

3.32 ACRES

2.75 ACRES

SALE

6.07 Acres off I-69

1301 EAST 60TH STREET

Anderson, IN 46013

PRESENTED BY:

DAVID BICKELL CCIM

Phone: 317.752.4001

d.bickell@svn.com

IN #RB14036294

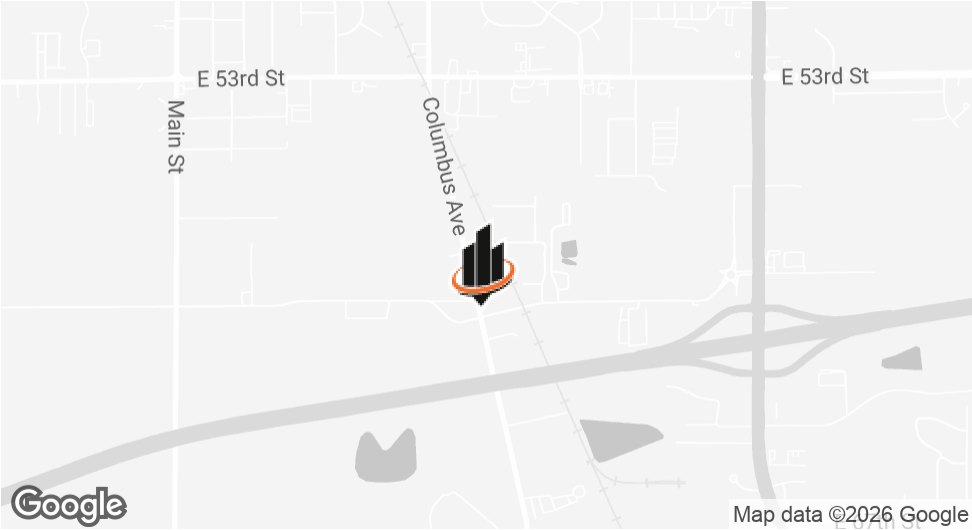
JOSHUA HOEFT

Phone: 317.771.5494

joshua.hoeft@svn.com

IN #RB23002184

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
LOT SIZE:	6.07 Acres
ZONING:	I-1
IF BOUGHT SEPERATE	
PARCEL A 3.32 ACRES:	\$437,500
PARCEL B 2.75 ACRES:	\$288,750

PROPERTY DESCRIPTION

Two prime development sites offering exceptional visibility and access just off I-69, located adjacent to a nearby interchange. Both parcels are zoned I-1, allowing for a wide range of uses including light industrial, flex industrial, retail, residential, and more.

The sites may be purchased together totaling 6.07 acres, or separately with Parcel A at 3.32 acres and Parcel B at 2.75 acres. With interchange proximity, strong traffic exposure, and flexible zoning, this opportunity is well-suited for developers and investors seeking a highly accessible, growth-oriented location.

PROPERTY HIGHLIGHTS

- Prime development opportunity with excellent visibility off I-69
- Immediate access to I-69 via nearby interchange
- Zoned I-1, allowing for a wide range of uses

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ADDITIONAL PHOTOS



DAVID BICKELL CCIM
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RETAILER MAP



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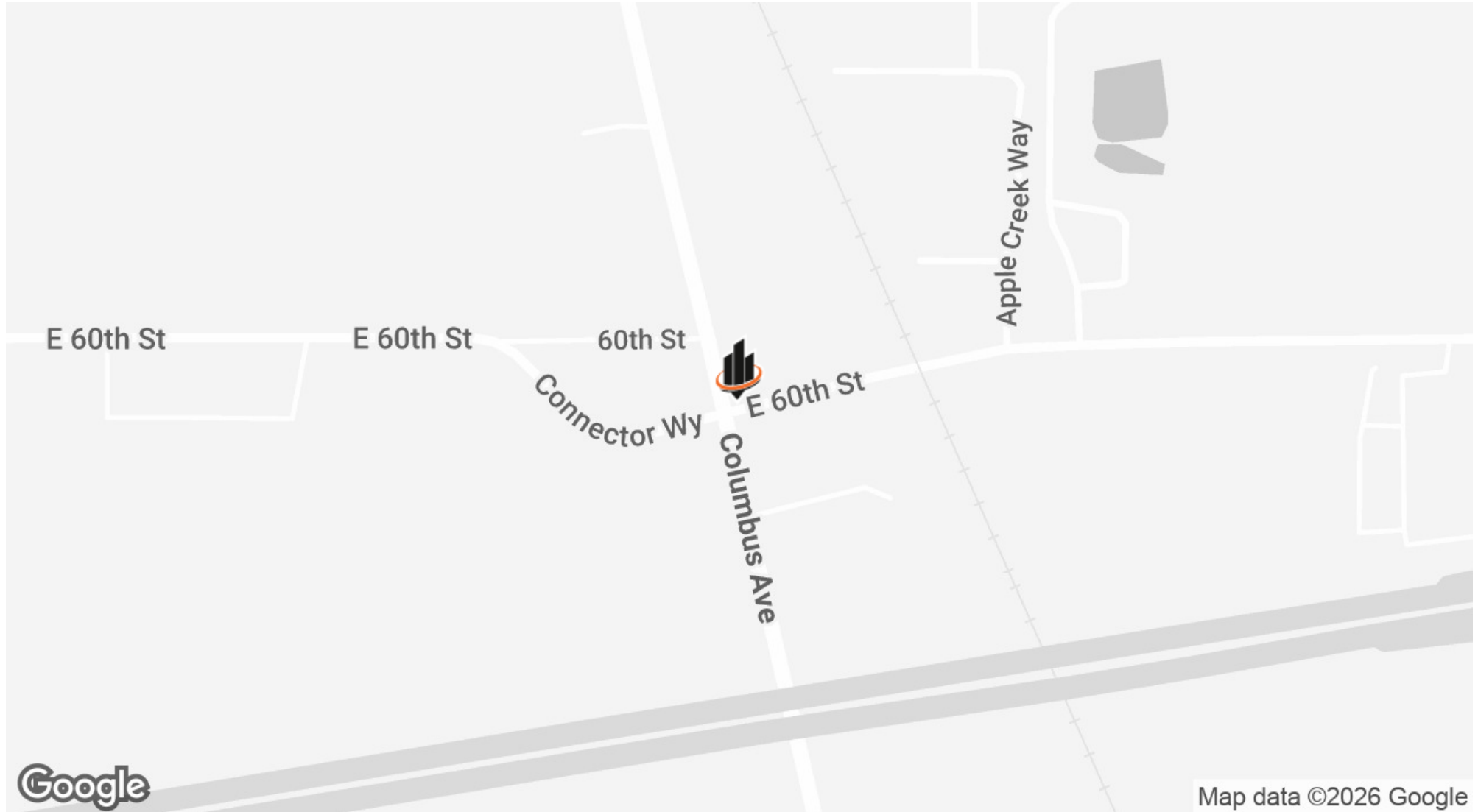
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LOCATION MAP



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