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16506 STRAWTOWN AVE, NOBLESVILLE, IN 46060



COMMERCIAL PROPERTY FOR SALE \$539,000

Executive Summary

Do you remember those handcrafted wooden ducks that once sat proudly on fireplace mantels across America? This rare Noblesville property is where the iconic Bundy Wooden Ducks were originally manufactured, and it still carries that same spirit of craftsmanship and opportunity. Located on the north side of Hamilton County, this site includes eight unique structures with remarkable flexibility for a variety of uses. The historic pole barn, built around 1940, features two large partitioned rooms and once housed production machinery. A three-sided shed dating to the 1950s adds additional storage and utility, while a north barn built around 1990 provides approximately 35x60 feet of space for larger operations. Other improvements include a northeast shed and a finished 20x30 building with steel and wood construction, concrete floors, and metal siding, also built around 1990. A block building with a cement roof and boiler system reflects its industrial heritage, while another finished building with a cement floor makes an ideal office or headquarters space. Near the road, a vernacular shed of about 15x20 feet combines cement and wood flooring with metal siding and a sliding door, perfect for accessible storage or display.

The property is well-equipped with modern infrastructure, including service by Duke Energy, a 120-foot well with recently replaced casing and pump, and a three-phase converter with both 220 and 120 power. It is zoned for light manufacturing, making it a perfect fit for a wide range of business ventures.

Beyond the property itself, Noblesville offers one of the most dynamic growth environments in Indiana. As one of the fastest-growing communities in the state, Noblesville boasts a thriving economy, expanding workforce, and strong demand for commercial development. Its location in Hamilton County—recognized as one of Indiana's most affluent and business-friendly counties—provides unmatched access to highways, resources, and the Indianapolis metropolitan market. With population growth, rising commercial activity, and a pro-business environment, this location sets the stage for incredible opportunity.

This is more than just a property—it's a piece of history with the infrastructure and location to support the future. Whether you are looking to expand, relocate, or launch your next venture, the sky is truly the limit in Noblesville.





Property Summary

16506 STRAWTOWN AVE, NOBLESVILLE, IN 46060		
Offering Price	\$539,000	
Parcel No.	29-04-32-000-020.001-017	
Property Type	Commercial	
Building Size	2,800 SF	
Barn 1	3,400 SF	
Barn 2	2,520 SF	
Barn 3	1,152 SF	
Barn 4	2,560 SF	
Barn 5	600 SF	
Lot Size	77,101 SF (1.77 Acre)	
Year Built	1989	
Zoning	M-1 (Light Industrial)	



TAXES	
2023	\$1,924.42
2022	\$1,984.38
2021	\$1,815.54
2020	\$1,801.16

PERMITTED USES FOR M-1 ZONING

- 1. Accessory Detached Garage
- 2. Farm Chemical Supply Dealer
- 3. Farm Equipment Dealer
- 4. Farm Equipment Repair
- 5. Forestry, Wildlife Areas, Nature Preserves
- 6. General Contractor with Outdoor Storage
- 7. Manufacturing Facility- Moderate
- 8. Medical Labs and Testing
- 9. Municipal Services
- 10 Print Publication and Distribution
- 11. Sexually Oriented Business
- 12. Solar CL & CS SES Overlay District / Solar NC SES
- 13. Storage Indoor (Temporary or Long-Term), Outdoor
- 14. Trucking Dispatch and Maintenance
- 15. WECS Small Overlay District

Neighborhood Map



Aerial Photos









Exterior









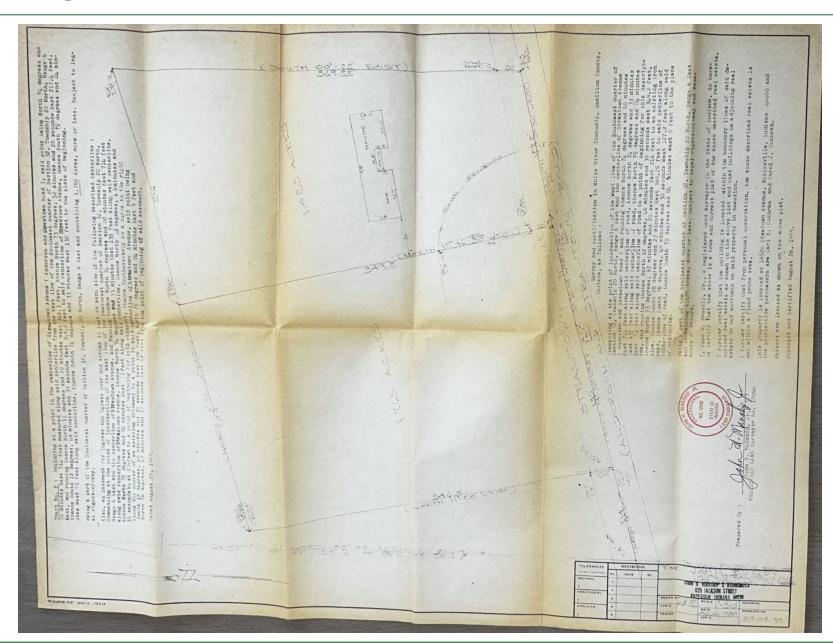
Exterior

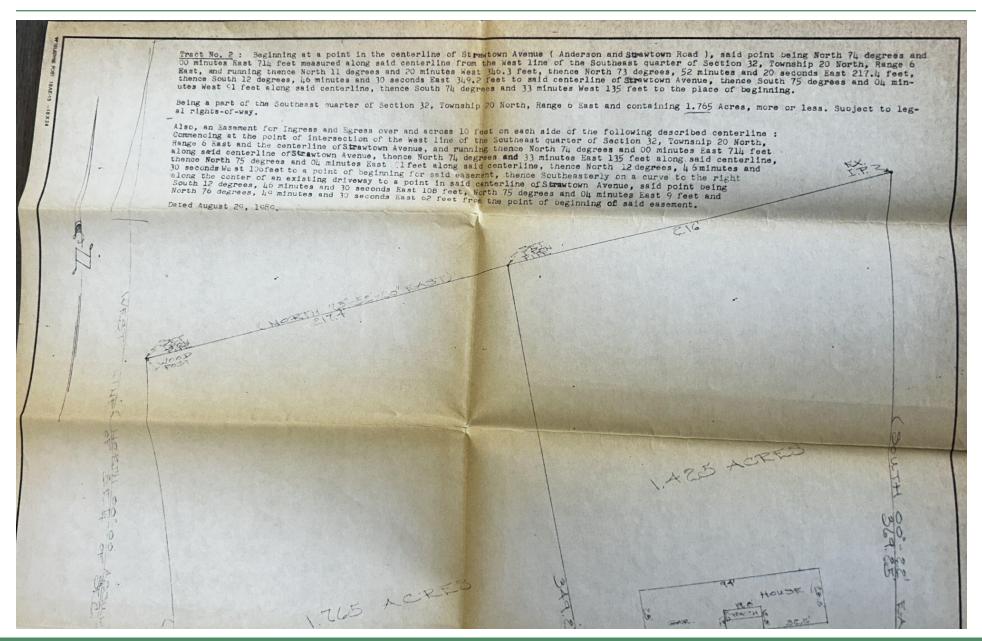


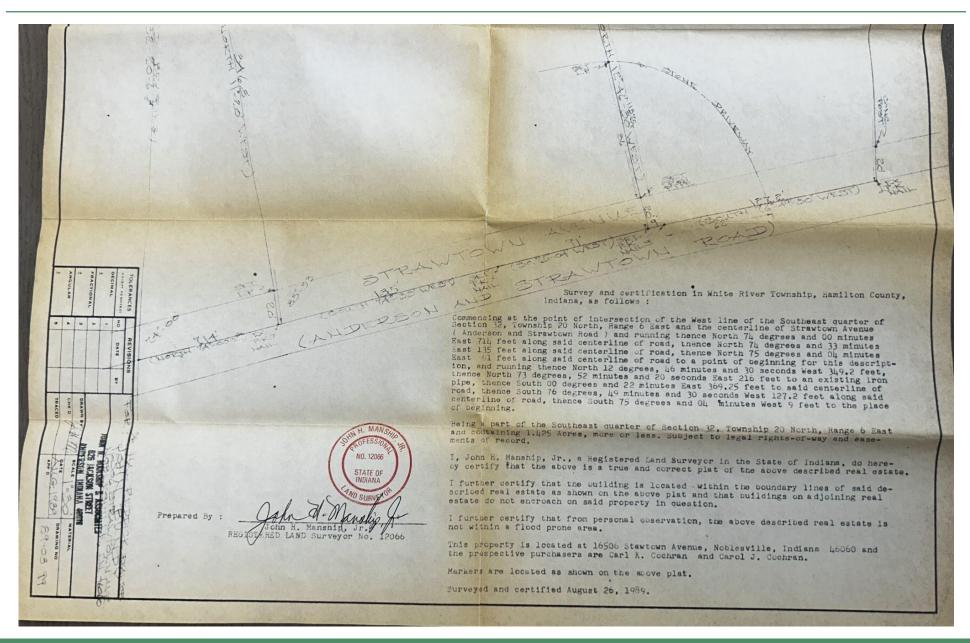


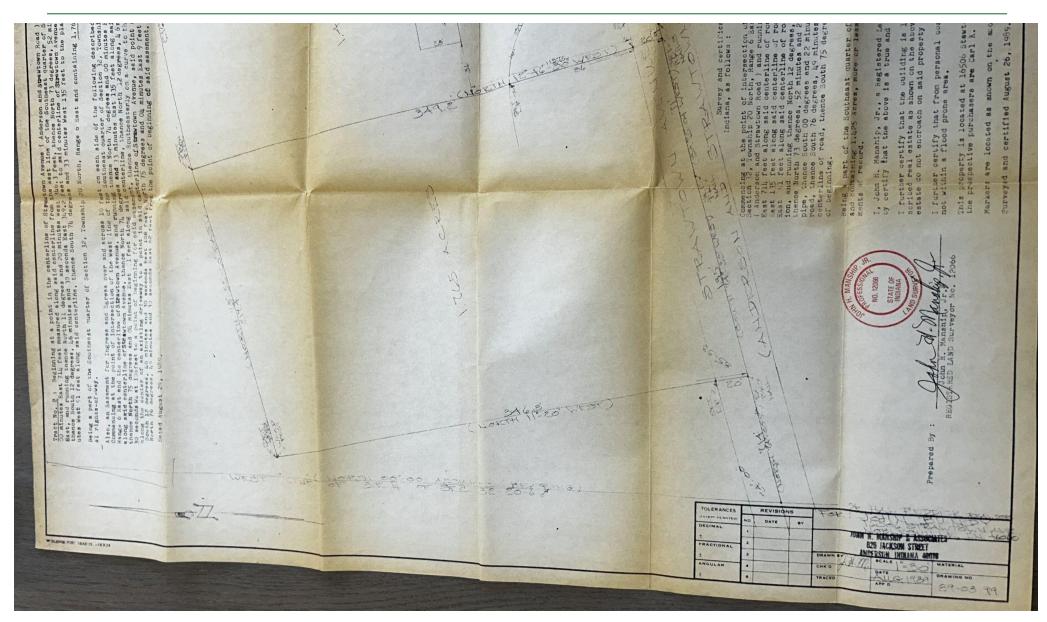












DEMOGRAPHIC SUMMARY

16502 Strawtown Ave, Noblesville, Indiana, 46060

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

4,967

Population



1,963

Households

44.1

Median Age

\$74,746

Median Disposable Income

EDUCATION

5 miles

5.5%

No High School Diploma



Some 38.6% College/

School Graduate

22.7%

33.2% Associate' Bachelor's/Gra s Degree

Prof Degree

INCOME



\$47,612 \$422,492 \$93,105

Median Household Per Capita

Median Net Worth

5 miles

ANNUAL HOUSEHOLD SPENDING miles



\$2,442

Apparel

Services



\$221

Computers & Hardware

Eating Out

\$4,040



\$7,841

\$8,949

Groceries

Health Care



BUSINESS



107

675

Total Businesses

Total Employees

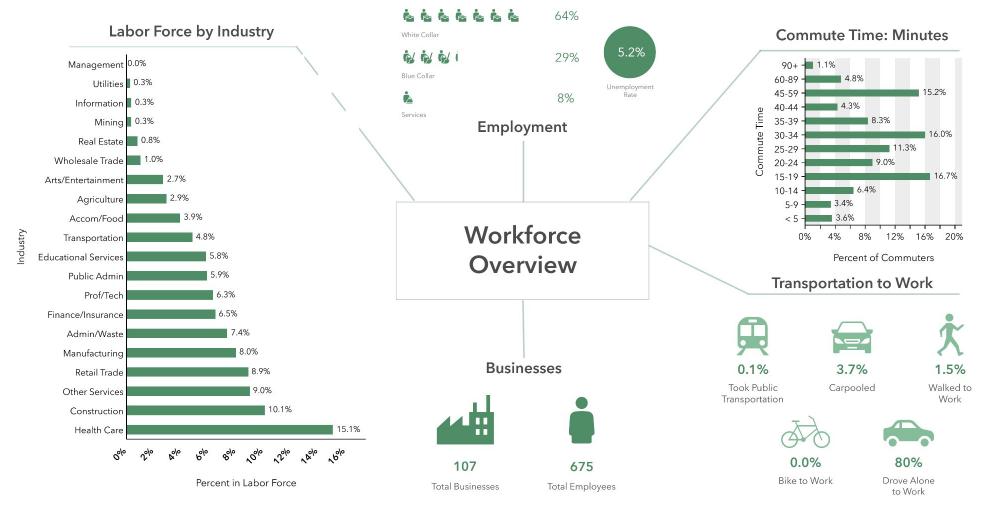
Variables	1 mile	3 miles	5 miles
2023 Total Population	274	1,179	4,967
2023 Household Population	274	1,179	4,967
2023 Family Population	215	916	4,053
2028 Total Population	272	1,170	5,003
2028 Household Population	272	1,170	5,003
2028 Family Population	212	904	4,061

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

Economic Development Profile

16502 Strawtown Ave, Noblesville, Indiana, 46060 Ring of 5 miles





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

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COMMUTE PROFILE

16502 Strawtown Ave, Noblesville, Indiana, 46060 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 <u>ACS documentation page</u>.

WORKERS



2,649

ACS Workers Age 16+



80.5%

Drove Alone to Work

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



3.7%

Carpooled



1.5%

Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK 90+ min 60-89 min 45-59 min 40-44 min 35-39 min 30-34 min 25-29 min 20-24 min 15-19 min 10-14 min 5-9 min < 5 min 0% 2% 4% 6% 8% 10% 12% 14% 16% Percent of Workers

16506 STRAWTOWN AVE | 14

OFFICE MARKET **PROFILE**

16502 Strawtown Ave, Noblesville, Indiana, 46060 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 decisionmaking insight about office location.



Learn more about this data

PROJECTED ANNUAL GROWTH RATE



0.14%

Population



-0.20%

Generation X



-0.82%

Generation Z



1.40%

Millennial

110

Retail Goods

INTERNET ACCESS (INDEX)



101

Access to Internet at home



101

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



97

Meals at Restaurants



100 Apparel & Services



110 Entertainment/ Recreation



Home Services

Tapestry segments

No segments found

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

16506 STRAWTOWN AVE

NOBLESVILLE, IN 46060

EXCLUSIVELY LISTED BY:



Annie Scott
Realtor / Broker
Annie Scott Realty Group LLC
Mobile: 317-902-8622

Email: annie.scott@talktotucker.com

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