

SALE

LAND



VACANT LAND



0 WOHLERT STREET, ANGOLA, IN 46703

PROPERTY OVERVIEW

This 5.05-acre land parcel is very promising for potential commercial or industrial development. The property is situated within the Wohlert Street commercial/industrial corridor making the planning and development plans consistent with zoning usage. The 380+ feet of street frontage and curb cut provide good visibility and access for any potential business, while the existing wide city walks are a nice amenity for customers or employees. This location is within 5 minutes of the I-69/U.S. 127 interchange making it very convenient for transportation and access to major highways. This land parcel has many key attributes for potential development opportunities.

PROPERTY HIGHLIGHTS

- Excellent land parcel inside the Wohlert commercial/industrial corridor
- Less than 5 minutes from the I-69/U.S. 127 interchange
- 380+ feet of frontage with curb cut and existing wide city walks
- Located in the commercial/industrial district of Angola

SALE PRICE

\$225,500

Lot Size:

5.05 Acres

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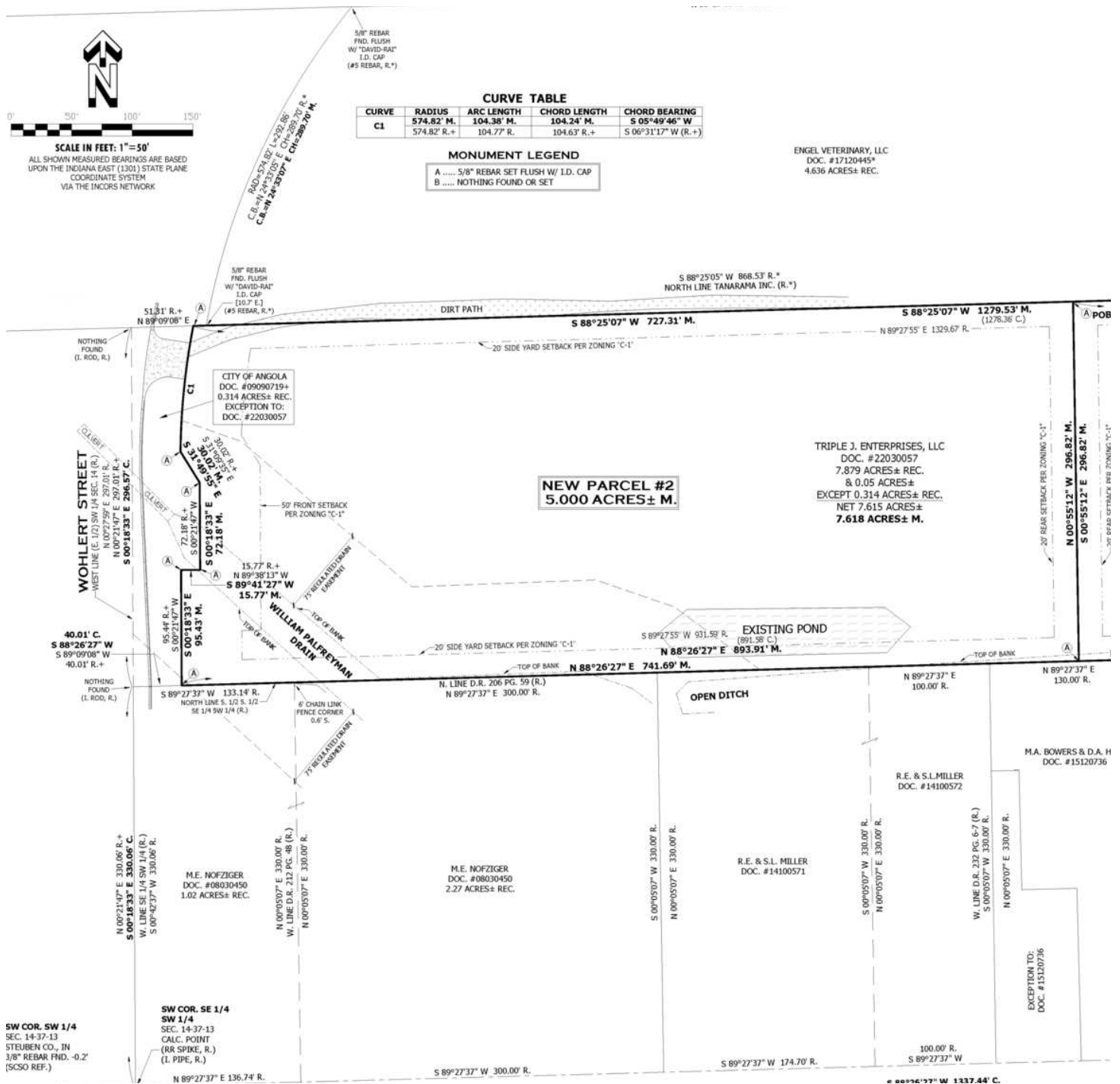
BRADLEYCO.COM



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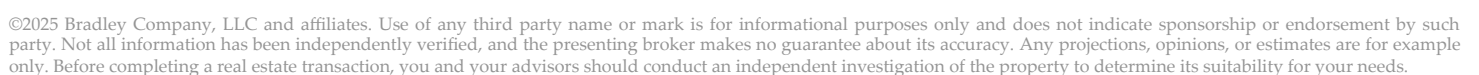
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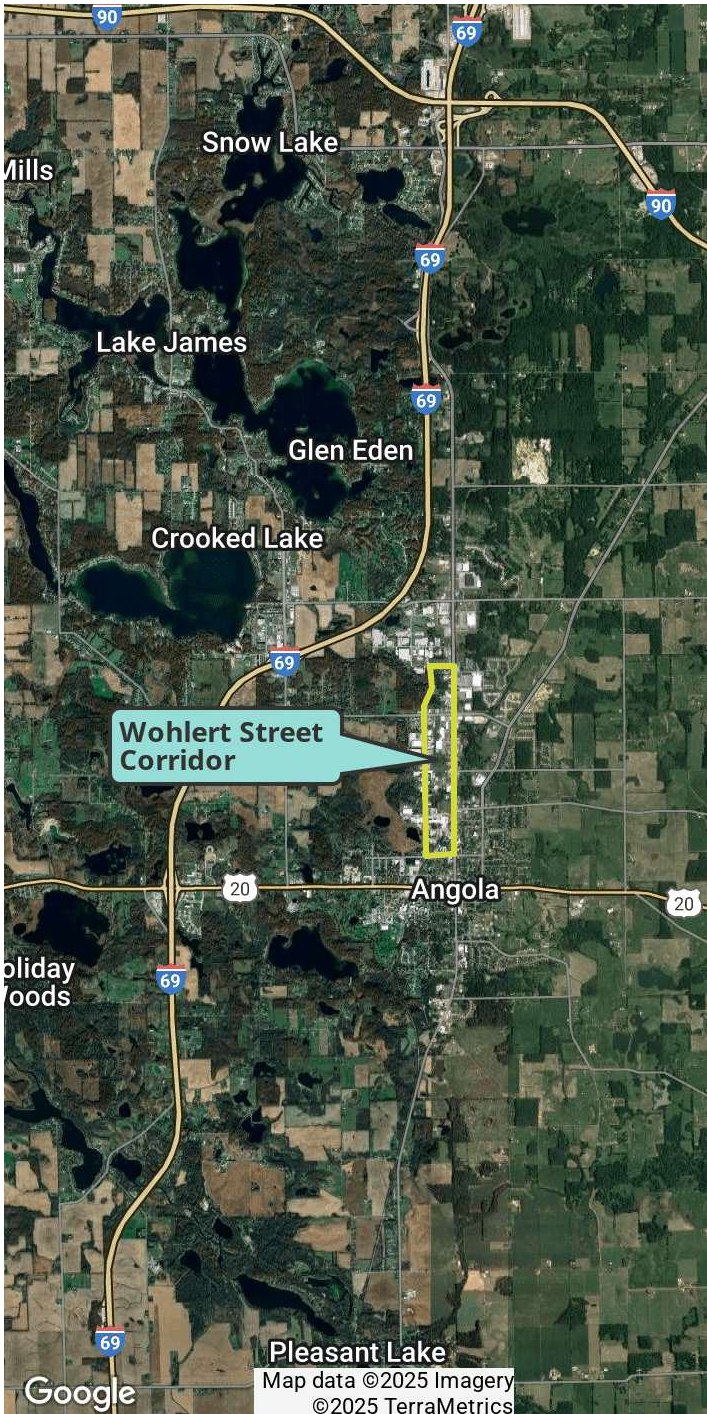




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WOHLERT STREET CORRIDOR

The Wohler Street area in Angola, IN is a bustling hub of industrial activity. It is home to a diverse range of businesses, from small manufacturing shops to large logistics firms that contribute significantly to the local economy, providing employment opportunities and driving economic growth in the region. The area is home to several automotive parts manufacturers, including metal stamping and injection molding companies that supply parts to major automotive manufacturers across the country.

Additionally, this area is also home to several logistics companies providing a range of services, including warehousing, distribution, and transportation. The area's proximity to major highways and interstates makes it an ideal location for logistics companies looking to serve customers across the region.

ANGOLA, IN

Located in the northeastern region of the state, Angola is home to a variety of industrial businesses that play an important role in the local economy including metalworking, automotive manufacturing, and plastics production. One key advantage of Angola's location is its proximity to major transportation routes. The city is situated along Interstate 69, which connects it to both Indianapolis to the south and Fort Wayne to the north making it easy for businesses to transport their products to markets throughout the region and beyond.

In addition to the interstate, Angola is also located near several major highways, including U.S. Route 20 and U.S. Route 27. These routes provide additional transportation options for businesses in the area, allowing them to access key markets and suppliers throughout the Midwest.

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Wohlert St./Harcourt Rd. 4,956/VPD

2020 American Community Survey (ACS)

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