



# FOR SALE

E. North St.  
Kokomo, IN 46901

## LAND INVESTMENT OPPORTUNITY



## Property Overview

Exceptional investment opportunity! This property offers over 9 acres of prime land, located just minutes from the Battery Plant. Currently zoned MI/OIA-OL (Moderate Intensity Industrial/Light Manufacturing within the Office Industrial Ag. Overlay), the possibilities are endless—whether you're looking to maintain its current use or explore potential development opportunities (subject to zoning approval). With its proximity to a major industrial hub, this property is perfectly positioned for growth. Don't miss out—envision the possibilities!

## Offering Summary

Sale Price:	\$363,489	Parcel ID:	34-04-29-176-008.000-002
Lot Size:	9.11 Acres	Taxes 2025:	\$0.00
Current Zoning:	MI within OIA-OL	Utilities Available:	Yes

## Contact Paul Wyman

📞 765-419-1021

✉️ Pwyman8@aol.com

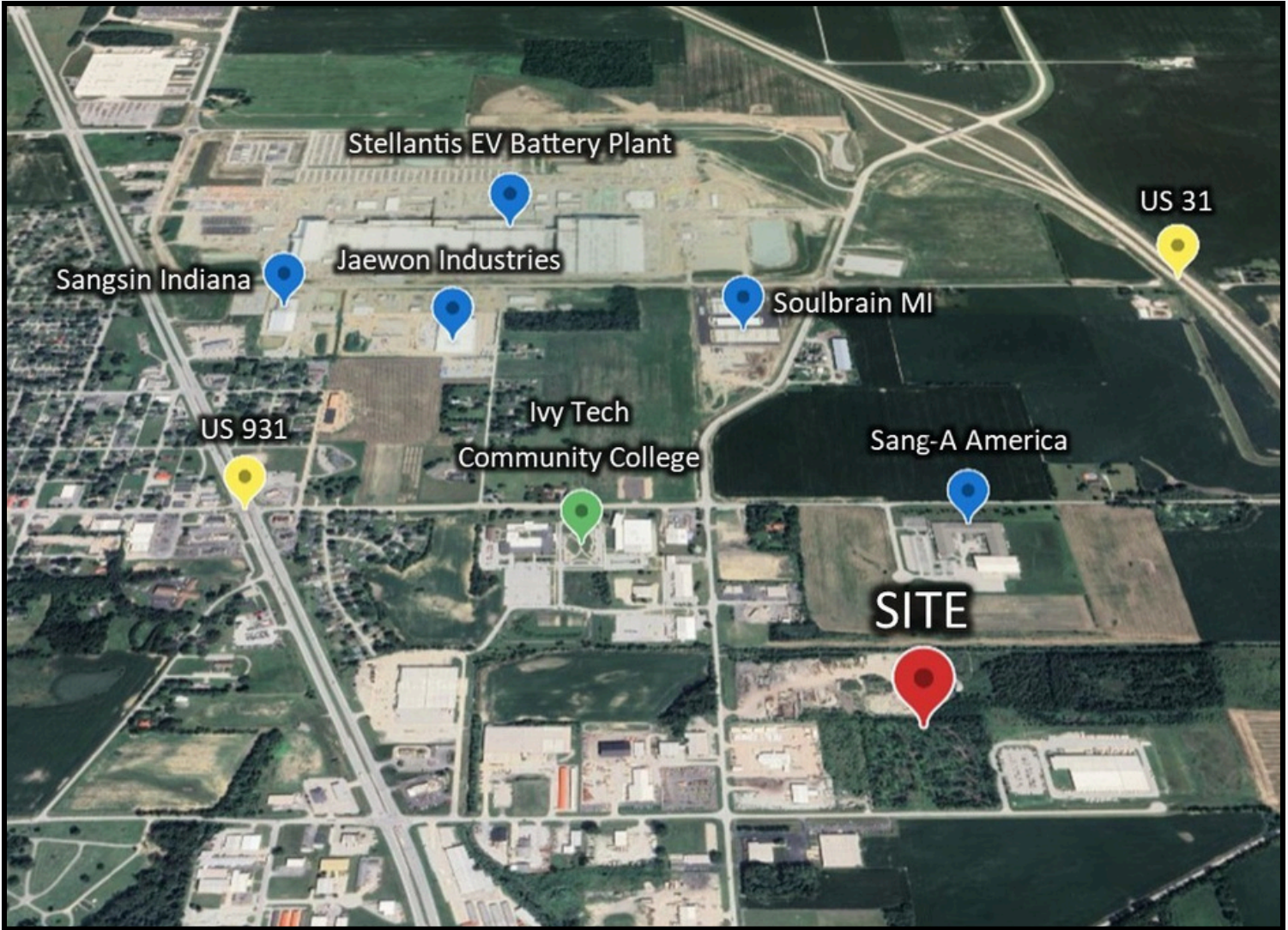
📍 1533 W Lincoln Rd. Kokomo, IN 46902



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## Neighboring Property Overview



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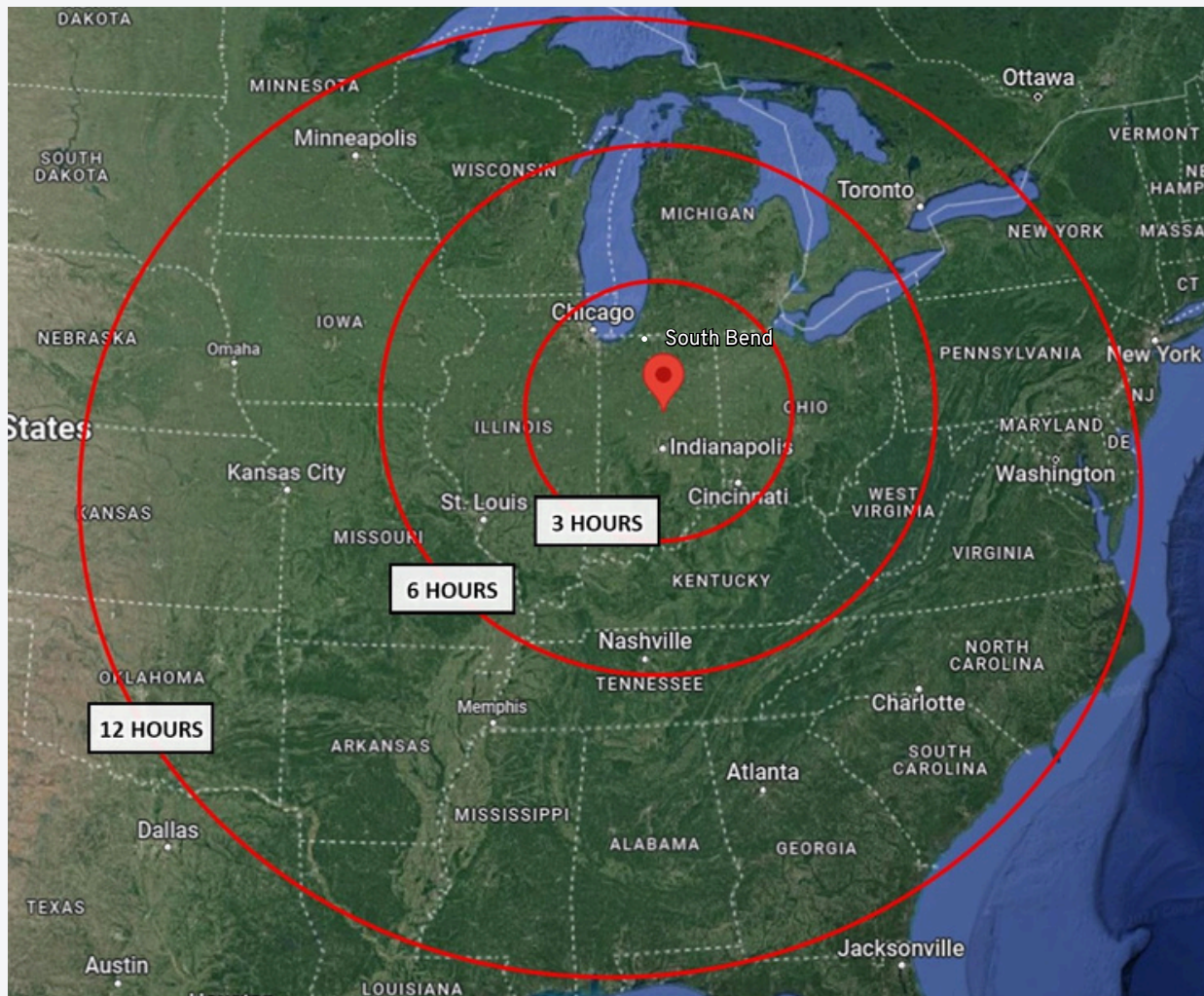
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## Major Cities Within A 1 Day Drive



Indianapolis, IN	64 miles	1 hour 7 minutes
South Bend, IN	87 miles	1 hour 25 minutes
Chicago, IL	163 miles	2 hours 53 minutes
Louisville, KY	173 miles	2 hours 45 minutes
Detroit, MI	243 miles	3 hours 48 minutes
Atlanta, GA	592 miles	9 hours 16 minutes

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