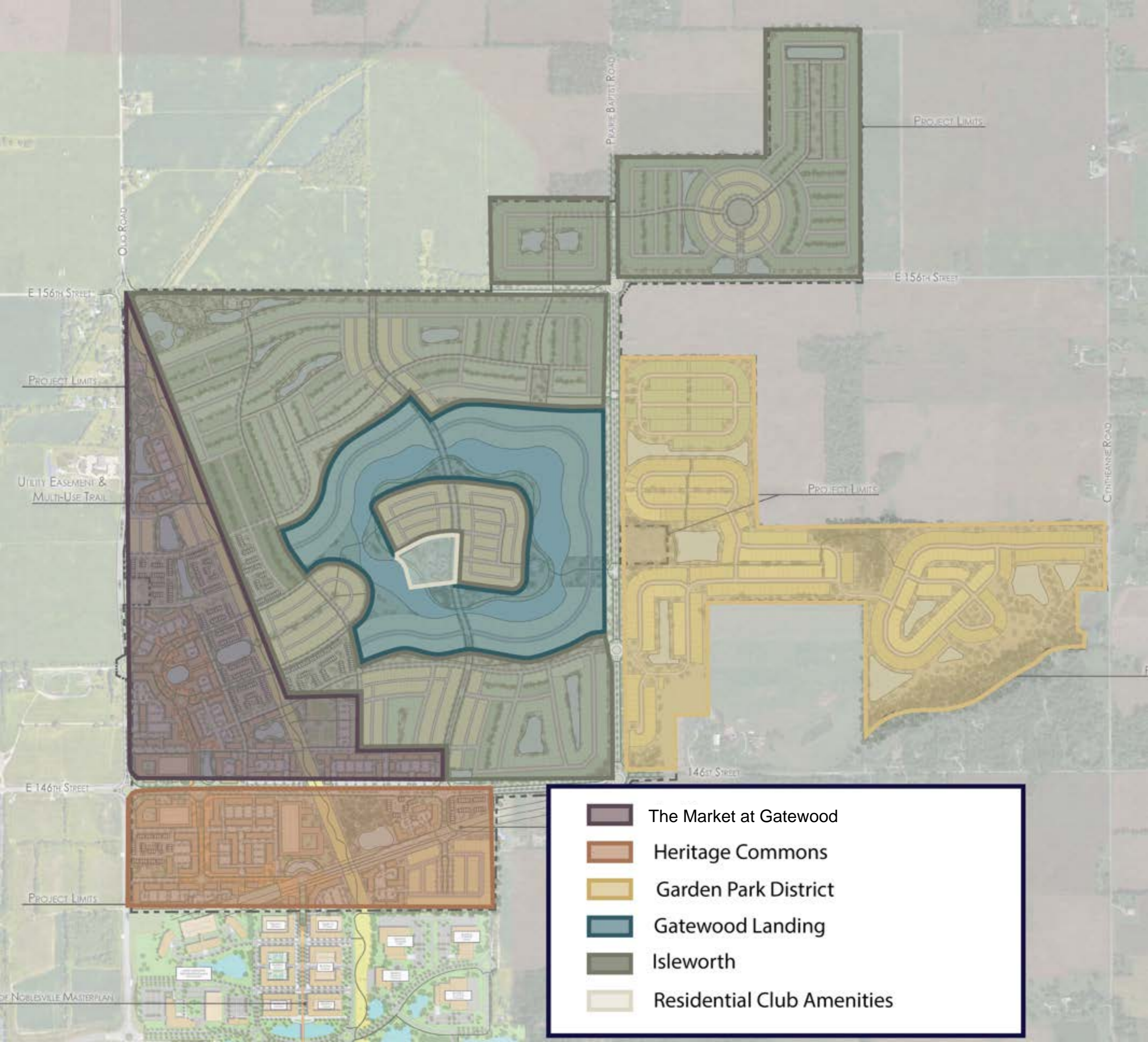






gatewood





Olo Road

Prairie Baptist Road

Project Limits

E 156th Street

E 156th Street

Project Limits

UTILITY EASEMENT & MULTI-USE TRAIL

Project Limits

Critchfield Road

E 146th Street

E 146th Street

Project Limits

OF NOBLESVILLE MASTERPLAN

-  The Market at Gatewood
-  Heritage Commons
-  Garden Park District
-  Gatewood Landing
-  Isleworth
-  Residential Club Amenities

Conceptual Imagery | Gatewood Lakes



Conceptual Imagery | Gatewood Lakes





Conceptual Imagery | Gatewood Lakes











SITE LOCATION MAP



ROLLINGWOOD

Community Overview



drees
HOMES®

LOCATION: 146TH STREET AND PRAIRIE BAPTIST RD



PRAIRIE BAPTIST ROAD

146th STREET

LEGEND
 Pavement
 Wet Lot
 C.A. - Common Area



EXISTING POSTER HILLS SECTION 1



ROLLINGWOOD
 SITE PLAN
 PUD REZONING
 HAMILTON COUNTY, INDIANA
 MARCH 30, 2025



H:\Projects\2025\Rollingwood\Rollingwood_PUD_Rezoning\Rollingwood_PUD_Rezoning_SitePlan.dwg
 Date: 3/20/25
 Time: 10:00 AM
 User: jhughes
 Plot Date: 3/20/25
 Plot Time: 10:00 AM
 Plot User: jhughes
 Plot Device: HP DesignJet T1100e
 Plot Scale: 1:1
 Plot Orientation: Landscape
 Plot Size: 11x17
 Plot Color: Color
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial, 10
 Plot Title: Rollingwood_PUD_Rezoning_SitePlan.dwg
 Plot Path: H:\Projects\2025\Rollingwood\Rollingwood_PUD_Rezoning\Rollingwood_PUD_Rezoning_SitePlan.dwg
 Plot Sheet: 1 of 1
 Plot Status: Success



Vanderburgh



Ayden



Lyndhurst



Ash Lawn



Sebastian



Kendall



Buchanan



Vanderburgh



Parkette



Ash Lawn



Layton



Sebastian



HYDE PARK



PROJECT: Hyde Park

The City of Noblesville and MAB Capital Investments have partnered to establish Hyde Park, the 274-acre master plan development to encourage investment and foster economic development within walking and biking distance of Hamilton Town Center.

“This project provides an infusion of residential options near Exit 210 and several Noblesville attractions,” Mayor Chris Jensen said. “The plan also increases the real estate assessed value from \$527,000 to an estimated \$142 million once completed.”

Hyde Park will include a variety of businesses, retail, restaurants, residential and recreational uses within and adjacent to Hamilton Town Center. Examples included in the master plan include a senior living community, multi-family, and townhomes; in addition to mixed-use, office space and neighborhood-serving retail.

“Hyde Park provides the city with a long-range plan in one of the most sought after areas of our city. This project gives us a vision plan to help guide development trends,” said Sarah Reed, community and economic development director. “These are suggested uses and each piece of the project will come through the Noblesville Common Council as a new development.”

Noblesville-based Bedrock Builders will serve as development manager for Hyde Park.

“We are very pleased to partner with the City of Noblesville for this transformative master-planned development,” MAB Capital Investments President Steve Ball said. “The response from the development community has surpassed our expectations and we are thrilled to announce Birkla Investment Group as our first partner within the development.”

As part of the agreement, MAB Capital Investments will be creating a passive recreation amenity and dedicating the 162-acre park and open space system with over 2 miles of trails and also will install the missing 2,800-feet of road and bridge infrastructure connecting 141st Street from Marilyn Road to Boden Road as part of the project.

Construction and build out of the full project is anticipated to be completed within 10 years. Currently, four developers have submitted projects as part of Hyde Park:

TOWNS AND FLATS AT HYDE PARK

DISTRICT AT HYDE PARK
VILLAGE AT HYDE PARK
GATEWAY AT HYDE PARK

HYDE PARK

Noblesville

