



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



285 JOHN ST, NOBLESVILLE, IN 46060



Federal Hill Planned
Development FeHiPD
Commercial Property

FOR SALE

\$425,000



Executive Summary

Welcome to 285 John Street, an exceptional corner property located at Logan and John Streets in the center of Downtown Noblesville. Zoned FeHiPD (Federal Hill Planned Development) within the Professional Office subdistrict, this property is specifically designated for non-residential use—making it ideal for professional offices, medical practices, or service-based commercial development. Residential use is not permitted.

This property sits just steps from the beautifully designed Federal Hill Commons Park, a major community gathering space that hosts concerts, farmers markets, and seasonal events. The surrounding area features a mix of historic charm and modern energy, with walkable access to Noblesville's popular downtown square, boutique shops, restaurants, and the scenic Riverwalk. With consistent investment in revitalization, this district is quickly becoming a hub for professional, cultural, and economic activity.

Noblesville is one of Indiana's most desirable and fastest-growing cities, offering an unbeatable combination of small-town warmth and big-city opportunity. Located just north of Indianapolis, it boasts a strong local economy, a thriving arts scene, excellent schools, and a business-friendly environment. The city's commitment to smart growth is evident through recent projects like the Levinson mixed-use development, streetscape enhancements, and ongoing infrastructure improvements throughout the downtown core. The Federal Hill zoning district is designed to attract high-quality commercial development that enhances both the functionality and character of the city center.

The property at 285 John Street is a rare opportunity to invest in a high-demand location with future-forward zoning and unmatched walkability. It's a place where business and community come together—and where your next great project can take shape. Now is the time to stake your claim in the future of Downtown Noblesville.

To explore the full zoning guidelines and permitted uses for the Professional Office subdistrict within the Federal Hill Planned Development, visit the City of Noblesville's municipal code:

<https://online.encodeplus.com/regs/noblesville/doc-viewer.aspx#secid-3455> and

<https://online.encodeplus.com/regs/noblesville/doc-viewer.aspx#secid-3800>

Property Summary

285 JOHN ST, NOBLESVILLE, IN 46060

Offering Price	\$425,000
Property Type	Residential
Building Size	1,960 SF
Lot Size	20,473 SF (0.47 Acre)
Stories	1
Structural Framing	Wood and Steel
Year Built	1960
Parcel No.	29-06-36-401-003.000-013

TAXES

2023	\$2,519.44
2022	\$2,417.64
2021	\$2,008.94
2020	\$2,000.38
Zoning	Federal Hill Planned Development

PERMITTED FeHiPD USES

1. Dwelling Unit located on 2nd floor of or above a non-residential building
2. Colleges and Universities
3. Schools, (Business and Trade)
4. Fire and/or Police Station
5. Government Office
6. Hospital
7. Library
8. Post Office , Public Service Facility
9. Hotel or Motel, Indoor Cinema or Theater, Meeting or Party Hall
10. Parking Garage, Parking as a Primary Use



Neighborhood Map



Exterior Photos



Sun Room & Porch



Great Room



Bedrooms 1 & 2



Bedrooms 3 & 4



Kitchen & Loft



DEMOGRAPHIC SUMMARY

285 John St, Noblesville, Indiana, 46060 2

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

116,991

Population

38.1

Median Age



43,495

Households

\$99,640

Median Disposable Income

EDUCATION

5 miles

2.5%

No High School Diploma



16.2%

High School Graduate



23.2%

Some College/Associate's Degree



58.0%

Bachelor's/Graduated/Prof Degree

INCOME

5 miles



\$120,527

Median Household Income



\$57,148

Per Capita Income



\$492,871

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$3,232

Apparel & Services



\$300

Computers & Hardware



\$5,410

Eating Out



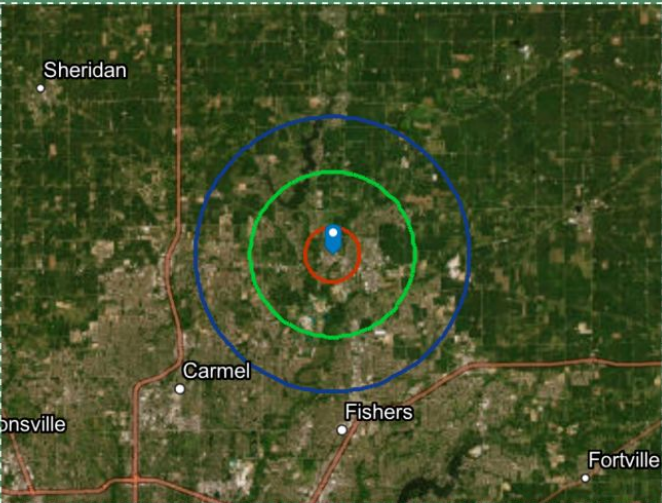
\$9,412

Groceries



\$9,987

Health Care



BUSINESS

5 miles



2,888

Total Businesses



30,343

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	7,633	39,230	116,991
2023 Household Population	7,554	38,583	116,095
2023 Family Population	5,902	32,828	99,748
2028 Total Population	8,336	42,654	125,353
2028 Household Population	8,257	42,008	124,457
2028 Family Population	6,422	35,635	106,563

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri

OFFICE MARKET PROFILE

285 John St, Noblesville, Indiana, 46060 2
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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PROJECTED ANNUAL GROWTH RATE



1.39%
Population



0.41%
Generation Z



-0.51%
Generation X



1.77%
Millennial

INTERNET ACCESS (INDEX)



102

Access to Internet at home



103

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



131

Meals at Restaurants



132

Entertainment/ Recreation



131

Retail Goods



132

Apparel & Services



130

Home Services

Tapestry segments

No segments found

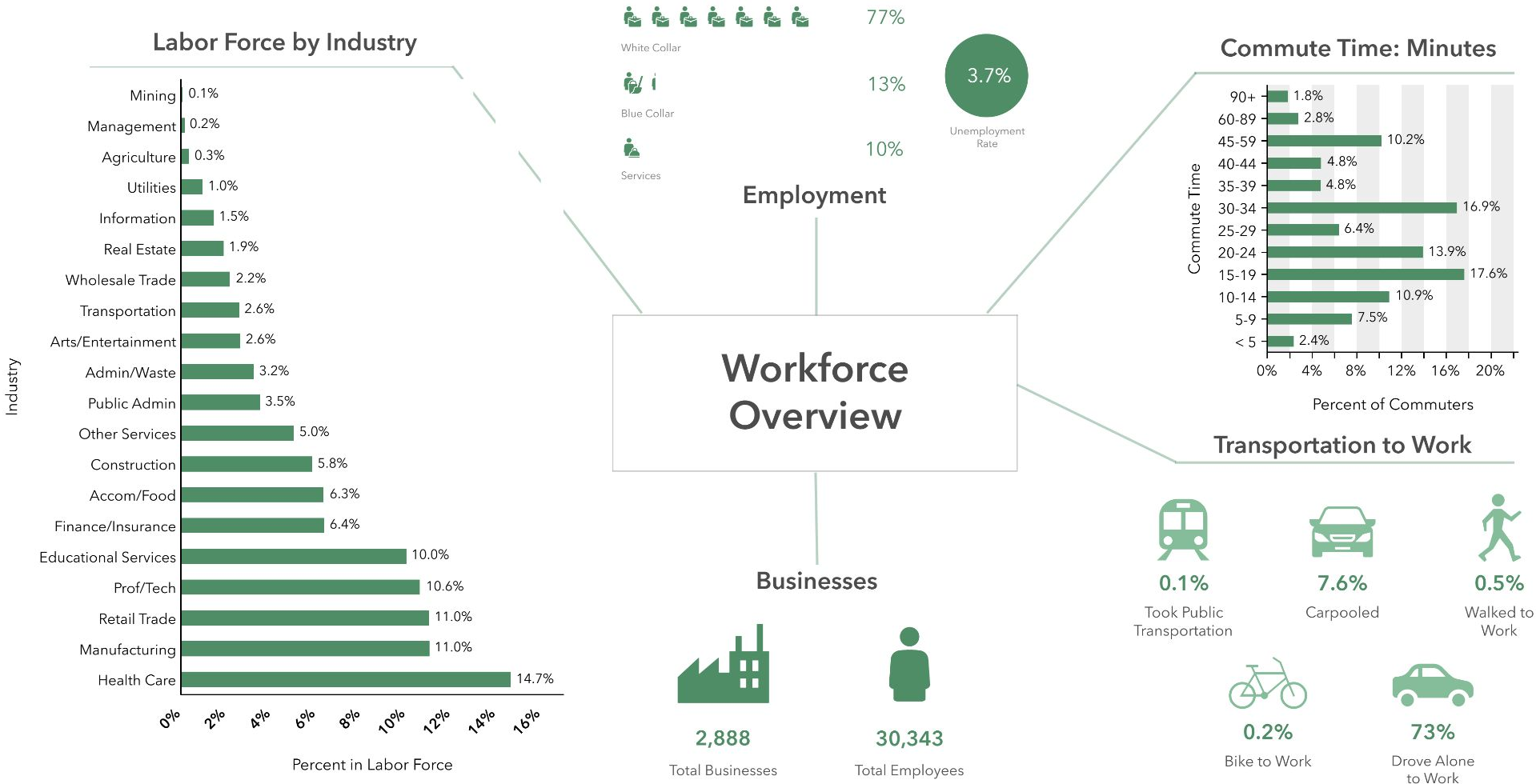
Economic Development Profile

285 John St, Noblesville, Indiana, 46060 2

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

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COMMUTE PROFILE

285 John St, Noblesville, Indiana, 46060 2
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



7.6%

Carpooled



0.5%

Walked to Work



0.2%

Bike to Work

WORKERS



58,636

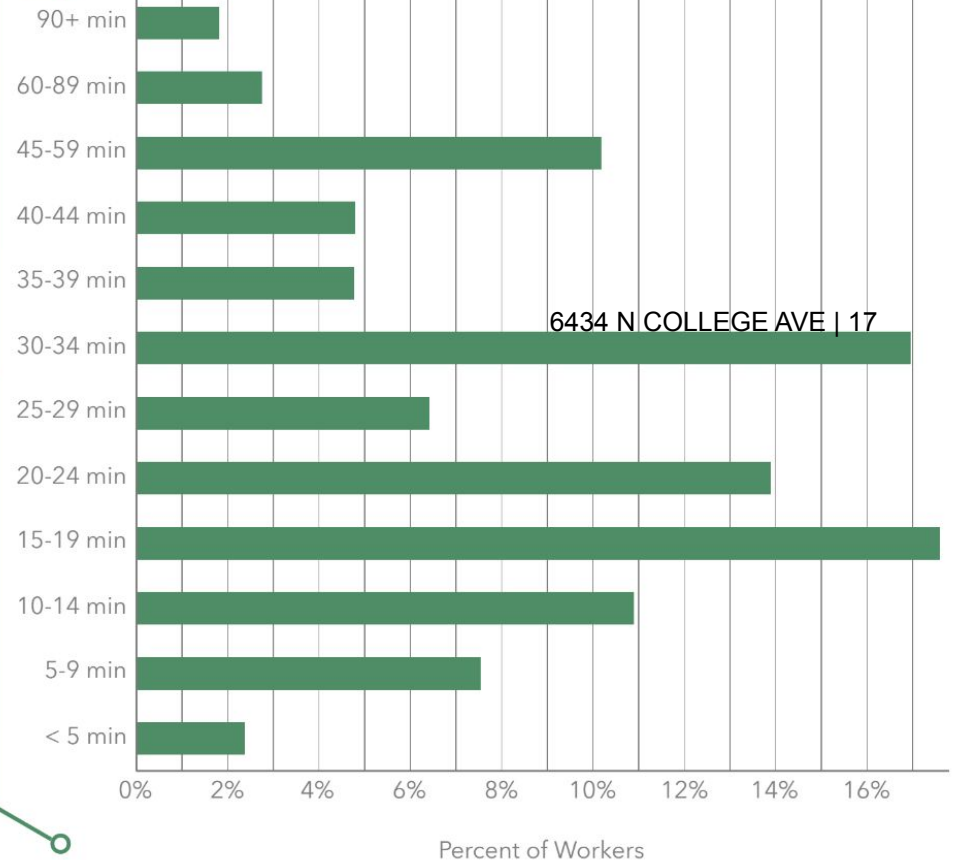
ACS Workers Age 16+



73.0%

Drove Alone to Work

TRAVEL TIME TO WORK



6434 N COLLEGE AVE | 17

Percent of Workers

285 JOHN ST | 14

AREA OVERVIEW

NOBLESVILLE, IN

Noblesville, Indiana, serves as the county seat of Hamilton County and has experienced significant growth in recent years. As of 2023, the city's population was estimated at 73,916, reflecting a 5.8% increase since 2020.

Brief History

Founded in 1823 by William Conner and Josiah Polk, Noblesville's development was significantly influenced by the arrival of the Indianapolis, Peru, and Chicago Railroad in 1851, which spurred economic growth. The late 19th-century discovery of natural gas led to a boom, resulting in the construction of many historic buildings that contribute to the city's charm today.

Economy

Noblesville boasts a diverse and robust economy. The median household income between 2019 and 2023 was \$102,319, and the median property value stood at \$321,800. The city has identified key industries for growth, including Life Science Innovation, Health Technology, Advanced Manufacturing, Wholesale Trade, and Professional, Technical & Financial Services.

Education

Noblesville places a strong emphasis on education:

- Noblesville Schools: Serving over 10,000 students across 10 schools, the district is recognized for academic excellence and offers numerous extracurricular opportunities.
- Higher Education: The city's proximity to institutions such as Purdue University, Ball State University, and Indiana University-Indianapolis provides residents with access to a range of higher education opportunities.



Source: matthewdphotography, Ruoff Music Center, Hamilton County

285 JOHN ST.

NOBLESVILLE, IN 46060

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

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