

145+/- Acres - Intersection of Highway 13 & 38 - Madison
County, IN
0 State Highway 13 and State Highway 38
Lapel, IN 46051

\$11,497,660
148.880± Acres
Madison County

Call Chad Renbarger 317-416-7712



**145+/- Acres - Intersection of Highway 13 & 38 - Madison County, IN
Lapel, IN / Madison County**

SUMMARY

Address

0 State Highway 13 and State Highway 38

City, State Zip

Lapel, IN 46051

County

Madison County

Type

Undeveloped Land, Business Opportunity, Commercial

Latitude / Longitude

40.017128 / -85.84594

Acreage

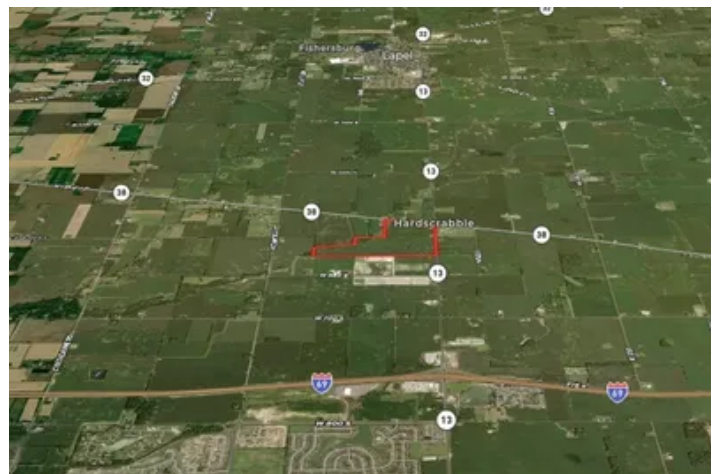
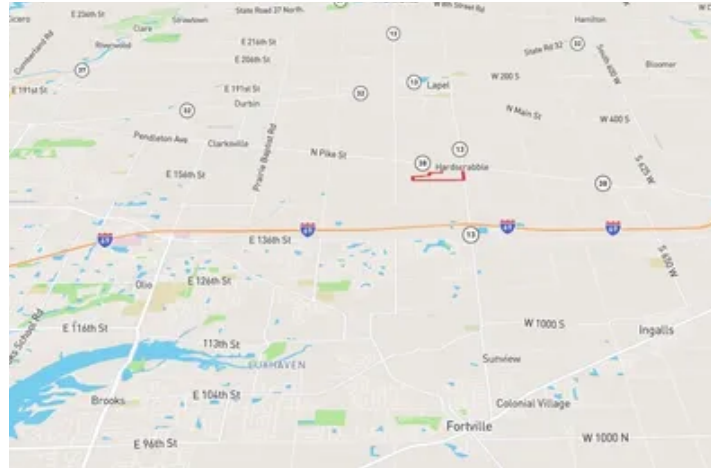
148.880

Price

\$11,497,660

Property Website

<https://indianalandandlifestyle.com/property/145-acres-intersection-of-highway-13-38-madison-county-in-madison-indiana/94198/>



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PROPERTY DESCRIPTION

145+ Acres of Prime Development Opportunity in Madison County, Indiana!

Property Overview: Discover an exceptional investment opportunity with this expansive 148-acre property located in the rapidly growing area of Madison County, Indiana. This prime land parcel offers vast potential for development, agriculture, or recreational use.

Key Features:

- **Size:** Over 148 acres
- **Road Frontage:**
 - Highway 13: Over 2,200 feet
 - Highway 38: Over 1,700 feet
- **Utilities:**
 - Fall Creek sewer access just across Highway 13
 - Water supply located less than 1/4 mile from the property
- **Zoning:** Falls under the jurisdiction of the Town of Lapel

Location Highlights:

- Just 10 miles to downtown Fishers, IN
- Only 8 miles to Noblesville, IN
- 3 miles to Lapel, IN
- A mere 1.3 miles from Interstate I-69, providing easy access to major highways and surrounding areas

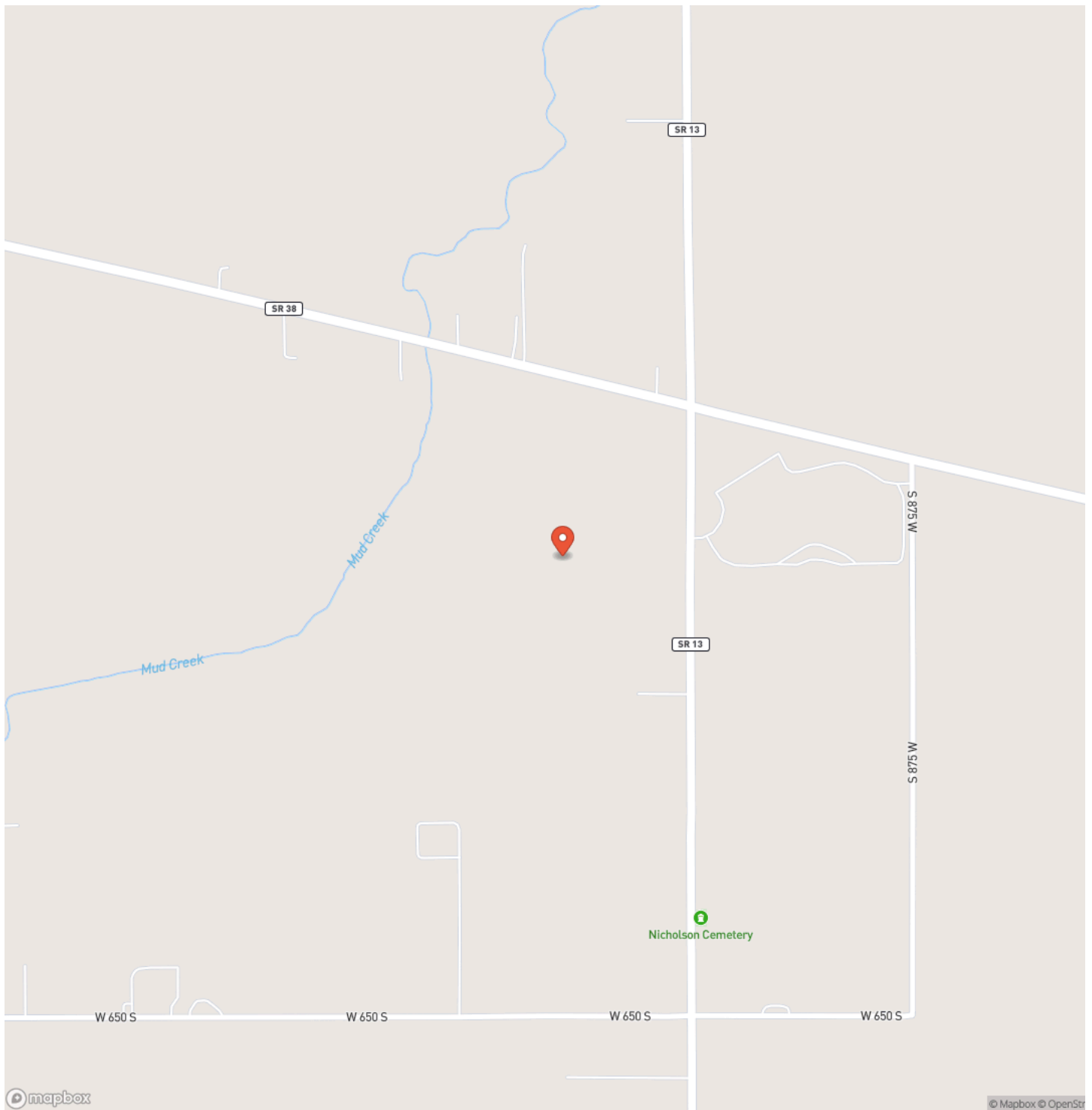
Investment Potential: With its strategic location and substantial road frontage, this property is ideal for residential, commercial, or mixed-use development. The surrounding communities are experiencing significant growth, making this an opportune moment to invest in this high-demand area.

For a showing or more information call Chad Renbarger - [317-418-7712](tel:317-418-7712)

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Lapel, IN / Madison County

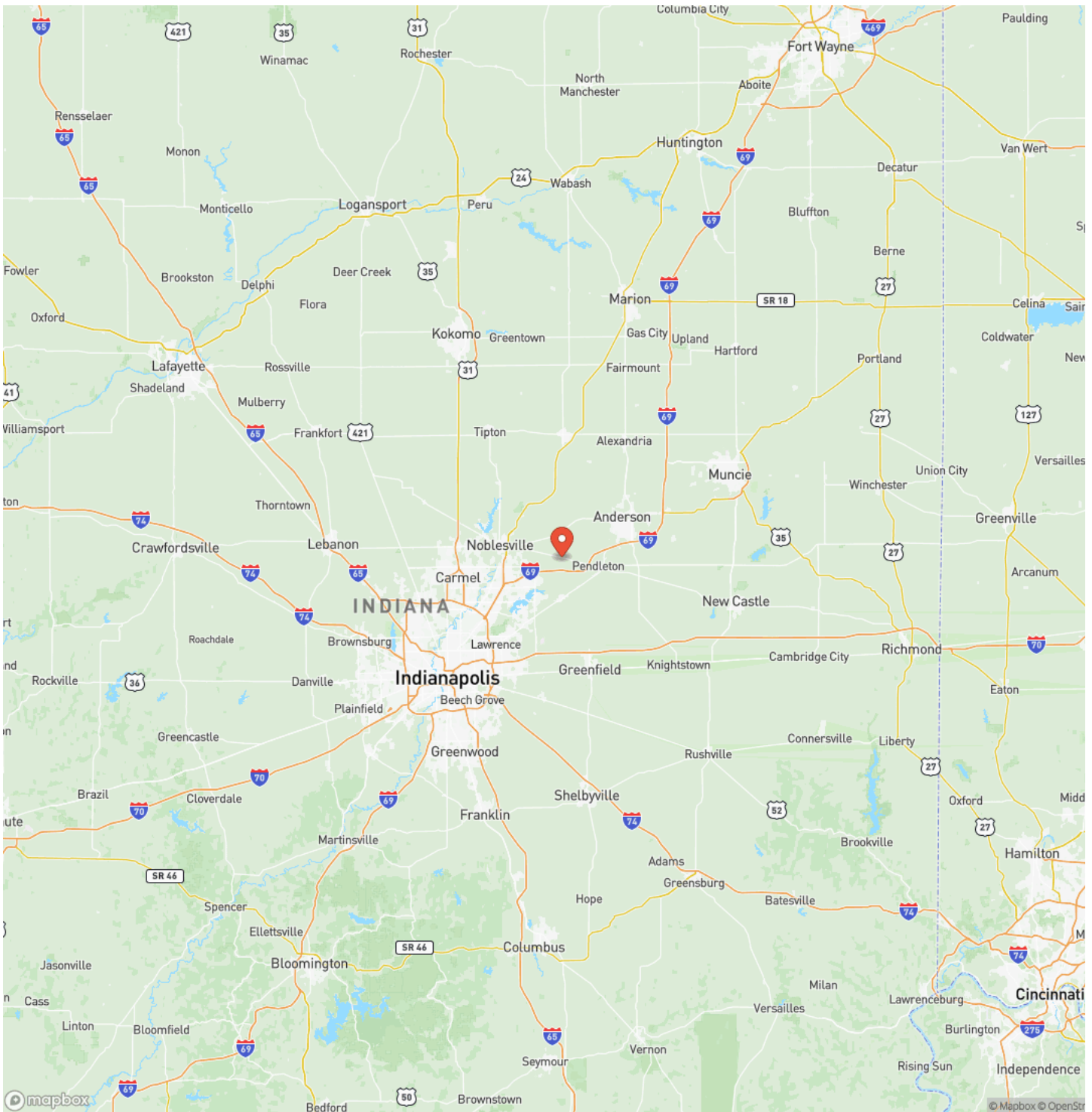


Locator Map



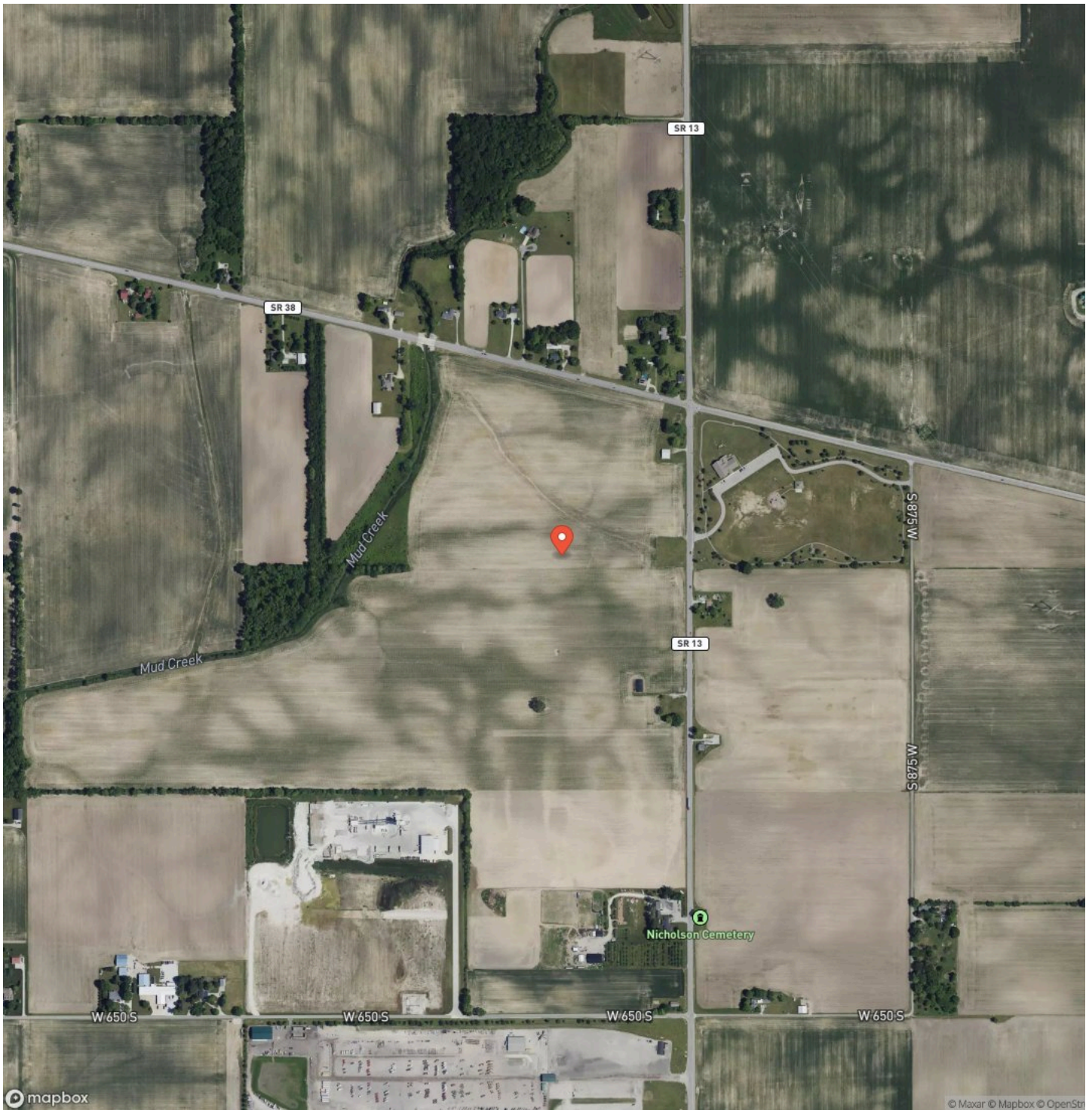
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Lapel, IN / Madison County

Locator Map



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Lapel, IN / Madison County

Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Indiana Land and Lifestyle

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<https://indianalandandlifestyle.com/>
