



FOR **SALE** LAND PROPERTY

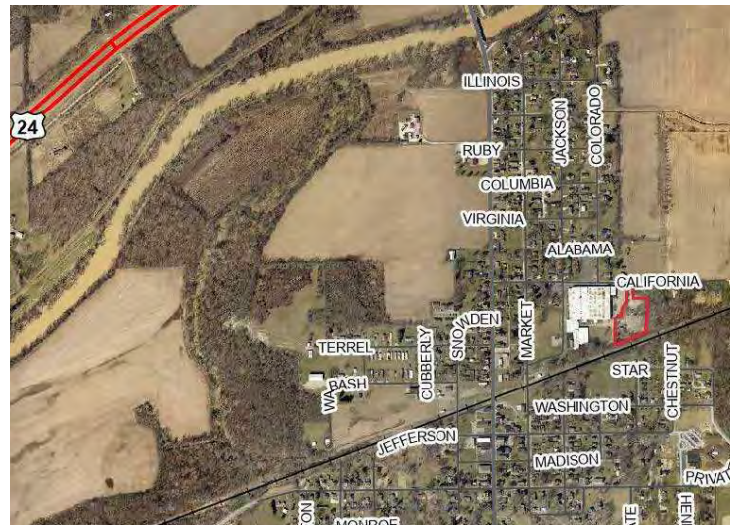


407 E. California St.
Andrews, IN 46702

2.34 Acre Site Located In Andrews, IN

About The Property

- Motivated seller
- Industrial land site located near Main St.
- Utilities on site
- Property is fully fenced with paving included
- Sale Price: \$50,000
(\$21,367.52/Acre)



the
Zacher
company

DAN GABBARD
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260.422.8474

STEVE ZACHER, SIOR, CCIM
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444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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

PROPERTY INFORMATION

2.34 ACRE SITE LOCATED IN ANDREWS, IN

LOCATION/ACREAGE/ZONING

Street Address	407 E. California St.
City, State, Zip	Andrews, IN 46702
County/Township	Huntington/Dallas
City Limits	Within
Former Use	Kunkle Foundry Site
Total Land Area	2.34 Acres
Zoning	M-1/Light Manufacturing

POPULATION DEMOGRAPHICS

5 Miles	10,025
10 Miles	30,486
20 Miles	102,308

TRANSPORTATION

Major Road Nearest Site	Hwy US 24
Distance to Interstate	I-69 - 15 Miles

PRICE/AVAILABILITY

Sale Price	\$50,000
Sale Price/Acre	\$21,368

PROPERTY TAXES

Parcel Number	35-04-23-300-018.100-003
Assessment: Land	\$8,400
Improvements	\$0
Total Assessment	\$8,400
Annual Taxes	\$252.00 (\$107.70/Acre)
Tax Year	2022 Payable 2023

LOCATED NEARBY

Dollar General
Triple LLL Truck Repair
Andrews Volunteer Fire Dept.
Reality Relief Smokehouse and Venue
United States Postal Service
Town of Andrews Public Park
Kermits Food Shop
A&J Home Improvement LLC
MM Outdoor Service LLC
Ness Tree Service
Deal-Rice Funeral Home
Andrews-Dallas Township Public Library



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ADDITIONAL PHOTOS

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AERIAL MAP

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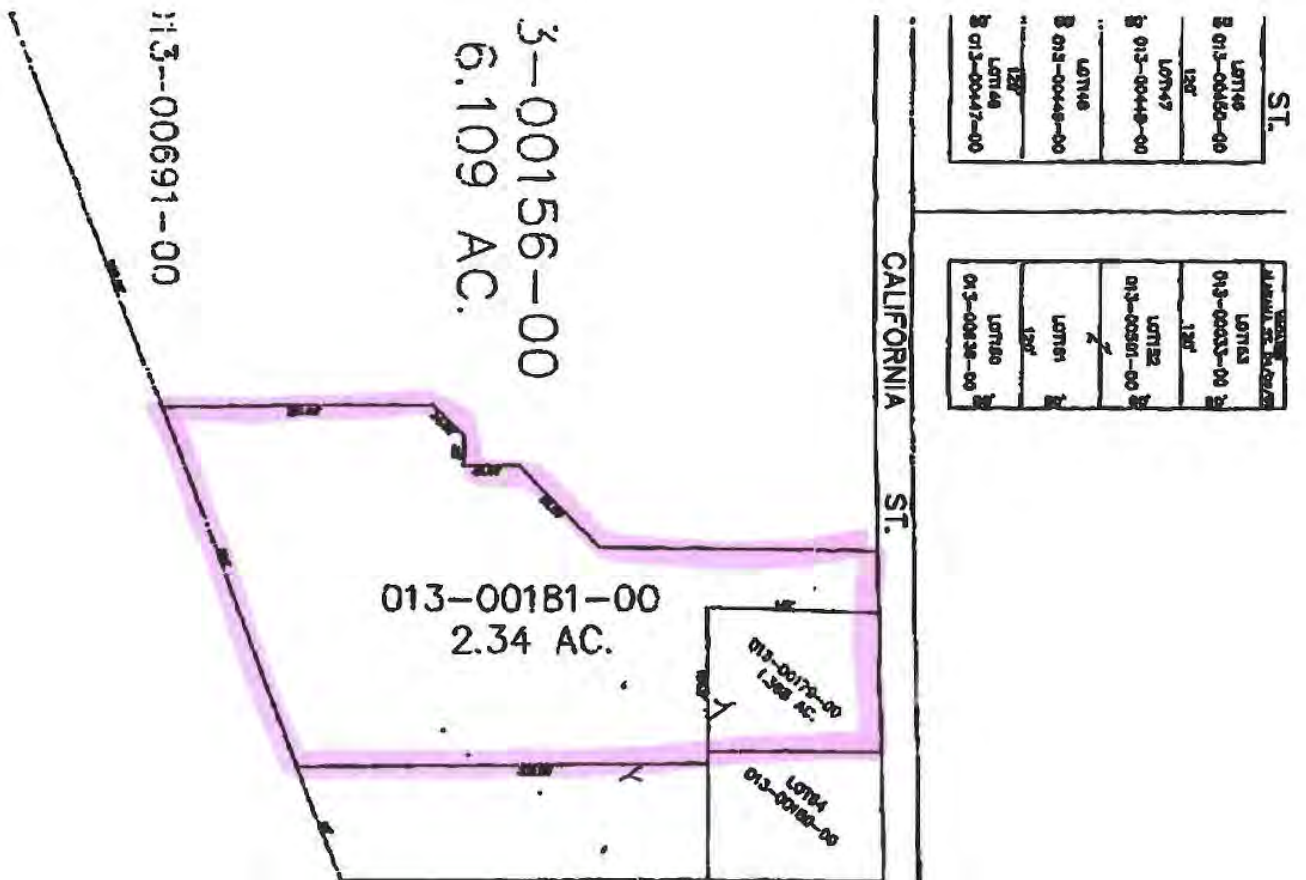
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SITE PLANS

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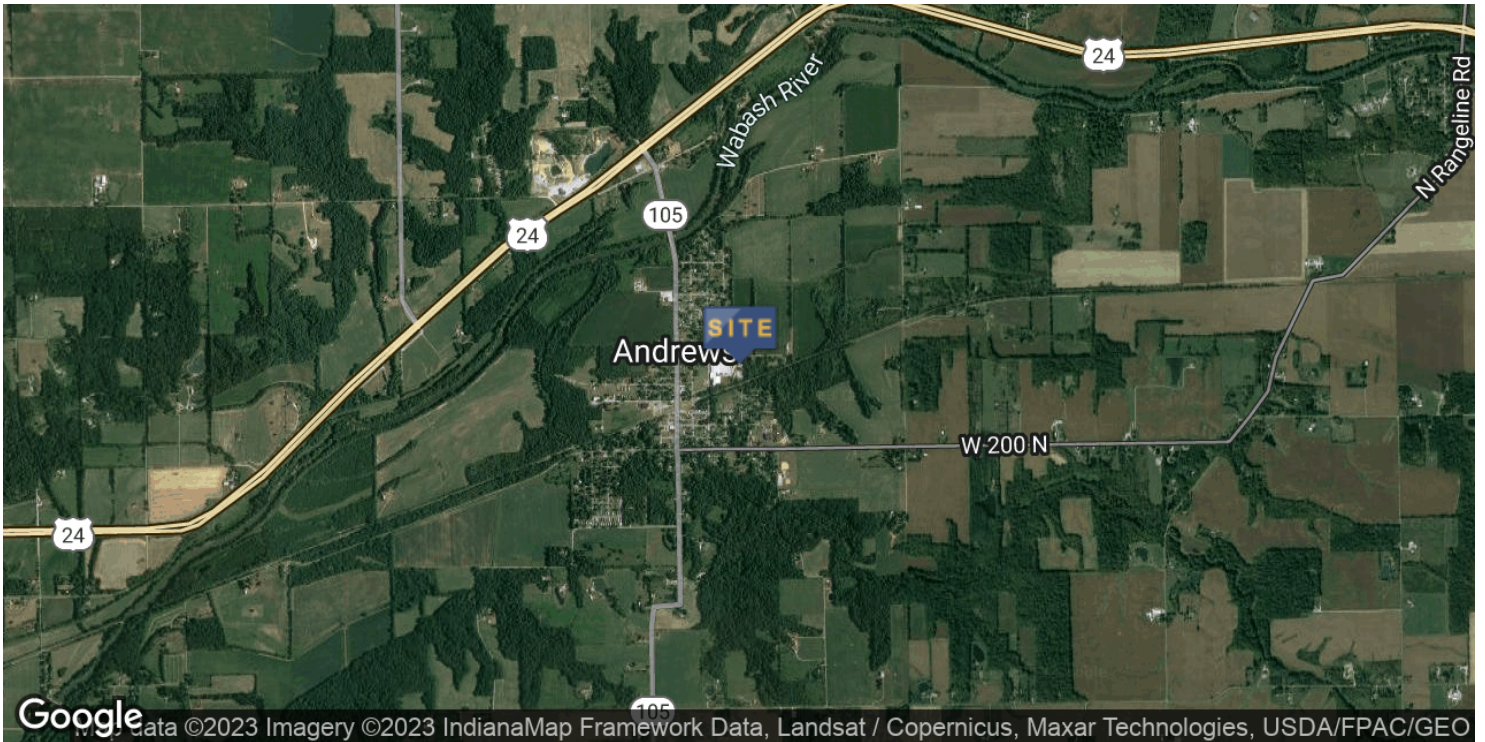
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LOCATION MAP

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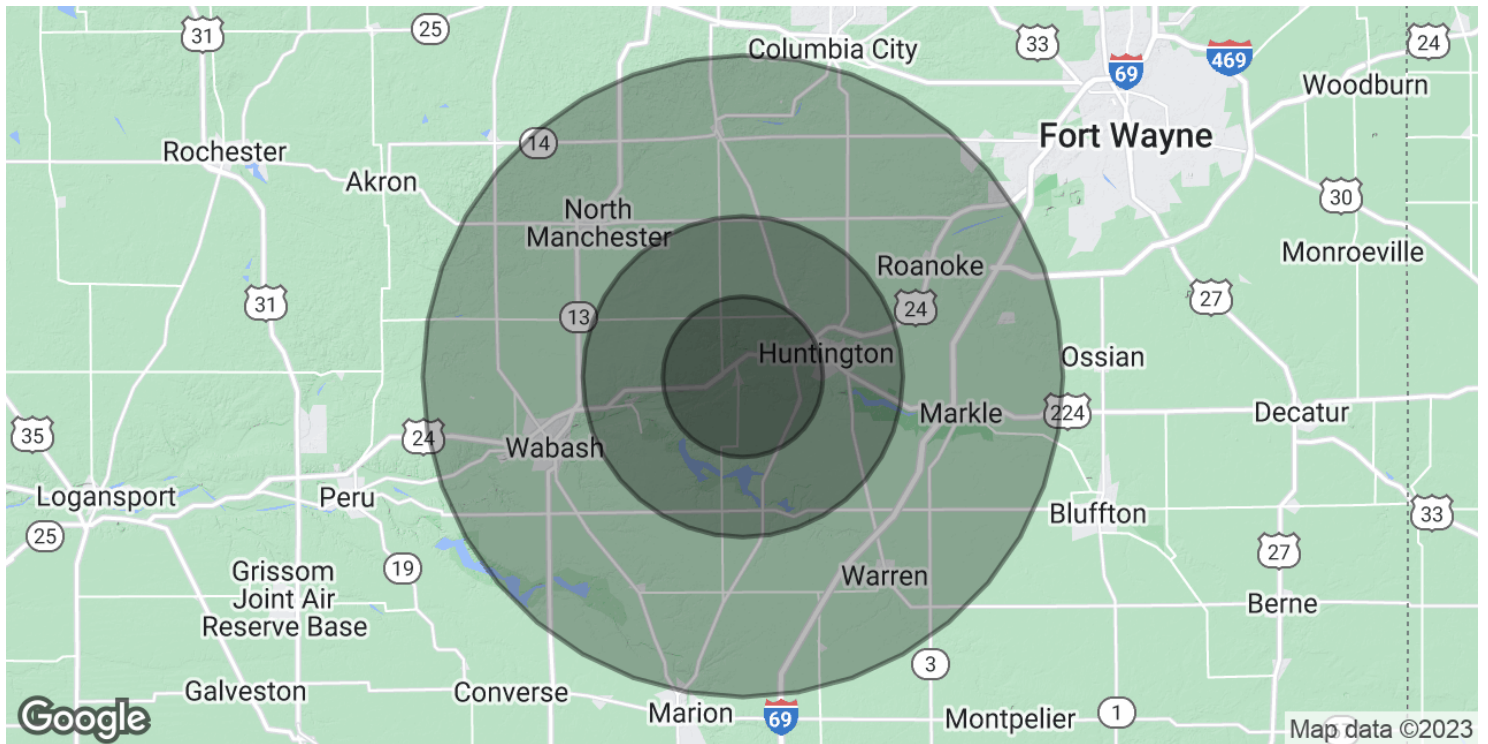
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DEMOGRAPHICS MAP & REPORT

2.34 ACRE SITE LOCATED IN ANDREWS, IN



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	10,025	30,486	102,308
Average Age	43.6	41.1	42.4
Average Age (Male)	41.7	39.8	40.7
Average Age (Female)	46.2	42.6	44.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	4,223	13,244	44,660
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$62,987	\$57,680	\$69,240
Average House Value	\$128,515	\$123,723	\$148,398

* Demographic data derived from 2020 ACS - US Census



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