

LAND FOR SALE | BUILD-TO-SUIT OPPORTUNITY



PROPERTY DETAILS

Premier Medical & Commercial Development Opportunity

- **Pad-Ready Site Available:** 1.76 acres
- **Price:** \$550,000 per Acre
- **Site Infrastructure Included:** Grading, utilities, and a portion of shared access road
- **Access:** Shared road currently under construction, providing access from Jack Walker Lane and 138th Street
- **Medical Office Development:** Two medical office buildings are slated for construction immediately south of the available parcel
- **Zoning:** MedTech Park PUD-medical uses are preferred by the City of Fishers
- **Shared Infrastructure:** Shared access and parking serving all three development sites
- **Strategic Location:** Surrounded by major healthcare providers and established medical uses
- **Ideal For:** Medical office, healthcare, specialty medical, and other compatible commercial users



CONTACT

R.J. Rudolph
VP, Brokerage
317.490.1026
rrudolph@cciin.com

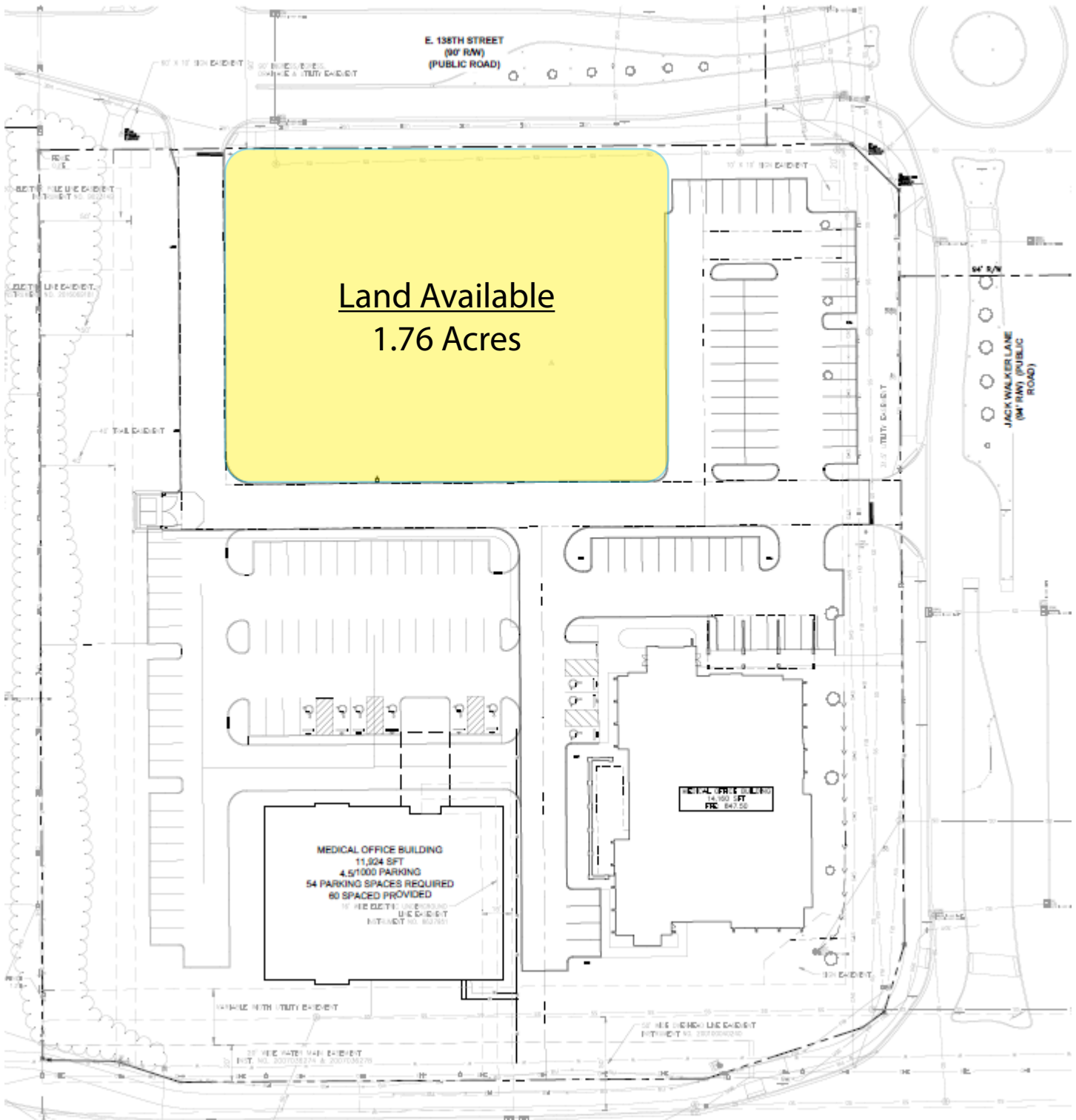
HQ: Cornerstone Companies, Inc.
8902 N Meridian Street, Suite 205
Indianapolis, IN | 317.841.9900
cornerstonecompaniesinc.com



LAND PLAN

13740 Jack Walker Lane
Fishers, IN 46037

Land Available | 1.76 Acres





DEMOGRAPHICS (3 - mile radius)



103,175
Population



33.7
Median Age



34,875
Households



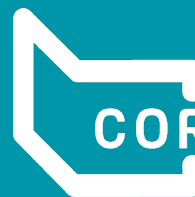
113,501
Median
Household
Income



\$89,335
Average
Household
Income



CORNERSTONE



CORNERSTONE



CONTACT

R.J. Rudolph
VP, Brokerage
317.490.1026
rrudolph@cciin.com

Cornerstone Companies, Inc.
8902 N Meridian Street, Suite 205
Indianapolis, IN 46260