

15.5 Acres on the White River | Hamilton County,
Indiana
13280 Strawtown, Ave
Noblesville, IN 46060

\$800,000
15.49± Acres
Hamilton County



15.5 Acres on the White River | Hamilton County, Indiana Noblesville, IN / Hamilton County

SUMMARY

Address

13280 Strawtown, Ave

City, State Zip

Noblesville, IN 46060

County

Hamilton County

Type

Hunting Land, Business Opportunity, Undeveloped Land,
Riverfront, Recreational Land

Latitude / Longitude

40.122201 / -85.930135

Acreage

15.49

Price

\$800,000

Property Website

<https://indianalandandlifestyle.com/property/15-5-acres-on-the-white-river-hamilton-county-indiana/hamilton/indiana/99228/>



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PROPERTY DESCRIPTION

Investment Opportunity with Current Aggregate Zoning & Future Residential Potential

Located in highly desirable Hamilton County, this 15.5± acre property offers a rare blend of immediate income potential and long-term development upside. Positioned along the scenic White River with over 1,500 feet of road frontage, the tract combines accessibility, natural beauty, and strong future value in one of Central Indiana's fastest-growing markets.

Currently zoned for a gravel pit through September 2026, the property presents a unique opportunity for investors or operators looking to capitalize on remaining aggregate resources. Significant material remains on site, creating near-term extraction potential while holding strong long-range appeal as a residential or estate-style property once zoning reverts.

The White River frontage adds recreational and aesthetic value rarely found in Hamilton County parcels of this size, making it attractive for future homesites, outdoor enthusiasts, or buyers seeking a strategic land hold in a premium location.

With annual property taxes of approximately \$1,300, the carrying costs remain low relative to the flexibility and upside this property offers.

Property Highlights

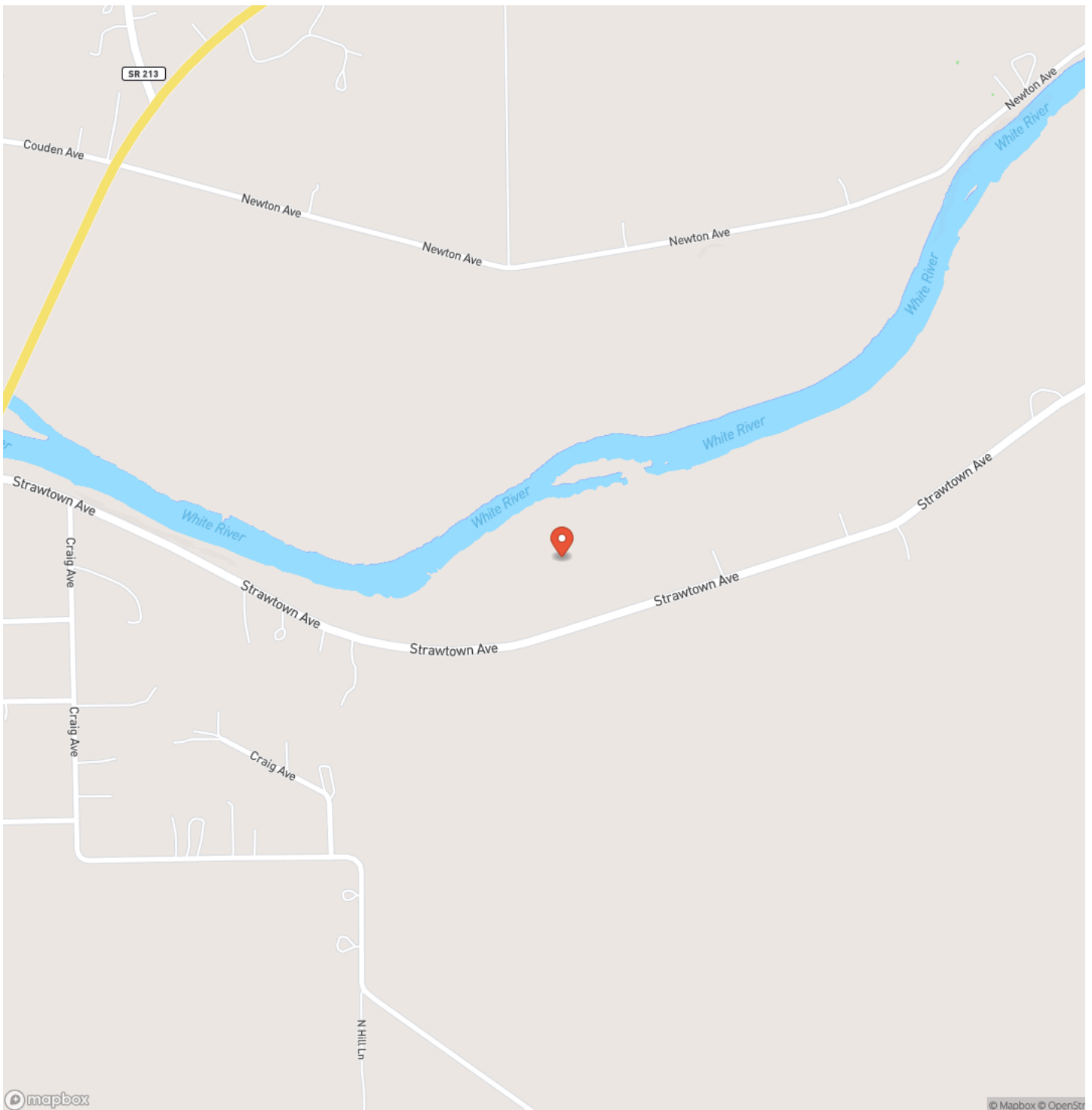
- 15.5± acres in **Hamilton County, Indiana**
- White River frontage with scenic natural setting
- Over **1,500 feet of road frontage** for excellent access and visibility
- Zoned for gravel pit use until **September 2026**
- Remaining aggregate material offers income potential
- Zoning expected to revert to residential use after expiration
- Strong investment hold with future residential or estate potential
- Approx. **\$1,300/year** in property taxes

For more information, contact Land Specialist, Chad Renbarger at [317-418-7712](tel:317-418-7712) .

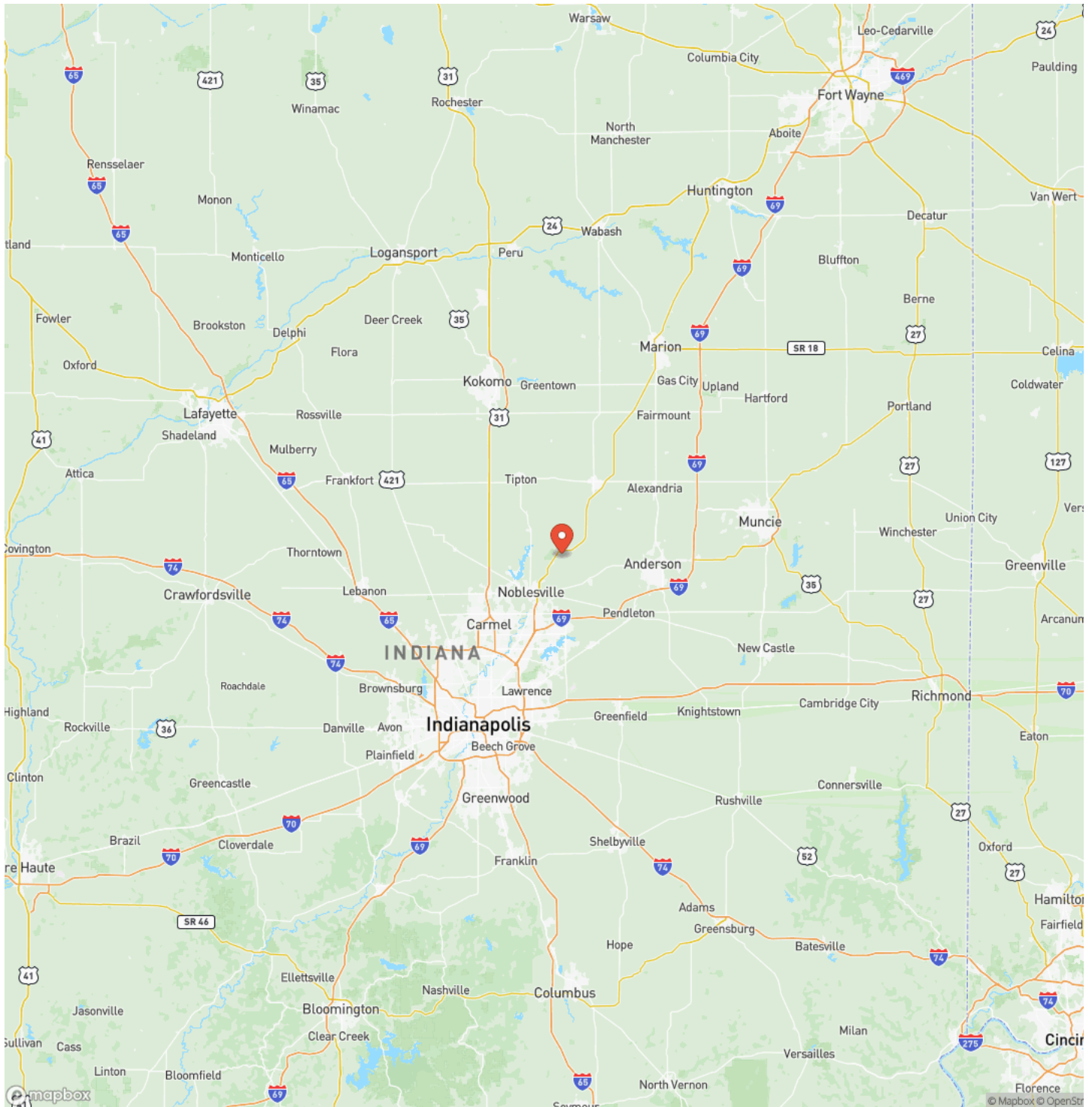
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Chad Renbarger

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City / State / Zip

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

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.

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