



AVAILABLE FOR SALE

I-69 & HWY 35

GAS CITY, IN

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

**AVAILABLE
SALE PRICE**

1.54 AC - 4.32 AC
\$308,600 - \$893,700

PROPERTY HIGHLIGHTS

- Main retail corridor of the Gas City and I-69 interchange offers abundant traffic flow!
- Surrounded by recognizable national retailers including: Starbucks, Hardee's, Taco Bell, and Holiday Inn Express
- Development currently includes medical office buildings and hospitality
- Best suited for retail, office, or hospitality users



I-69 & HWY 35

I-69 & Hwy 35, Gas City, IN 46933



PROPERTY SUMMARY

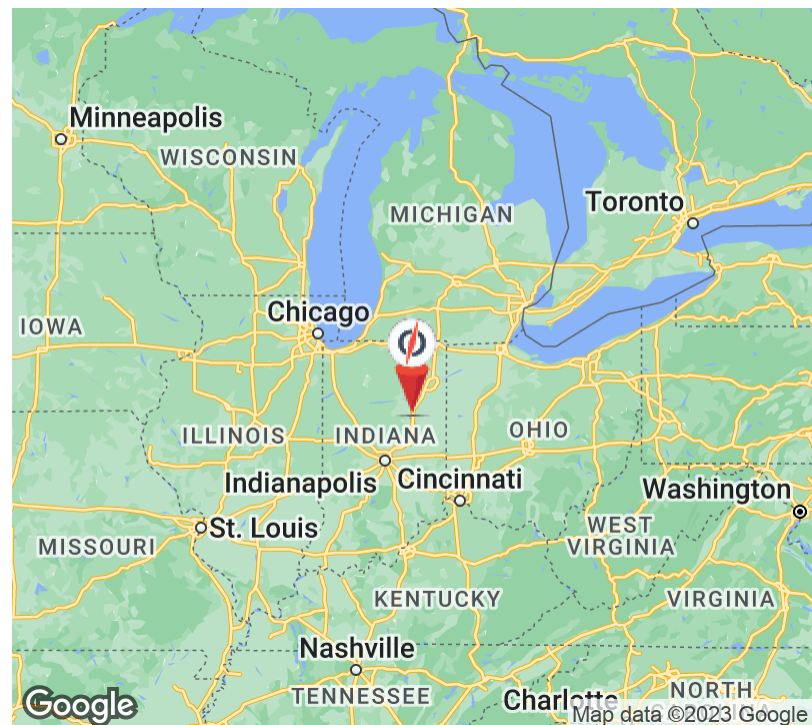


PROPERTY DESCRIPTION

Highly visible development land available along I-69. Development includes medical office and hospitality buildings, which would compliment any hospitality, office, or retail user. Site lots are divisible and are currently 1.54 to 4.32 acres. With access from two major roadways, I-69 and US 35, the site has high volumes of daily traffic. Available utilities include gas and electricity with remaining utilities nearby.

OFFERING SUMMARY

Lot 1	1.54 Acres	\$308,600
Lot 2	SOLD	SOLD
Lot 3	SOLD	SOLD
Lot 4	1.84 Acres	\$382,700
Lot 5	2.48 Acres	\$511,000



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AERIAL VIEWS



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RETAILER MAP



I-69 & HWY 35

I-69 & Hwy 35, Gas City, IN 46933



PROPERTY DETAILS

SALE PRICE \$308,600 - \$893,700
LOT SIZES 1.54 AC - 4.32 AC

LOCATION INFORMATION

Street Address I-69 & Hwy 35
City, State, Zip Gas City, IN 46933
County/Township Grant/Monroe Township
Cross Streets I-69 & Hwy 35
Side Of Street West
Road Type Highway Interchange
Nearest Highway I-69 & US 35

LAND

Number Of Lots 3 Remain
Best Use Office & Retail
Irrigation Designated Detention Area

PROPERTY DETAILS

Property Type Land
Property Subtype Retail, Office, Other
Zoning A-1 (Industrial)
Lot Size 1.54 - 4.32 Acres
APN# 27-08-31-300-020.000-037
Traffic Count Street I-69 - 24,231 VPD
US 35 - 12,917 VPD
Available Utilities Gas & Electric