

Fishers Area

OVER 42 ACRES OF PRIME DEVELOPMENT PROPERTY

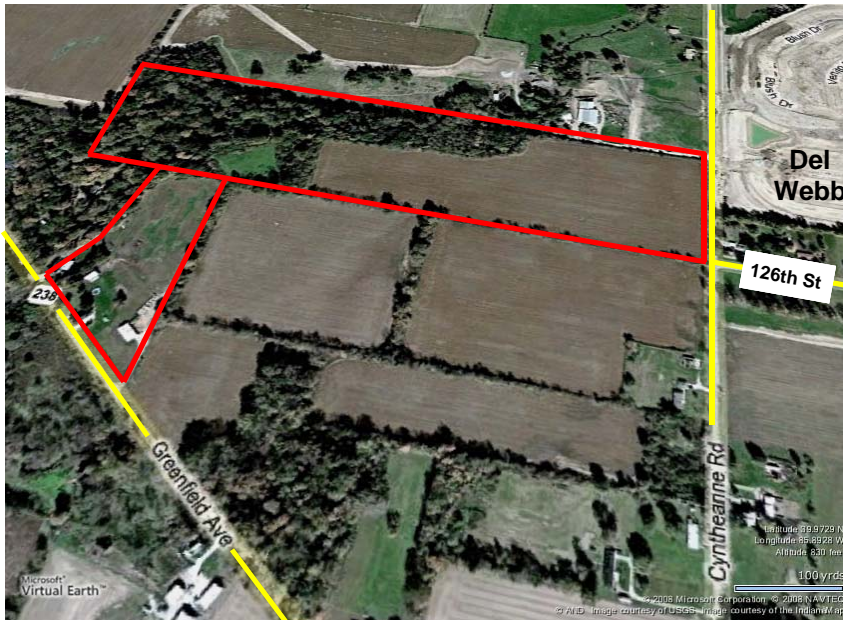
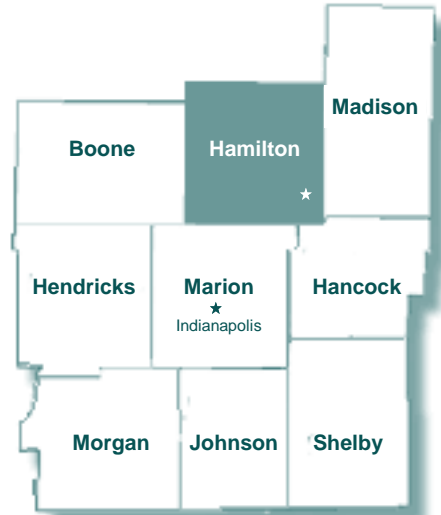
A rare find! Development property with two-road access! Purchase 35 acres on Cyntheanne Rd. and an adjoining parcel of 7.06 acres on SR 238, making a total of over 42 acres in the highly desirable Fishers area in Hamilton County.

Water and sewer goes across the rear of the Cyntheanne Rd. property giving utility access to both joining parcels. Parts of SR 238 leading up to this land are going commercial, making this a tremendous investment opportunity with diversified future use and/or possible zoning.

Parcels may be purchased together or separately.

Cyntheanne Rd. Property
Loopnet ID# 15906085
BLC/MLS# 2855675
ICBR# 1836497

SR 238 Farm Property
Loopnet ID# 15906011
BLC/MLS#s 2855350 & 2855690
ICBR# 1836439



Aerial of Two-parcel Plat

The 35 acres are across from the new park and south of the new Del Webb community on Cyntheanne Rd.

The 7.06 acres joins in the back of this parcel and opens onto SR 238, giving you both entrances and exits off two major roads.



Frontage from Cyntheanne Rd. facing West.



This shows the present structures in use on the property. Pole Barn, barn for horses, home and utility building, pool and personal items. You are buying this property for the high land value in Hamilton County on SR 238.



l.fischer@att.net | www.fischerandassociates.biz
12350 Bellingham Boulevard | Fishers, IN 46037
DIRECT: 317.250.7364 | FAX: 317.485.7164