

# BND

## COMMERCIAL

### DEVELOPMENT LAND > FOR SALE

3.76 ACRES

1900 BIK W SR 6 & ORCHARD PL PKWY  
KENDALLVILLE, INDIANA



### HIGHLIGHTS:

**Acreage:** 3.76 Acres (total 2 parcels)

**Located in popular business park**

**Zoning:** C2A General Commercial

**Highway Frontage:** 391'

**Highly Visible Location on US 6**

**Flexible Zoning Allows Many Possible Uses**

**Sale Price:** \$450,000.00



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**BND****COMMERCIAL****DEVELOPMENT LAND > FOR SALE****3.76 ACRES****1900 Blk W SR 6 & ORCHARD PL PKWY  
KENDALLVILLE, INDIANA****Sale Information**

<b>Sale Price</b>	<b>\$450,000.00</b>
<b>Terms</b>	<b>Cash at closing</b>
<b>Annual Taxes</b>	<b>TBD - currently exempt status</b>
<b>Tax Year / Pay Year</b>	<b>2025 / 2026</b>

**Property Highlights**

<b>Parcel Numbers</b>	<b>07-07-31-100-022.000-020; 07-07-31-100-021.000-020</b>
<b>Address</b>	<b>1900 Block W. SR 6 &amp; Orchard Place Parkway</b>
<b>City / County / State / Zip</b>	<b>Kendallville / Noble / IN / 46755</b>
<b>Sale / Lease</b>	<b>Sale</b>
<b>Land Size</b>	<b>3.76 Acres</b>
<b>Zoning</b>	<b>C2A General Commercial</b>
<b>Number of Parcels</b>	<b>Two</b>
<b>Dimensions</b>	<b>391' W x 420' D</b>
<b>Frontage</b>	<b>391'</b>
<b>Distance to Interstate</b>	<b>Less than 2 miles to US Hwy 3; 33 miles to I-69</b>

**Utilities**

	<b>Company</b>
<b>Gas</b>	<b>NIPSCO</b>
<b>Electric</b>	<b>AEP</b>
<b>Water</b>	<b>City of Kendallville (12" water main east side of Orchard Place Pkwy)</b>
<b>Sewer / Trash</b>	<b>City of Kendallville (12" sewer along Orchard Place Pkwy)</b>

**2025 DEMOGRAPHICS**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population</b>	<b>1,663</b>	<b>11,282</b>	<b>16,830</b>
<b>Avg. H/H Income</b>	<b>\$92,270</b>	<b>\$87,924</b>	<b>\$91,540</b>

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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