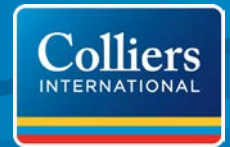


FOR SALE › LAND



# Development-Ready Land

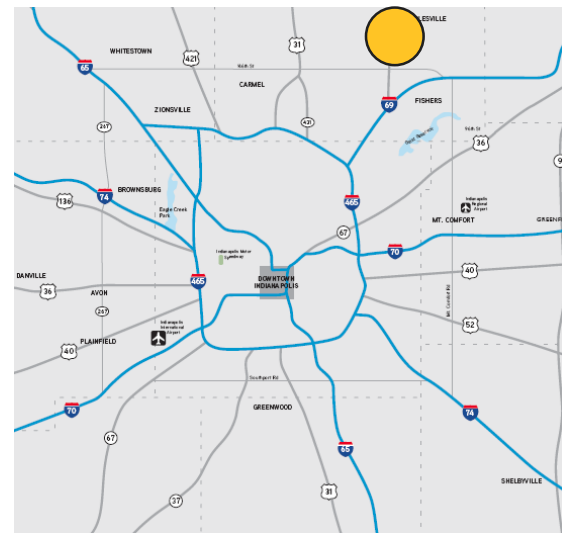
14566 MUNDY DRIVE, NOBLESVILLE, IN 46060

MOTIVATED SELLER – PRICE CUT IN HALF



## Property Highlights

- › ± .48 acres of commercial land available
- › Buyer's choice of build-to-suit or ground sale
- › At the signaled intersection of 146<sup>th</sup> Street & SR 37
- › Outlot to a Marsh-anchored center
- › Located between Jaggers & Godby Home Furnishings
- › Close proximity to Carmel, Fishers & Noblesville city centers
- › Sale Price: \$420,000 **New Price: \$210,000**



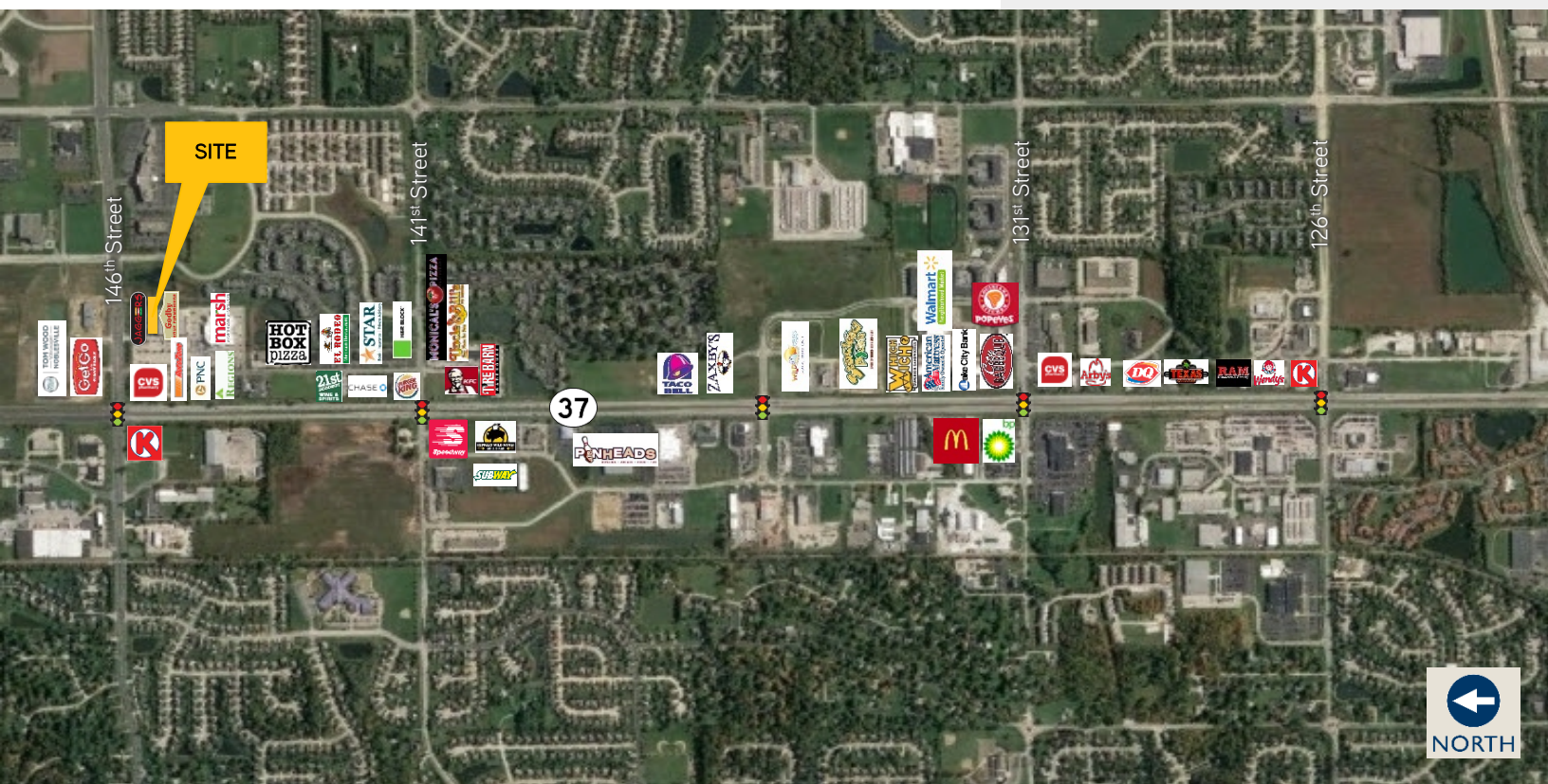
ALISON MELTON  
317 713 2156  
alison.melton@colliers.com

STEPHEN DAUM  
317 713 2144  
stephen.daum@colliers.com

COLLIERS INTERNATIONAL  
241 N Pennsylvania St, Suite 300  
Indianapolis, IN 46204  
colliers.com



## Aerial Map



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2016	10,395	52,134	138,610
Population Projected 2021	11,900	58,730	154,361
Average Household Income	\$97,827	\$98,625	\$105,677
Total Households 2016	3,793	18,819	49,566
Households Projected 2021	4,349	21,184	55,135

### ANNUAL AVERAGE DAILY TRAFFIC

146th St	33,484
US 37	38,148

## Contact

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