

SR 19 & 226th Cicero, IN

Hamilton County

24.30 ACRES POSITIONED FOR DEVELOPMENT

NALCressy
cressy.com



**24.30
Acres**

PROPERTY OVERVIEW

- NAI Cressy presents a 24.30± acre land opportunity located along State Road 19 in Cicero, Indiana, positioned along the southern approach to one of northern Hamilton County's emerging growth corridors. The property offers meaningful frontage and visibility, with approximately 9,000 vehicles per day along SR 19, a clean rectangular configuration, and a strategic location between two growth patterns: continued northward expansion from Noblesville and increasing residential/recreational demand tied to Cicero, Morse Reservoir, and the surrounding lake community.
- Current zoning intends to accommodate low- to moderate-impact business park and light industrial facilities. Per the Cicero/Jackson Township C-3 district standards, permitted uses include office complex, flex-space, research center, light manufacturing, distribution center, warehouse, trade shops, welding, enclosed auto service/repair, service station, recreational vehicle sales, public park/recreation center, and accessory uses. This zoning creates a meaningful framework for future employment, service, flex, office, and light industrial development along the SR 19 corridor, subject to utility, access, drainage, site design, and municipal approvals. Continued residential growth in the surrounding area further supports demand for additional services, amenities, employment uses, and commercial offerings to serve existing and future rooftops.
- Located near established residential neighborhoods, downtown Cicero, Morse Reservoir, downtown Noblesville, and the broader US-31 / 236th Street growth corridor, the property is well-positioned to benefit from continued population growth and infrastructure investment across Hamilton County. The site offers a right-sized opportunity for a buyer or developer seeking to create a thoughtful, community-serving project in one of Hamilton County's most active emerging markets.



BUYER DILIGENCE CONSIDERATIONS:



ACREAGE:
24.30 Total Acres



CURRENT ZONING:
C-3 — Business Park / Light Industrial



LOCATION:
Dual-market gateway. This site sits at the intersection of two demand vectors: the northward growth from Noblesville AND southward growth from the Cicero/Morse Reservoir community. The site is 8 minutes to downtown Noblesville.



ACCESS:
Directly from high-traffic SR 19.



FUTURE LAND-USE CONTEXT:
Commercial / mixed-use per the 2025 Cicero/Jackson Township Comprehensive Plan



JURISDICTION:
Unincorporated Jackson Township; zoning/land-use authority administered through Cicero/Jackson Township planning process.



ANNEXATION:
Town has indicated interest; process and contiguity requirements to be confirmed.



UTILITIES:
Water and sewer not currently available at site.



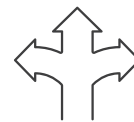
SEWER:
Town has completed/advanced major sewer capacity improvements.



WATER:
Future system planning underway; Town currently advising developers approximately two years out.



INFRASTRUCTURE PARTICIPATION:
Developer participation may be requested for utility extensions serving the property.



ROADWAY PLANNING:
Potential future right-of-way interest along northern portion for 226th Street / Voss Hiatt / Stringtown Pike connection.



BUYER TO VERIFY:
Zoning, permitted uses, utilities, access, drainage, stormwater, roadway improvements, right-of-way impacts, and development feasibility.



SALE PRICE:
Call Brokers for details.

PERMITTED USAGE

4.13 "C3" District Intent, Permitted Uses, and Special Exception Uses

District Intent

The "C3" (Business Park/Light Industrial) District is intended to provide a land use category for most low to moderate impact business park and light industrial facilities. This district can be used adjacent to all other commercial districts, agriculture districts, and the "R5" and "R6" residential districts.

Cicero/Jackson Township's Plan Commission and Board of Zoning appeals should strive to use the "C3" district to develop a contiguous area, or cluster, for commerce and job creation.

The Plan Commission and Board of Zoning Appeals should not encourage "spot zoning" with this district. The Plan Commission and Board of Zoning Appeals should also strive to minimize lighting, parking lots fronting the major streets, excessive use of signs, and traffic conflicts in the "C3" District.

Permitted Uses

Business: Auto Sales/Services

- automobile body shop (enclosed)
- automobile repair, minor (enclosed)
- automobile service station
- recreational vehicle sales
- oil change service (enclosed)

Business: General Business

- warehouse
- welding
- trade shops

Communication/Utility

- radio/TV station

Industrial Uses:

- distribution center
- flex-space
- light manufacturing
- office complex
- research center

Institutional/Public Facilities

- public park/recreation center

Miscellaneous

- accessory uses

Special Exception Uses

Agricultural Uses/Service

- farm equipment sales/service
- commercial processing agriculture products
- commercial storage of agricultural products

Business: Auto Sales/Services

- automobile body shop (enclosed)
- automobile repair, major (enclosed)
- automobile/truck storage (outdoor)

Business: General Business

- outside storage facility (shall be enclosed with privacy fence)

Communication/Utility

- cellular/communication/radio/television tower
- pipeline pumping station
- public wells
- utility substation

Institutional/Public Facilities

- police/fire station

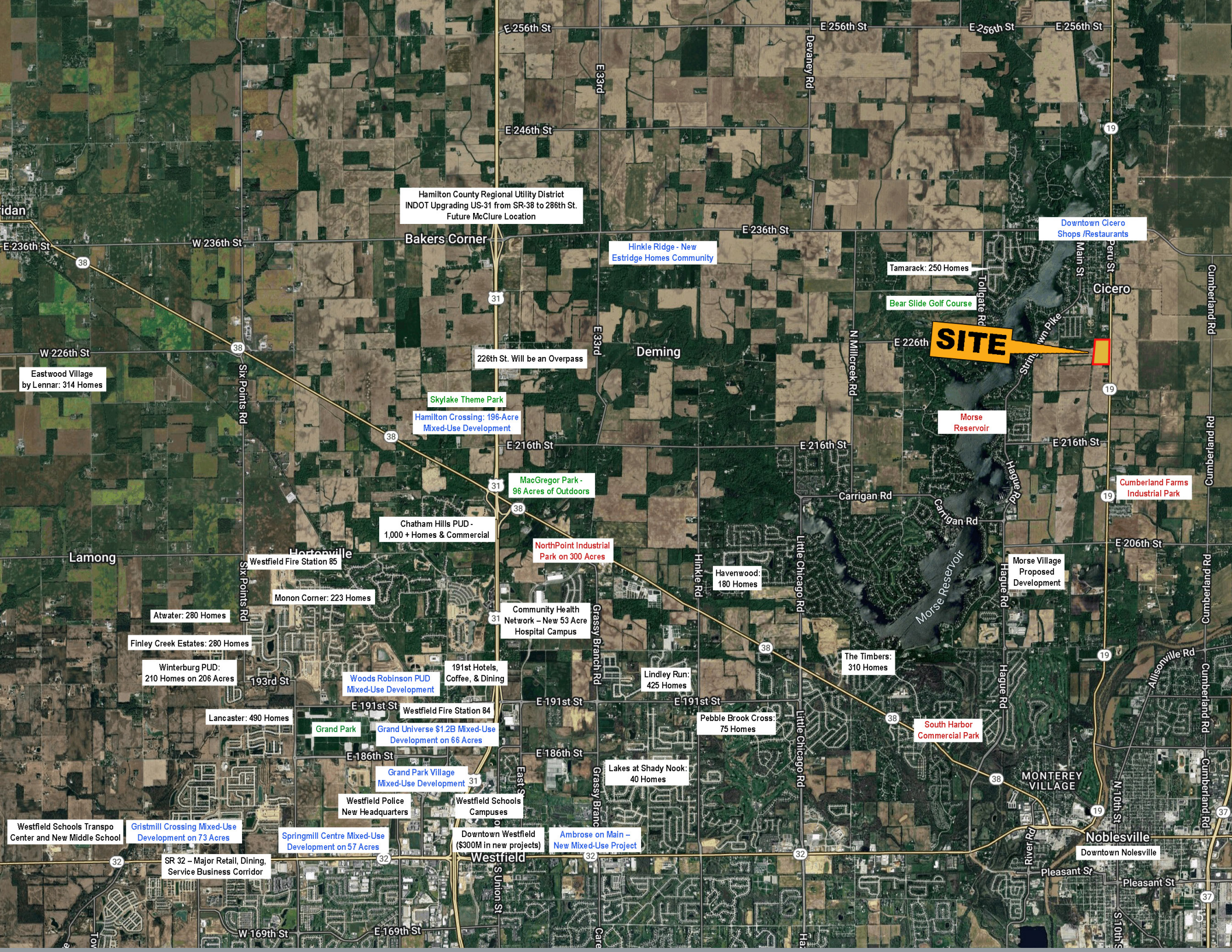
Industrial Uses:

- bottled gas storage/distribution
- general manufacturing
- industrial park

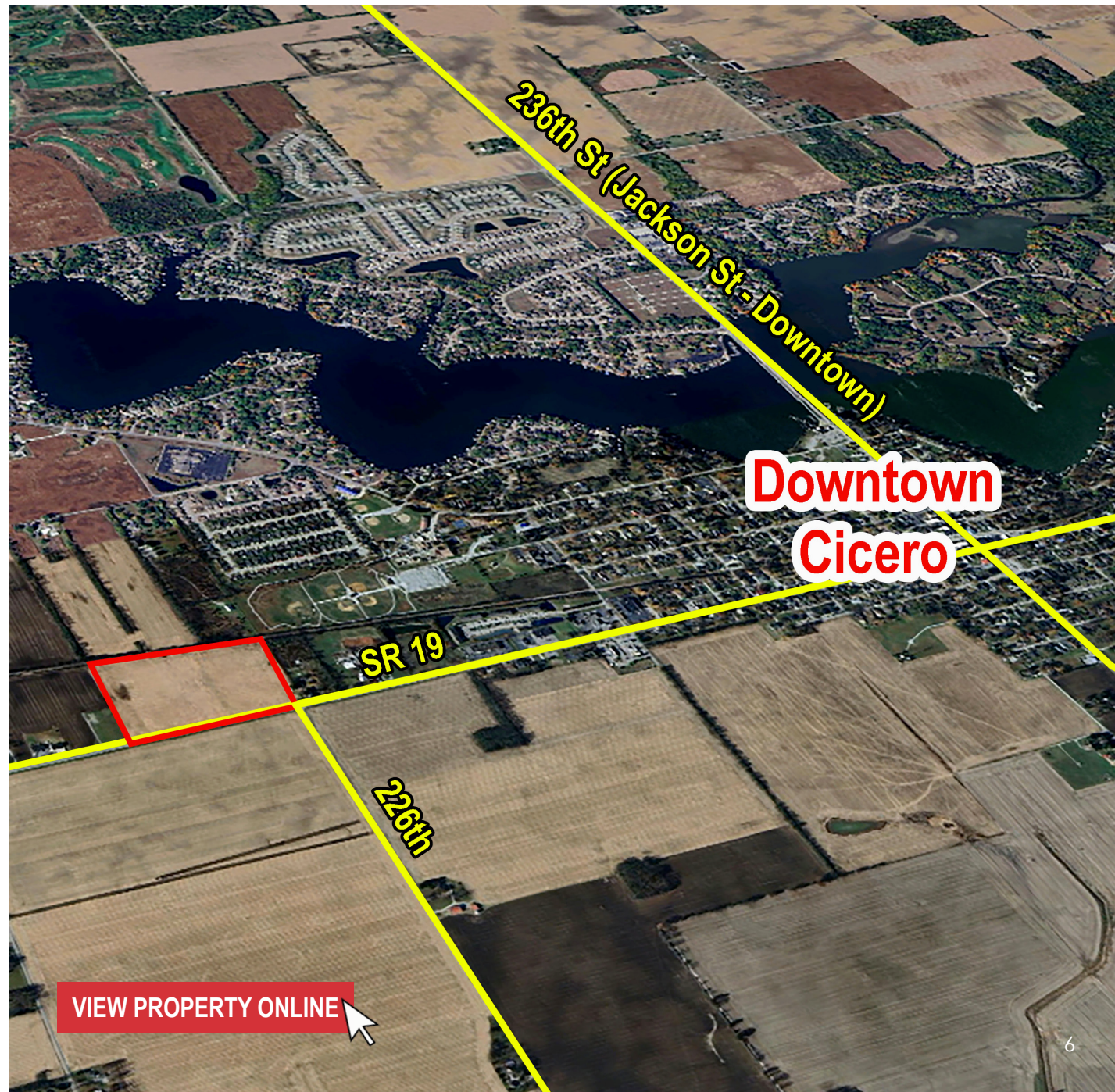
Miscellaneous

- artificial lake or pond over one (1) acre in size

All Special Exceptions are discretionary by the Board of Zoning Appeals.



PROPERTY OVERVIEW



MAJOR CORRIDOR & INFRASTRUCTURE PROJECTS

Regional Water & Wastewater Infrastructure Planning

Cicero and the broader northern Hamilton County market continue to advance utility infrastructure planning to support future growth. For this site specifically, water and sanitary sewer are not currently available at the property. Cicero has completed major sewer upgrades and is actively planning water system improvements, including new well capacity and future tower/treatment infrastructure. The Town is currently advising developers that new water capacity is approximately two years out.

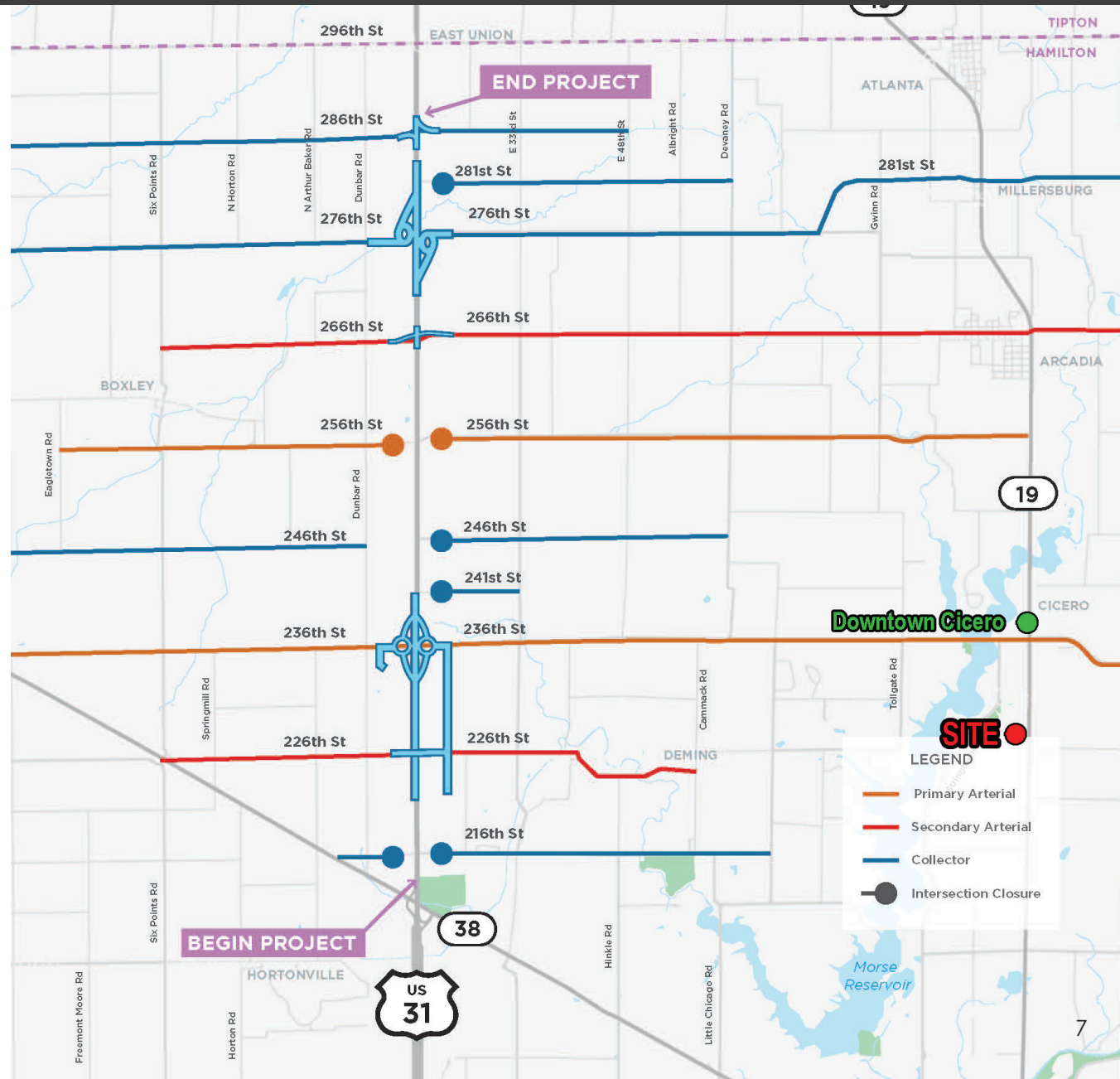
US-31 Limited Access Upgrade & 236th Street Interchange

INDOT is transforming US-31 into a free-flow highway, including the addition of a new interchange at 236th Street. This will eliminate at-grade intersections and traffic signals, improving safety and access.

Regional Water & Wastewater Infrastructure Build-Out

\$45M+ in utility infrastructure investment! Hamilton County is installing a comprehensive utility network around the 236th & US-31 node - featuring new broadband, water mains, a booster station, storage tank, lift stations, forcemain, gravity sewer, and a 500,000 GPD wastewater treatment plant.

LEARN MORE



WHY HAMILTON COUNTY?

Hamilton County, Indiana, is one of the fastest-growing and most business-friendly areas in the Midwest, offering companies a strong foundation for success. With its prime location just north of Indianapolis, businesses benefit from easy access to major highways, a highly educated workforce, and a thriving local economy fueled by diverse industries. The county is home to top-rated schools, vibrant communities like Carmel, Westfield, and Noblesville, and an exceptional quality of life that attracts talent and families alike. Consistently ranked among the best places to live and work, Hamilton County provides businesses with the perfect balance of economic opportunity, community support, and long-term growth potential.

#1

Best Counties to Live in Indiana

Niche.com 2023

Best Counties for Families in Indiana

Niche.com 2023

#6

Best Counties to Buy a House in America

Niche.com 2023

#7

Best Public Schools in U.S.

Niche.com 2023

#8

Healthiest County in America

US News & World Report 2023

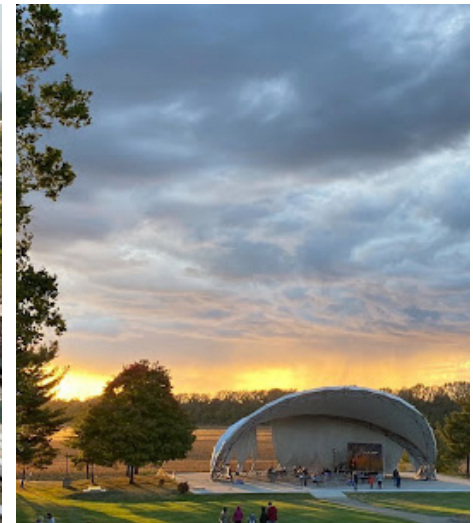
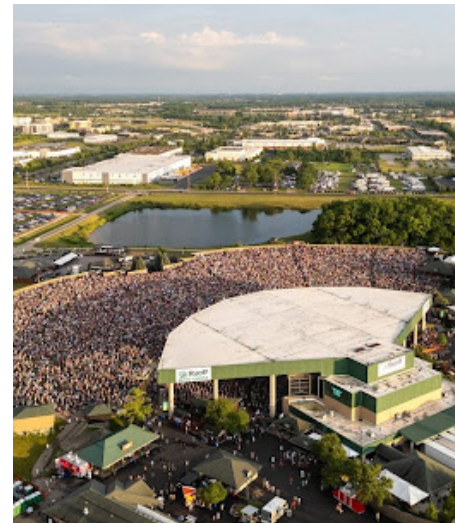
**GOOD
TO KNOW**

Wealthiest County in Indiana

Indiana-Demographics.com

Home to Top Ten safest suburbs in U.S. Carmel (2nd), Fishers (4th), Noblesville (5th)

SmartAsset 2023



2025 HAMILTON COUNTY DEMOGRAPHICS

POPULATIONS

2025 Estimated Population	280,928
2030 Projected Population	405,010
Projected Annual Growth 2025 to 2030	1.3%
2025 Median Age	37.6

HOUSING & HOUSEHOLDS

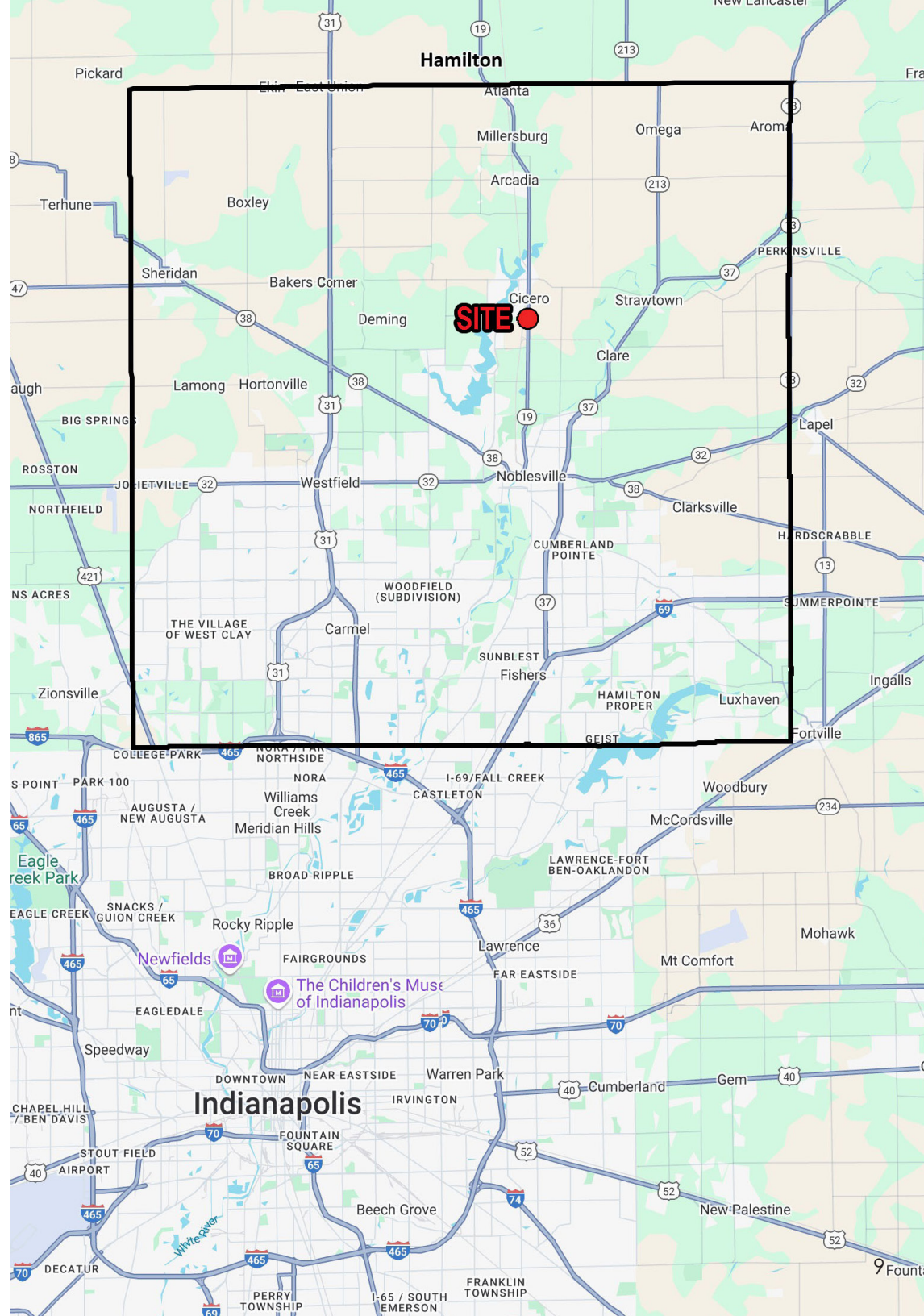
2025 Estimated Households	145,572
2030 Projected Households	158,413
Projected Annual Growth 2025 to 2030	1.8%
2025 Median Home Value	\$420,000
2025 Median Rent	\$1,376

BUSINESSES & EMPLOYEES

2025 Total Businesses	19,162
2025 Total Employees	157,696
Company Headquarter Businesses	518
Average Minutes Travel to Work	22.5

HOUSEHOLD INCOME & EXPENDITURES

2025 Estimated Average Household Income	\$169,181
2025 Estimated Total Household Expenditure	\$19.66B
Monthly Household Expenditure	\$11,235



ECONOMIC GROWTH



\$231 BILLION
IN DEVELOPMENT PROJECTS
2020-2023

71% RESIDENTS
HAVE A BACHELOR'S DEGREE
OR HIGHER

**130 CORPORATE
HEADQUARTERS**
ARE LOCATED IN CARMEL

#1 BEST SUBURB
TO LIVE IN AMERICA
- NICHE, 2024

**#1 BEST
SMALL CITY**
IN AMERICA
- WALLETHUB, 2023

#3 BEST PLACE
TO LIVE IN THE US
- LIVABILITY, 2023 / 2024

BEST PLACE
TO RAISE A FAMILY IN US
- NICHE, 2024



\$250 MILLION
IN DEVELOPMENT COULD
BRING 650 NEW HOMES

7.76%
INCREASE IN POPULATION
SINCE 2020

**#3 LOWEST COST
OF LIVING**
IN HAMILTON COUNTY
- NICHE, 2024

**#5 BEST PLACE
TO LIVE, PLACE TO
RAISE A FAMILY,
BUY A HOUSE &
SUBURB FOR YOUNG
PROFESSIONALS**
IN HAMILTON COUNTY
- NICHE, 2024



\$1 BILLION
IN PRIVATE DEVELOPMENT
SINCE 2020

1,100 NEW JOBS
SINCE 2020

5,870 NEW
RESIDENTIAL UNITS
SINCE 2020

3.6 MILLION SF
NEW COMMERCIAL SPACE
SINCE 2020

**#1 BEST SUBURB
FOR YOUNG
PROFESSIONALS**
IN INDIANA
- NICHE, 2024

**#1 BEST SUBURB
TO LIVE IN**
NEAR A LARGE CITY
- SMARTASSET, 2022

#9 BEST SUBURB
TO LIVE IN INDIANA
- NICHE, 2022



150 NEW HOMES
BY DR HORTON

10.7% INCREASE
IN POPULATION SINCE 2020

**ONE OF
THE BEST PLACES TO
WORK**

SHERIDAN COMMUNITY
SCHOOLS AWARDED BY
INDIANA CHAMBER OF
COMMERCE, 2024

**SKYLAKE
ADVENTURES
WATER PARK**
500,000 VISITORS
PLANNED ANNUALLY.



**41% JOB MARKET
INCREASE**
OVER THE NEXT 10 YEARS,
HIGHER THAN US AVERAGE.

**6TH FASTEST
GROWING CITY**
IN AMERICA AND #1 IN
INDIANA, 2022 / 2023.
- US CENSUS BUREAU

#4 BEST SMALL CITY
IN AMERICA.
- WALLETHUB, 2024

944 NEW
RESIDENTIAL PERMITS,
JANUARY - JULY 2024.

**29 COLLEGES &
37 UNIVERSITIES**
WITHIN 50 MILES.

78%
OF HOUSEHOLDS
OWN THEIR HOMES.

**5 MILLION GRAND
PARK VISITORS**
TRAVEL ON IN-47 THROUGH
SHERIDAN. THIS TRAFFIC
ALONG WITH NUMEROUS
BAKER'S CORNER
DEVELOPMENT, IS
SPAWNING OTHER FUTURE
DEVELOPMENT IN WESTFIELD.

THE INDIANA ADVANTAGE

Indiana's central location extends market reach while offering immediate access to both America's steel belt and the agricultural heartland through a dense and strategically connected highway and rail network. Indiana also offers the nation's only statewide international port system through access to the Great Lakes and the Ohio-Mississippi river system, while major airports and the world's second-largest FedEx hub assure swift global reach by air. Accelerate success. Move boldly now.

[LEARN MORE](#)

\$650 BILLION

IN GOODS MOVE THROUGH INDIANA ANNUALLY, WITH 8 INTERSECTING INTERSTATES

\$1 BILLION

ALLOCATED IN INFRASTRUCTURE THROUGH 2024

1st

IN TRUCK TRAILER PRODUCTION

2nd LARGEST

FEDEX AIR HUB WORLDWIDE

4th

IN FREIGHT RAILROADS

5th

FOR COMMERCIAL FREIGHT TRAFFIC

6th LARGEST

CARGO AIRPORT NATIONWIDE

75% OF THE POPULATION

HAS ACCESS TO INDIANA WITHIN A 1-DAY DRIVE

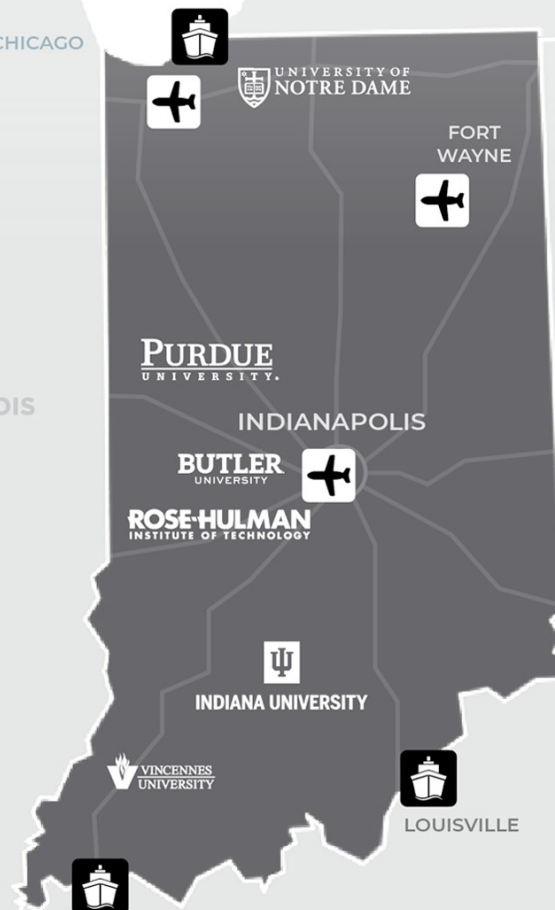


CHICAGO

ILLINOIS

SPRINGFIELD

**RIGHT
TO
WORK
STATE**



FIRST
IN SHORTEST DISTANCE
TO MEDIAN CENTER OF
U.S. POPULATION

4.9%
CORPORATE
TAX RATE

1ST
IN RAIL TONS OF
PRIMARY METALS



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Hamilton County

NAI Cressy
cressy.com

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HAMILTON COUNTY
INDIANA

