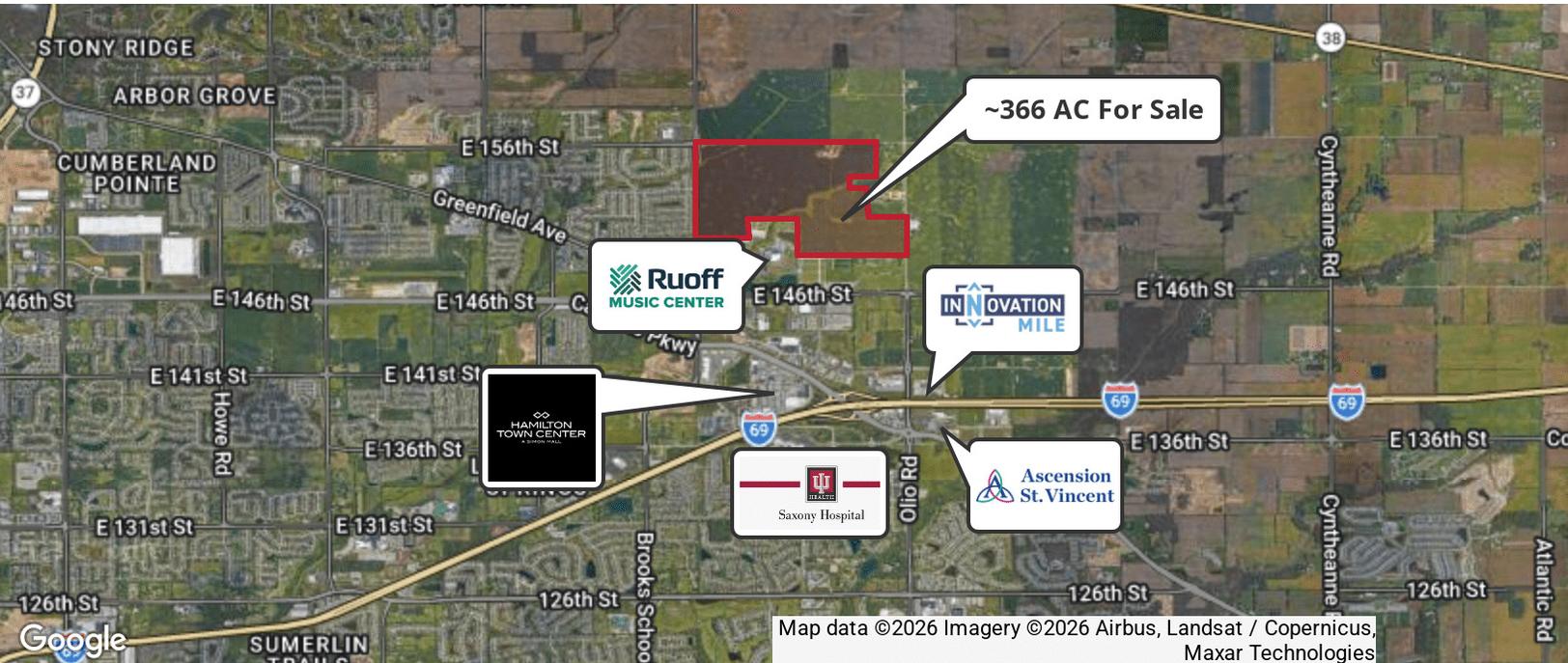


# 366 ACRES IN HAMILTON COUNTY

Adjacent to Ruoff Music Center, Noblesville, IN

**FOR SALE**



## PROPERTY HIGHLIGHTS

- Approx. 366 AC available for sale surrounding Ruoff Music Center
- Perfect for residential, mixed-use, & industrial
- Subject to rezoning
- Surrounded by upscale communities & amenities
- Less than a 1/2 mile from Hamilton Town Center & I-69
- Strong growth corridor

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	366 Acres
Zoned:	AG

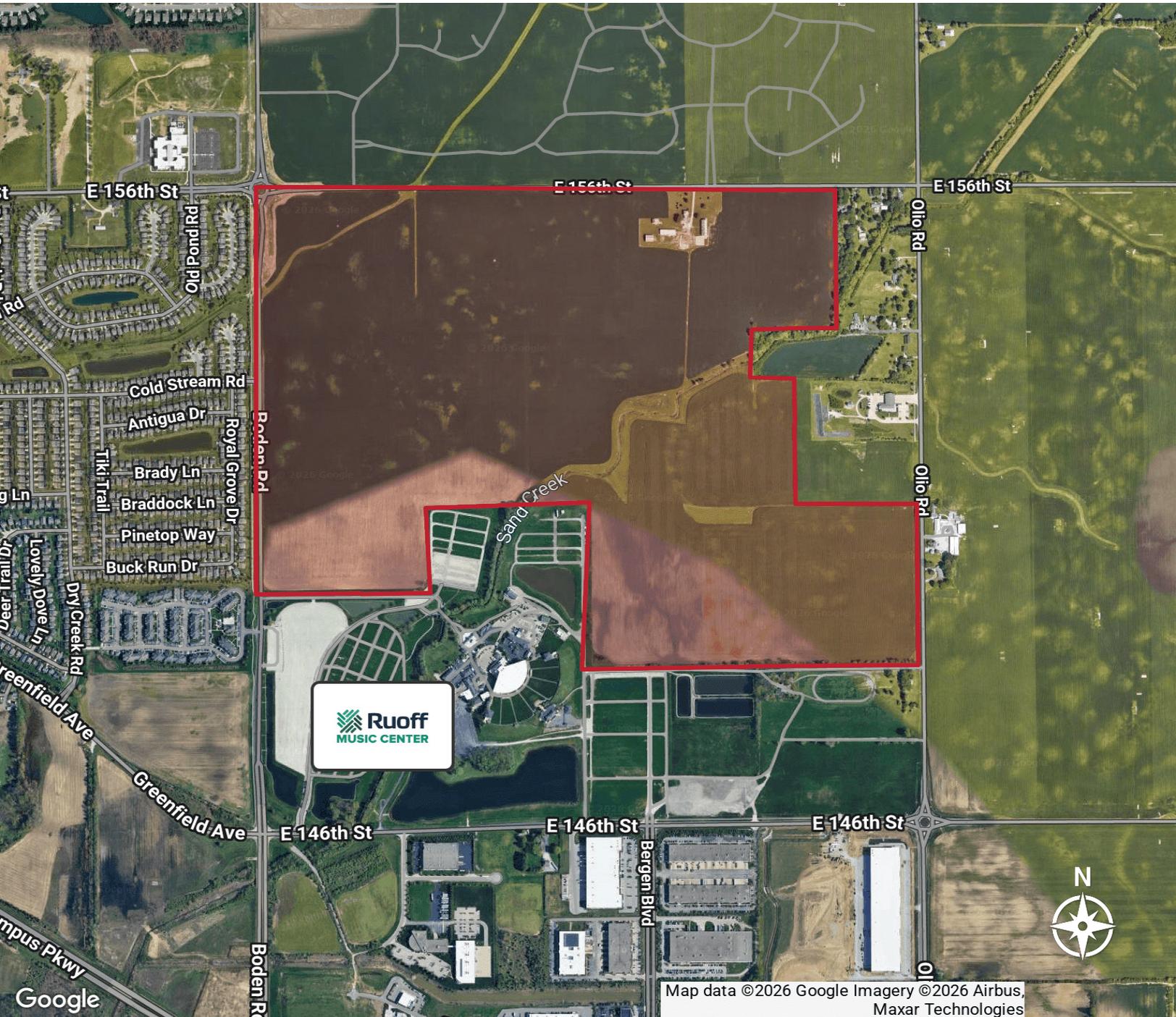
**JONATHAN M. HARDY, EVP, CCIM**

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jhardy@premiercres.com

# 366 ACRES IN HAMILTON COUNTY

146th St. & Boden Rd, Noblesville, IN 46060

**FOR SALE**



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# 366 ACRES IN HAMILTON COUNTY

Adjacent to Ruoff Music Center, Noblesville, IN

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## NOBLESVILLE FACTS

Noblesville, Indiana, blends small-town charm with the momentum of one of the fastest-growing communities in Hamilton County, just north of Indianapolis. Noblesville's historic downtown square, anchored by the iconic 19th-century courthouse, features locally owned shops, restaurants, & cultural attractions. The city offers convenient access to the White River, an extensive park system, & popular destinations like the Nickel Plate Arts District, Federal Commons, & Hamilton Town Center. With strong residential growth, excellent schools, & a thriving business environment, Noblesville continues to attract families, professionals, & visitors seeking a vibrant, connected community.

## INNOVATION MILE

Innovation Mile in Noblesville is a master-planned, approx. 600-acre mixed-use district located along I-69 & E. 141st St. designed to foster work, live, play, engage, & learn opportunities within the city's growing economy. Anchored by The Arena at Innovation Mile - a new multi-purpose sports & entertainment venue & home of the Noblesville Boom NBA G League franchise - the district aims to attract commercial, office, light industrial, technology, healthcare, & recreational uses while generating long-term economic growth & jobs.

## MEDICAL/HEALTHCARE

Noblesville offers a comprehensive healthcare ecosystem with a diverse mix of hospital systems, outpatient clinics, & specialty practices, providing residents with convenient access to both routine care & advanced medical services. IU Health Fishers (formerly IU Health Saxony) is located less than two miles from the referenced acreage. Adjacent to IU Health, Ascension St. Vincent Fishers also delivers 24/7 emergency services, general hospital care, & a range of specialty offerings for Noblesville-area residents. Community-focused options also include Riverview Health, which provides emergency surgical, & specialty services, along with urgent care locations throughout the area. Additional providers, such as Community Health Pavilion Saxony & various specialty clinics, further expand the depth & availability of care in this high-growth corridor.

## HOUSING

The area around Ruoff Music Center is experiencing significant growth in mixed-use housing communities that cater to diverse lifestyles & support the region's expanding population. New residential developments feature a blend of single-family homes, townhouses, & apartments integrated with retail, dining, & recreational spaces, creating vibrant walkable neighborhoods. This boom is driven by strong demand from families & professionals seeking proximity to entertainment, employment centers, & convenient access to I-69. As a result, the area continues to evolve into a dynamic live-work-play destination within Hamilton County's broader growth corridor.

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