

KOKOMO ENTITLED LAND - NORTH

3308 Brooke Road, Kokomo, IN 46902

FOR SALE



PROPERTY HIGHLIGHTS

- 36 acre site is zoned for residential
- Contract Broker for price
- Strategic location in Kokomo area
- Well suited for the development of duplex or garden style homes
- Convenient and accessible
- Ample space for commercial endeavors



JEFFERY BAUMGARTNER, CCIM

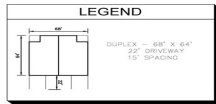
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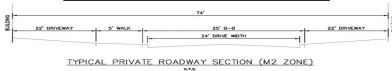
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SITE SUMMARY

SITE ZONING	=	M2
TOTAL SITE ACREAGE	=	37.7 AC. ±
LOT ACREAGE	=	24.82 AC. ±
OUTLET ACREAGE	=	10.45 AC. ±
FRONT YARD SETBACK	=	10 FT
SIDE YARD SETBACK	=	10 FT
REAR YARD SETBACK	=	25 FT
BUILDING SEPARATION (1.5 x SIDE YARD SETBACK)	=	15 FT
M2 DEVELOPMENT		
DUPLEX UNITS (88 BLDGS)	=	176 UNITS
MAXIMUM DENSITY	=	24 UNITS/AC
PROVIDED DENSITY	=	5 UNITS/AC
M2 PARKING		
REQUIRED PARKING		
DUPLEX UNITS (174 x 2 PER UNIT)	=	352 SPACES
PROVIDED PARKING		
SURFACE PARKING	=	352 SPACES



PROPERTY DESCRIPTION

This 36 acre site is zoned for residential and would be well suited for the development of duplex or garden style homes. The property is easily accessible from the N Indianapolis area. Kokomo's expanding industrial base increases demand for this product and it continues to grow.

LOCATION DESCRIPTION

Nestled in the vibrant city of Kokomo, this prime location offers a thriving business environment and a rich array of nearby amenities. The area is renowned for its bustling commercial activity and is home to a diverse range of businesses, ensuring a dynamic and supportive professional community. With its proximity to major roadways and public transportation, the location offers unparalleled convenience for employees and clients alike. Embrace the potential of this dynamic area for your next office or land investment.

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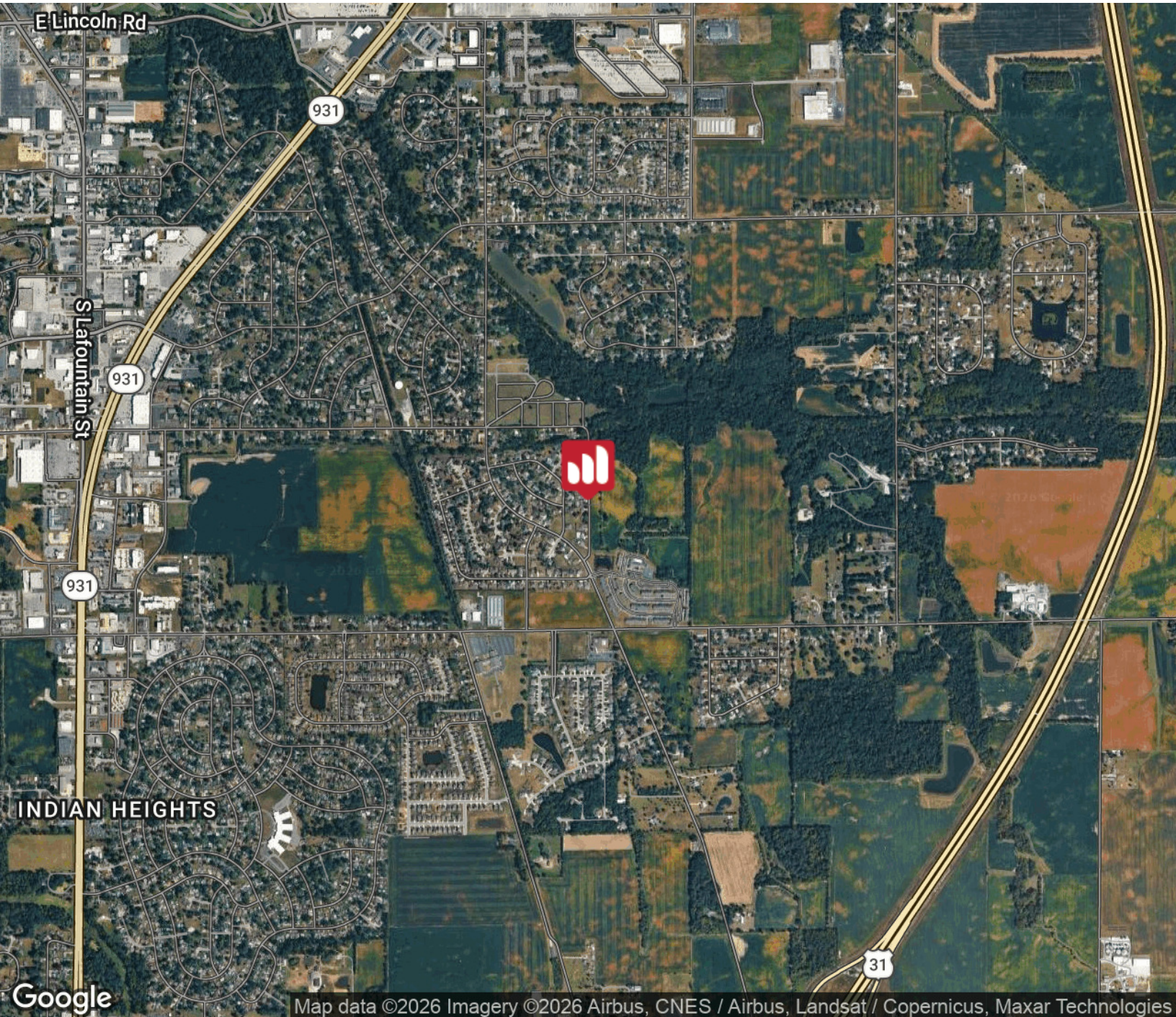
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