

43 +/- Acres - Hwy 13 & Hwy 38 - 2,700 ft of Road  
Frontage  
0 State Road 13 & 38  
Lapel, IN 46051

**\$3,450,000**  
43± Acres  
Madison County

Call Chad Renbarger 317-416-7712 PROPERTIES



**43 +/- Acres - Hwy 13 & Hwy 38 - 2,700 ft of Road Frontage  
Lapel, IN / Madison County**

**SUMMARY**

**Address**

0 State Road 13 & 38

**City, State Zip**

Lapel, IN 46051

**County**

Madison County

**Type**

Undeveloped Land, Commercial

**Latitude / Longitude**

40.018564 / -85.846213

**Acreage**

43

**Price**

\$3,450,000

**Property Website**

<https://indianalandandlifestyle.com/property/43-acres-hwy-13-hwy-38-2-700-ft-of-road-frontage/madison/indiana/97405/>



## 43 +/- Acres - Hwy 13 & Hwy 38 - 2,700 ft of Road Frontage Lapel, IN / Madison County

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### **PROPERTY DESCRIPTION**

#### **43+ Acres of Prime Development Opportunity in Madison County, Indiana!**

**Property Overview:** Discover an exceptional investment opportunity with this expansive 43-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 43 +/- acres
- **Road Frontage:**
  - Highway 13: Over 2,200 feet
  - Highway 38: Over 950 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)

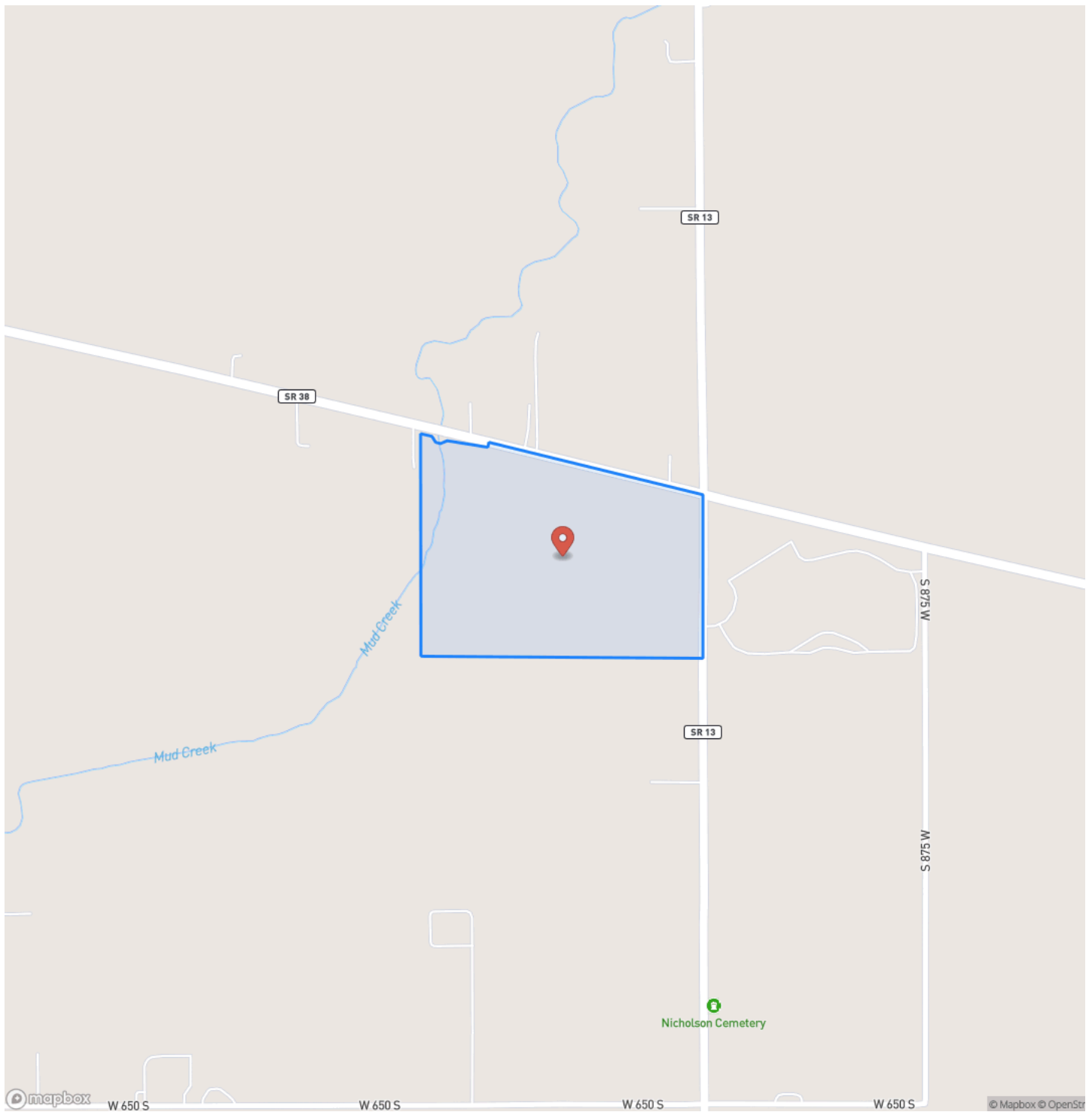
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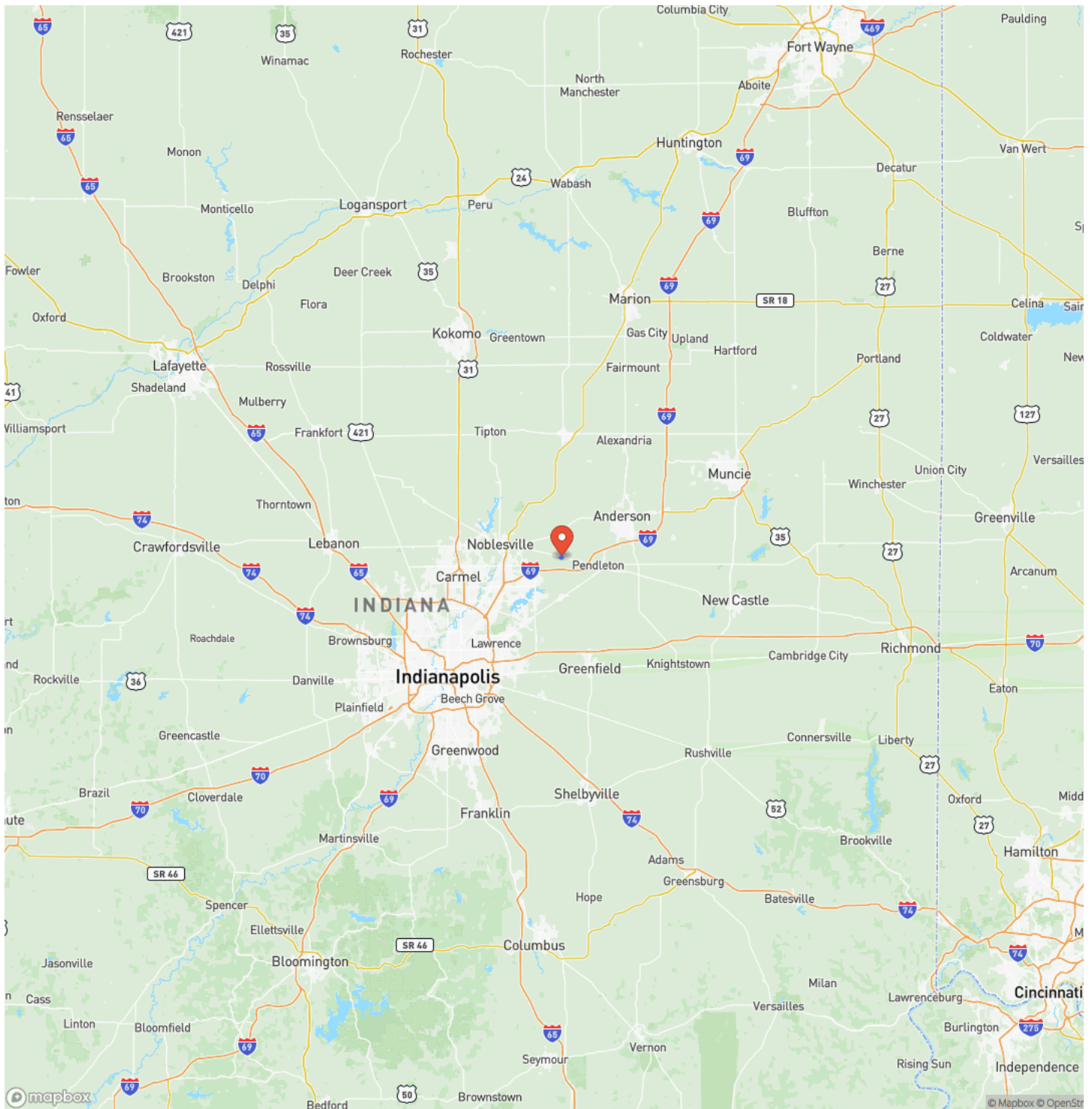
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## Locator Map



43 +/- Acres - Hwy 13 & Hwy 38 - 2,700 ft of Road Frontage  
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## 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.

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