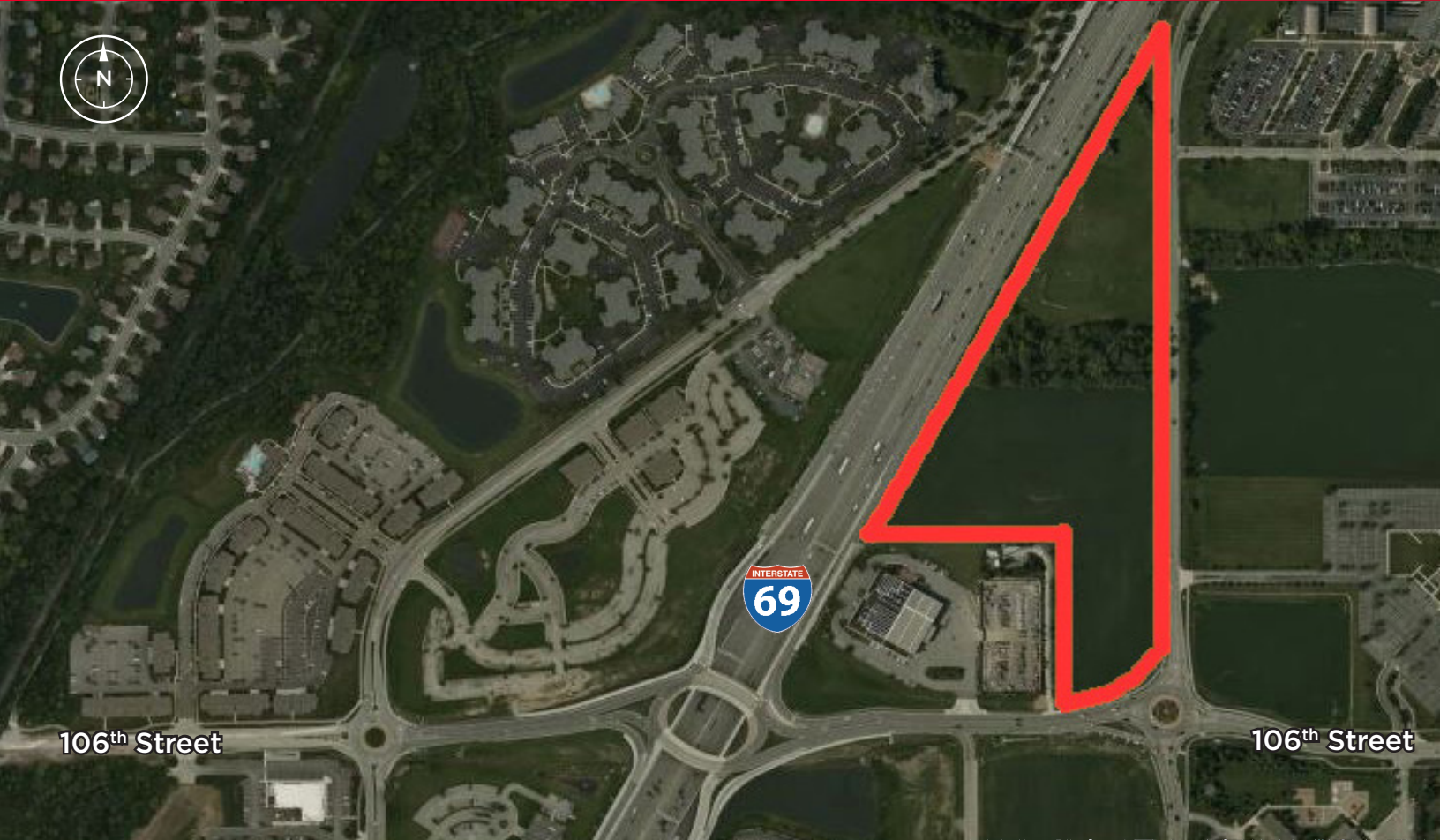




FOR SALE

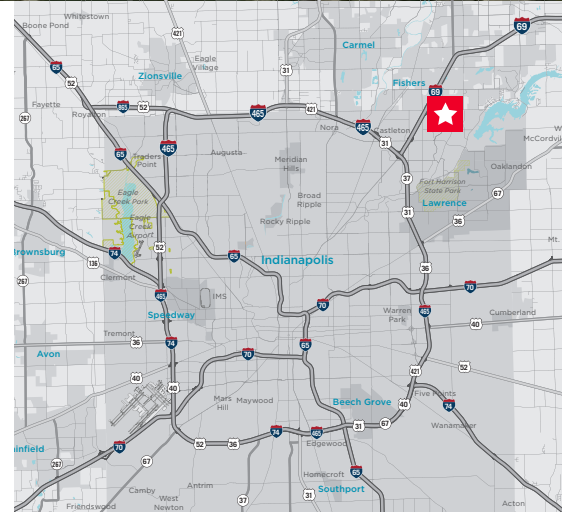
# Prime Development Site

I-69 & 106th Street  
Fishers, IN



## Property Highlights

- 21 acres located at I-69 & 106th Street
- Premier I-69 location
- 1,660+ lineal feet of I-69 frontage
- Adjacent access to 106th & Lantern Road roundabout
- Fishers EN zoning allows office/medical/hotel/supports uses
- Utilities available on-site
- ***Ideal corporate campus/mixed-use site***



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**Amenities Map**





**Sample Development Site Plan**



*The rendering shown above is for example purposes only. Purchaser and related parties shall rely on their own site investigation and due diligence in development of the property.*

**Fishers, IN**

- #1 City to Live (MONEY Magazine, 2017)
- Award winning Hamilton Southeastern Schools
- I-69 connectivity & improvements
- High profile retail: Top Golf, IKEA
- Extreme focus on amenities & quality of life
- Pro-business governance


**Fishers, IN Demographics**

	2 Mi	5 Mi
Population	29,052	166,838
Households	11,817	64,880
Average Age	33.30	34.90
Average HH Income	\$109,837	\$119,372
Daytime Employees	31,237	112,203
Population Growth '18-'23	9.1%	8.8%
Household Growth '18-'23	9.4%	9.0%


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