Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Residential Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202639564 **0 E 136th Street** **Fishers** **IN** **46037** **LP** **$0**



Area Hamilton County **Parcel ID** 29-12-30-000-002.101-020 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township FALL **REO** No **Short Sale** No
School District Hamilton Southeastern Schools **Elem** Thorpe Creek
Intermediate **JrH** Hamilton Southeastern **SrH** Hamilton Southeastern
Legal Description ACREAGE 16.14, SECTION 30, TOWNSHIP 18, RANGE 6
Directions to Property From Olio Road, go East on 136th Street, property is on the South Side of the Road just past Prairie Baptist Road & the Fishers Fire Station.

Inside City Limits Yes **City Zoning** PUD **County Zoning** **Zoning** PUDM: Planned Unit

Remarks 16.14± Acres of Prime Fishers Development Land is Selling via Online Auction, Wed. Oct. 21st at 6 pm. An exceptional opportunity to acquire 16.14± acres in the heart of one of Central Indiana's most dynamic growth markets. Located along E 136th Street in Fall Creek Township, Hamilton County, this property combines substantial acreage with a strategic Fishers location surrounded by residential growth and convenient access to major commercial, healthcare, entertainment and transportation corridors. The surrounding landscape tells the story. Extensive established and newer residential communities surround the property, while nearby destinations include Hamilton Town Center, IU Health Fishers, Ruoff Music Center, restaurants, retail, hospitality and other commercial development. Interstate 69 provides connectivity to the greater Indianapolis metropolitan area and regional transportation network. Adding to the property's long-term development story, the Fishers 2040 Comprehensive Plan specifically identifies the largely undeveloped 136th Street corridor between Olio Road and Atlantic Road as prime for future employment and commercial development. The City's comprehensive plan anticipates Fishers reaching nearly 135,000 residents by 2040, reinforcing the long-term growth story behind this location. Public investment is occurring along the corridor as well. Current City projects along 136th Street include roadway

Agent Remarks ONLINE AUCTION: Wed. Oct. 21st • 6 pm est FULL TERMS IN DOCS - RE BROKERS: Must register clients 24 hrs. in advance of the auction - Client Registration Form is on the bidding website.

Sec **Lot** **Lot Ac/SF/Dim** 16.1400 / 703,058 / 975x875
Lot Desc Level, Undeveloped, Tillable, 15+ **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $0.00
Type Agriculture, **Road** City **Road** Asphalt **Road** City

Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water**
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water
Water **Channel** **Water**
Auctio Yes **Auctioneer Name** Chad Metzger, Tim Pitts **Auctioneer License #** AC31300015
Auction Location Online at **Auction Start Date** 9/24/2026
Financin **Existing** **Propos** **Excluded** None
Annual $42.48 **Exemptio** Tax Exempt **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** after 2026 harvest
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432
Agent ID RB21001581 **Agent** tpitts5467@hotmail.com
Co-List Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050
Showing Instr
List Date 9/24/202 **Exp** 12/31/20
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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