KESOURCE 16041 BODEN ROAD

NOBLESVILLE, IN 46060

SALE

LAND





669862

rcre.com

SALE PRICE ACR

\$525,000

ACREAGE	
1.95 ACRES	

DAYCARE SITE

- + Excellent visibility along Boden Road
- + Utilities at the site
- Immediately south of Finch Creek Park, a 130,000 SF youth sports facility
- Part of the newly developed Blue Ridge Creek subdivision, featuring 169 residential homesites
- Immediately north of the proposed Hamilton Southeastern Elementary School
- * Less than 2.5 miles from Hamilton Town Center

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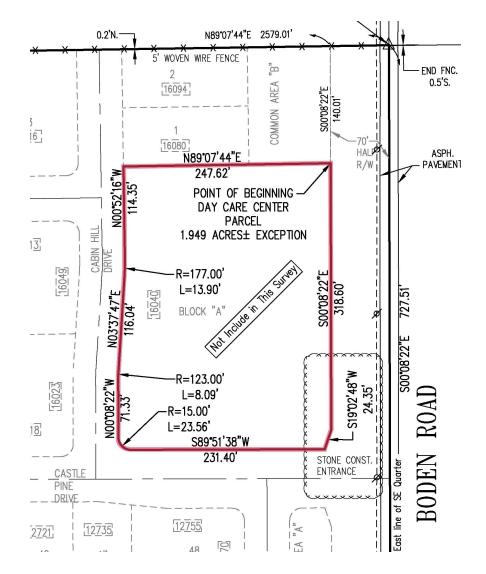


APPROVED DAYCARE SITE

16041 BODEN ROAD, NOBLESVILLE, IN 46060

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,967	87,182	294,222
Average age	30.9	31.9	35.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	9,883	32,412	111,584
Average HH income	\$107,496	\$121,284	\$125,277

* Demographic data derived from SitesUSA



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The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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