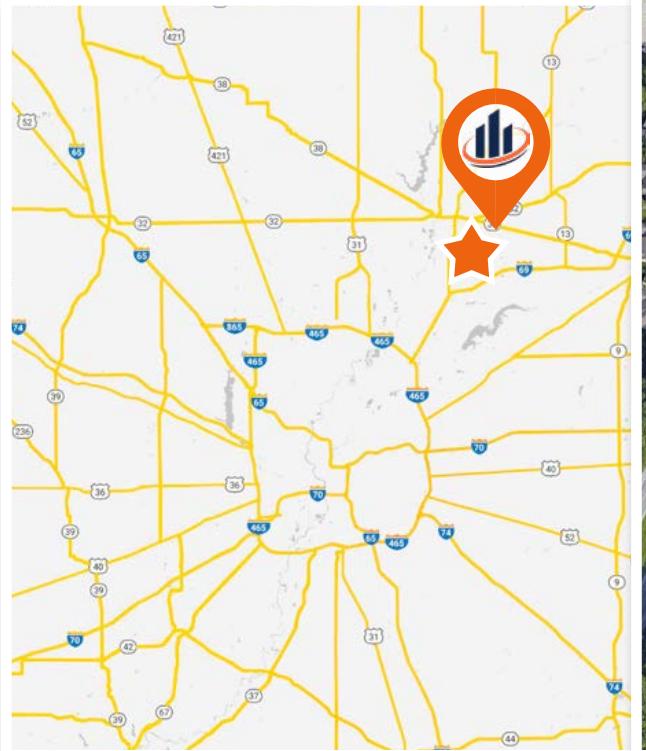


Land For Sale

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



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

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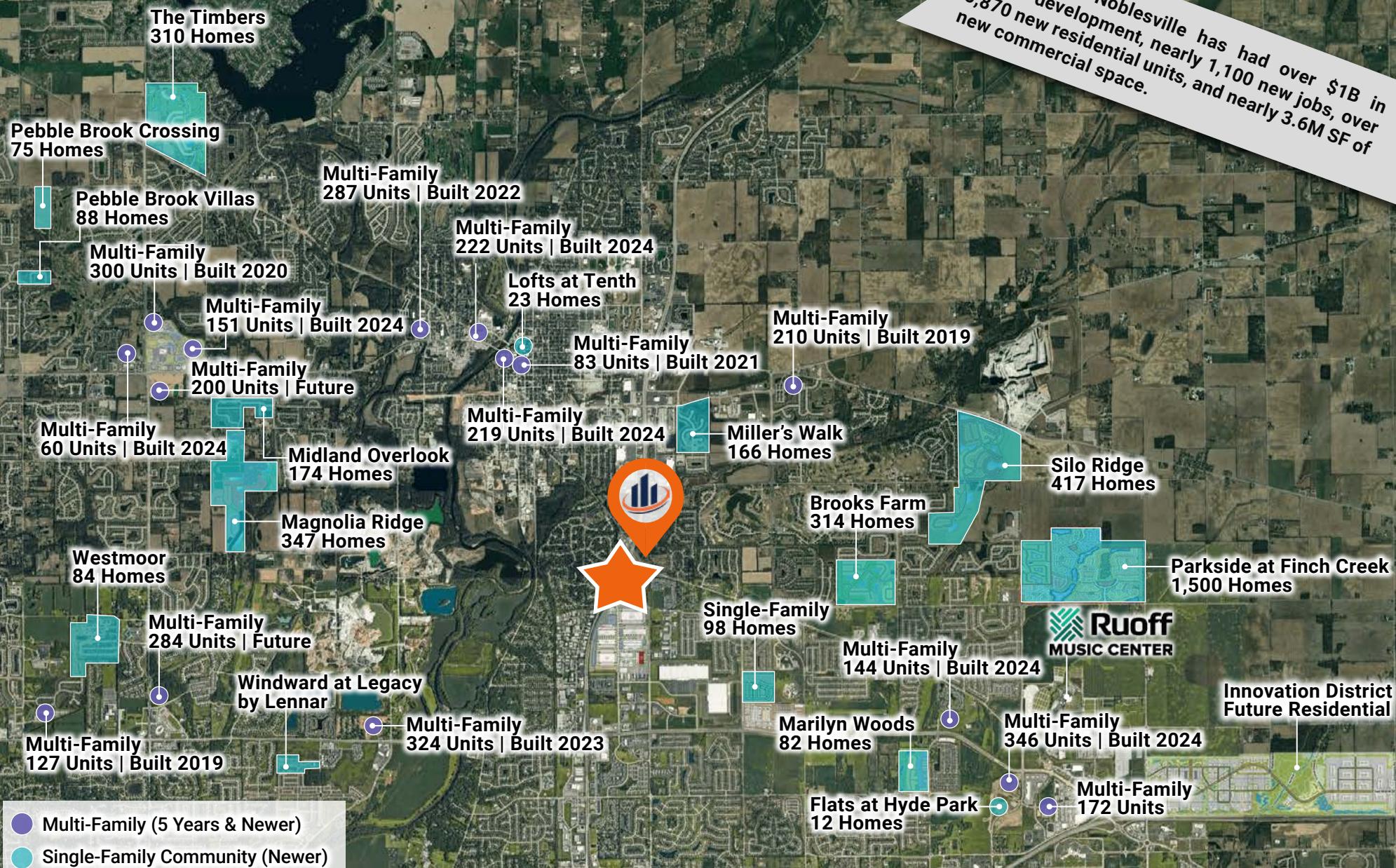
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Trade Area Residential Growth



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

Promenade of Noblesville (60 Acres)



Midland Pointe (34 Acres)



The Village at Federal Hill
Mixed-Use Development

East Bank
Mixed-Use Development

Riverplace Center
 HOBBY LOBBY

Pleasant Street Warehouses

Washington Business Park (142 Acres)



Future Industrial Park (221 Acres)



Stony Creek Business Park (156 Acres)

Noblesville's Corporate Campus



Marketplace on 146th
(107 Acres)



Campus Center (38 Acres)

The Marketplace
at Saxony (22 Acres)

Bastian Solutions (162 Acres)

Hyde Park (274 Acres)



Deer Creek Business Park
(45 Acres)

Innovation District
(200 Acres)

Hamilton Town Center
(47 Acres)

 Industrial/Office

 Medical/Hospital

 Mixed-Use/Major Retail Center



In the Top 10 Best Places to live in Indiana.

→ -HomeSnacks (2020)

The Levinson
\$24.3M Development



Village at Federal Hill
\$35M Development



Nexus
\$52.8M Development



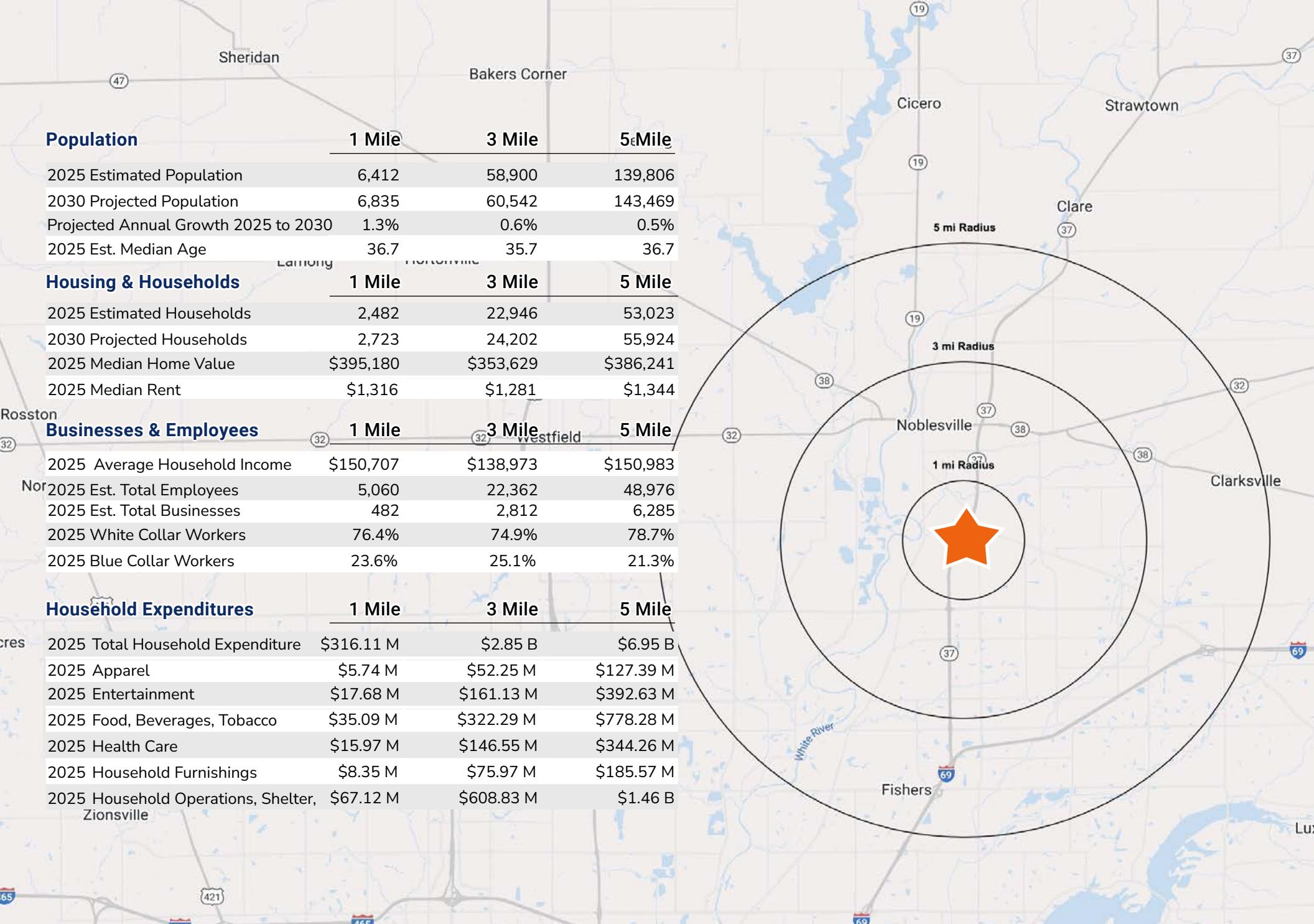
Innovation Mile is set to emerge as a meticulously crafted business hub spanning a mile along 141st Street, nestled between Olio Road and Prairie Baptist Road. This expansive development, sprawling over 200 acres, will boast cutting-edge commercial spaces tailored to foster innovation-driven enterprises.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

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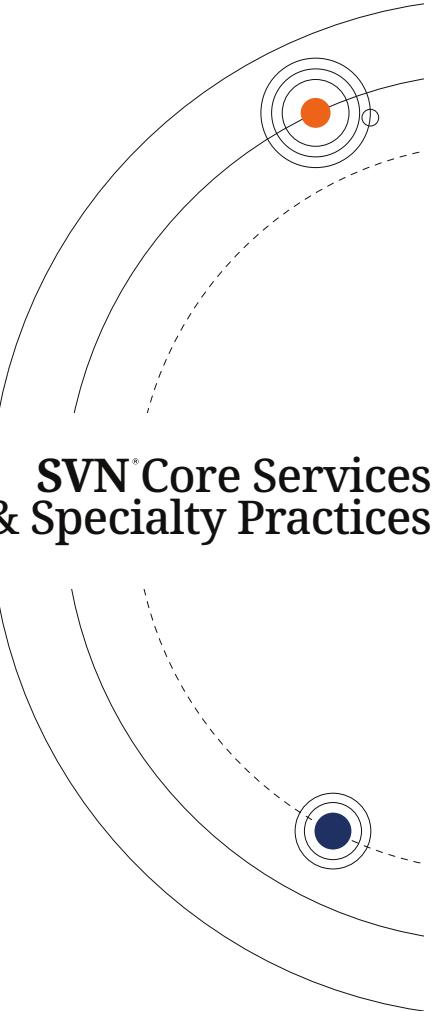




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SVN® Core Services & Specialty Practices

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
- Leasing
- Property Management
- Capital Markets
- Corporate Services
- Tenant Representation
- Accelerated Sales

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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