



Auburn Build-To-Suit Land

527 Ley Drive
Auburn, IN 46706



LAND SITE
1.5 AC

1.5-Acre Build-To-Suit Retail Land

Build-to-suit land now available for a variety of retail purposes. This 1.5-acre site is shadow-anchored by Walmart and has excellent visibility and access to I-69. It is located within the SR 8 retail corridor in Auburn, IN, which is full of many national restaurants, large retail stores, and hotels.

Property Highlights

- ▶ 1.5 AC
- ▶ Shadow-anchored by Walmart
- ▶ 0.5 miles to I-69 on-ramp
- ▶ Surrounded by national businesses including Applebee's, ALDI, Culver's, and Arby's
- ▶ **FOR SALE: \$600,000**
- ▶ **FOR LEASE: Contact Broker**

IAN SMITH

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NEAL BOWMAN, SIOR

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Site Plan - 1.5 AC



AI-generated concept of automotive service retail use. For illustrative purposes only; not intended to represent actual construction.

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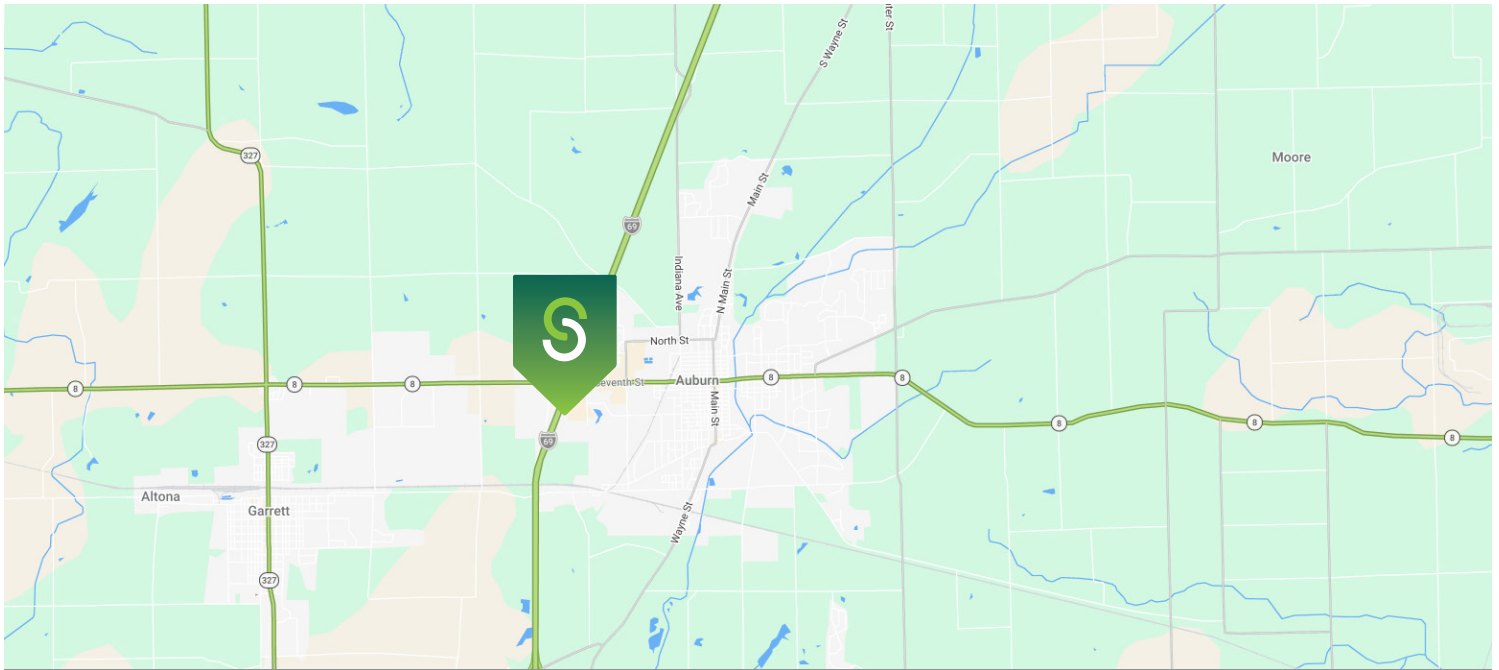
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Looking northwest



Looking east



Map data ©2026 Google

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PROPERTY INFORMATION

Address	527 Ley Drive
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Keyser
Parcel Number	17-05-36-200-047.000-012
2025 Tax/Payable 2026	\$977.60



SALE INFORMATION

Price	\$600,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	Contact Broker
Availability	Immediate

AVAILABLE LOTS

Lot Number	Size	Total
• 527	1.5 AC	\$600,000

SITE DATA

Site Acreage	1.5 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69 - 0.5 miles to on-ramp
Traffic Count	39,483 VPD - I-69

ADDITIONAL INFORMATION

- Perfect for a variety of service-oriented retail uses
- Shadow-anchored by Walmart

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