

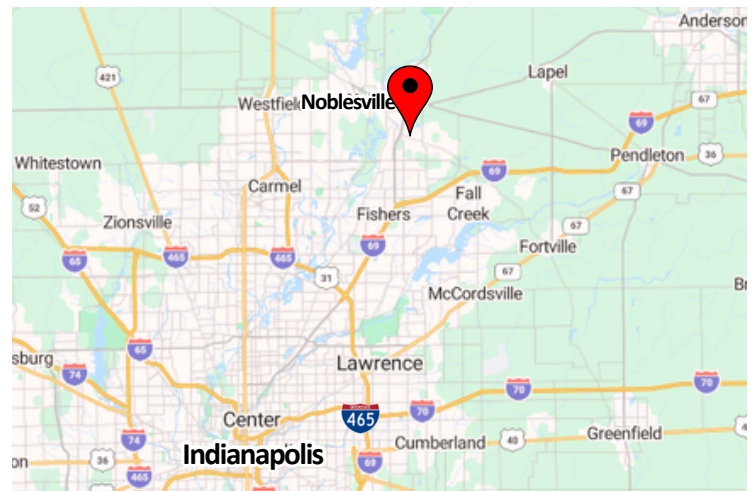
LAND FOR SALE

16211 CUMBERLAND RD., NOBLESVILLE, IN



A rare opportunity to secure a .83-acre hard corner parcel at a traffic-signalized intersection just off State Road 37 in the heart of Hamilton County, Indiana — consistently ranked among the fastest-growing and most affluent counties in the Midwest. Surrounded by a powerhouse retail ecosystem anchored by Lowe's, Costco, Meijer, and Walmart, and strategically positioned on the south side of Noblesville virtually adjacent to Fishers, Indiana — two of the state's hottest growth markets — this site offers exceptional visibility, traffic, and consumer demand. While currently zoned residential, the City of Noblesville's Future Land Use Plan designates this corner as "Commercial Corridor", supporting a broad range of high-demand concepts, including auto, drive-thru retail, fast-casual restaurants, health and senior care facilities, or a multi-tenant office or retail campus. The adjacent 5.16 acres is also available, creating a compelling 6-acre assemblage opportunity for developers and end-users looking to maximize their footprint in one of Indiana's premier commercial corridors.

PRICE	\$ 749,900.00
LOT SIZE	.83 acres
FRONTAGE	400 LF
ZONING	Residential
FUTURE USE	Corridor Commercial



KW COMMERCIAL
G2 Real Estate Group
 8555 N River Road,
 Ste. 200
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 IN #RB18000445

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,061	27,618	65,815	Median	\$109,674	\$106,190	\$120,961
Female	3,243	29,240	68,739	Under \$15k	104	762	1,552
Total Population	6,304	56,858	134,554	\$15k - \$25k	24	719	1,348
				\$25k - \$35k	131	947	1,808
				\$35k - \$50k	389	1,903	3,503
				\$50k - \$75k	399	3,547	6,538
				\$75k - \$100k	132	2,667	6,372
				\$100k - \$150k	362	4,584	10,622
				\$150k - \$200k	245	2,420	7,296
				Over \$200k	694	4,830	12,518
Housing	1 Mile	3 Miles	5 Miles				
Total Units	2,718	24,440	56,151				
Occupied	2,480	22,380	51,556				
Owner Occupied	1,631	15,088	36,981				
Renter Occupied	849	7,292	14,575				
Vacant	238	2,060	4,594				
Age	1 Mile	3 Miles	5 Miles				
Ages 0 - 14	1,257	11,350	27,298				
Ages 15 - 24	780	7,642	17,893				
Ages 25 - 54	2,577	24,787	57,761				
Ages 55 - 64	699	5,773	14,037				
Ages 65+	990	7,305	17,566				

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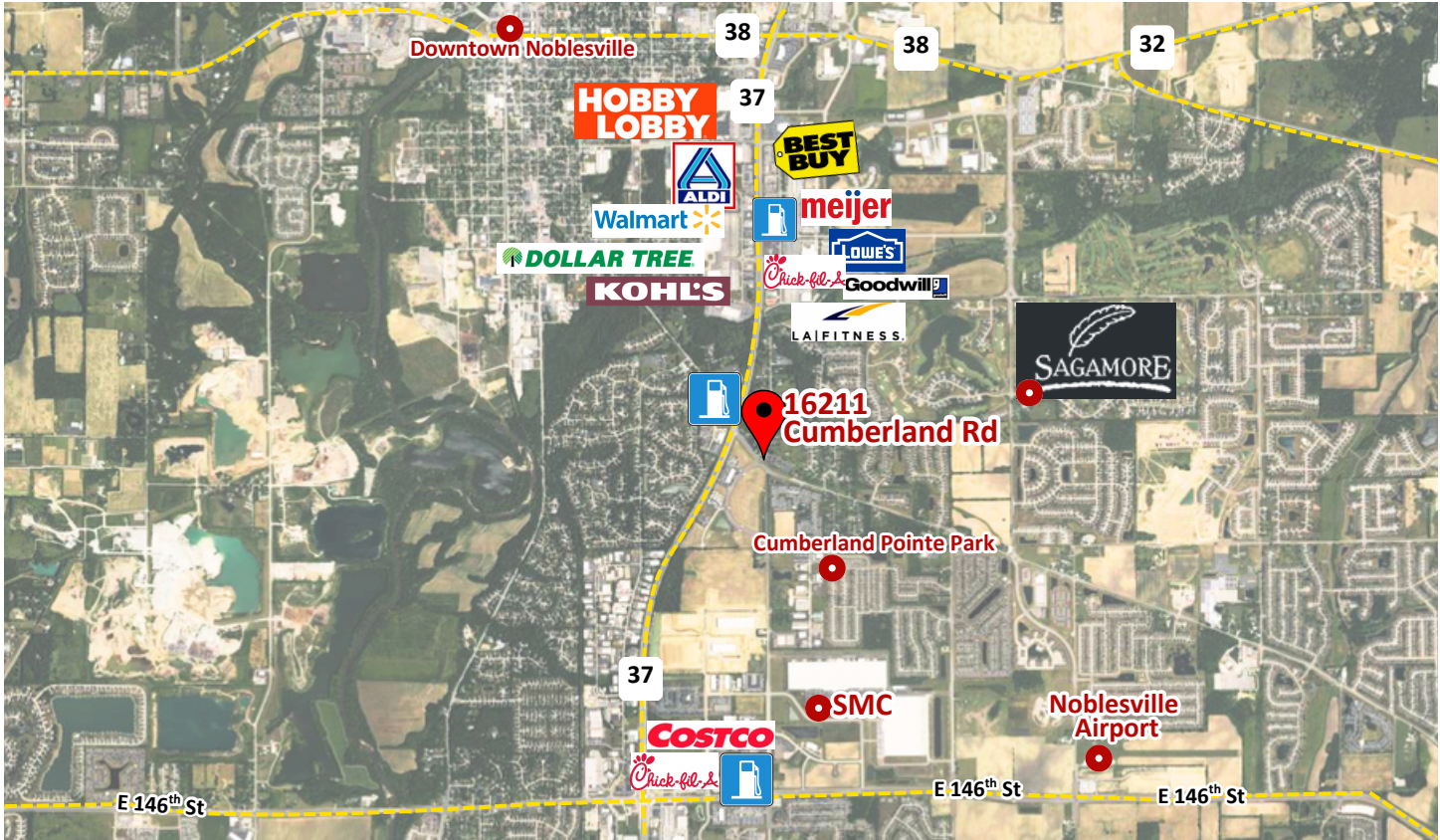
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POINT OF INTEREST



TRAFFIC COUNT

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
Greenfield Ave	E 98th	0.07 SE	2024	13,897	MPSI	.10
Greenfield Ave	E 98th	0.07 SE	2025	13,842	MPSI	.10
Huntington Ave	Greenfield Ave	0.10 NE	2022	31,947	MPSI	.15
Greenfield Ave	Fox Dr	0.04 E	2023	15,064	MPSI	.25
Greenfield Ave	Fox Dr	0.04 E	2025	14,974	MPSI	.25
Greenfield Ave	Prosperity Dr	0.03 NW	2018	8,559	MPSI	.26
Greenfield Ave	Prosperity Dr	0.03 NW	2024	9,980	MPSI	.26
Greenfield Ave	Herriman Blvd	0.06 SE	2023	10,972	MPSI	.31
Local	Herriman Blvd	0.06 SE	2020	10,774	AADT	.31
Greenfield Avenue	Herriman Blvd	0.06 SE	2025	10,740	MPSI	.31

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FUTURE USE PLANS

Thoroughfare Plan:

City of Noblesville Thoroughfare Plan

Road Classes [^]		Roundabouts	
	Interstate		Complete
	State (min. R-O-W 240 Feet*)		Planned
	Primary (min. R-O-W 140-200 Feet*)		Proposed
	Secondary (min. R-O-W 100 Feet*)		
	Collector (min. R-O-W 80 Feet*)		
	Local		

* Within 500' of an intersection, R-O-W width shall be increased by 10%-20% of total R-O-W width, as determined by the City Engineer, in order to accommodate the intersection.
[^] Proposed routes designated via a DASHED line, rather than solid.



Future Use:



Legend

- Residential
- Traditional Residential
- Infill Residential
- Mixed Residential
- Rural/Estate Residential
- Preservation/Natural Areas
- Parks & Recreation
- Commercial-Neighborhood
- Commercial-Corridor**
- Commercial-Regional/HWY
- Innovation/Flex MU
- Production
- Light Industrial
- Institutional
- Downtown
- Trails
- Proposed Trails
- Noblesville Planning Jurisdiction

Corridor

Corridor commercial serves the local population through medium-scale retail amenities and other commercial amenities. Other uses, such as office space, entertainment, and dining may be permitted.

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