

For Lease/Sale

Land Property - 13.54 Acres Available



599 W. 400 N., Angola / Land Lease

Angola, IN, 46703

This 13.54-acre plot of land boasts of an unbeatable location, being located less than 0.3 miles from I-69, a major highway that connects it to various cities and towns in Indiana. This property is located in a prime location, with over 1,600 feet of frontage along State Road 127 and CR 400 North. Situated just minutes away from Pokagon State Park, million-dollar homes, and cozy lake cottages, the businesses lining North Wayne Street/State Road 127 cater to both locals and out-of-town visitors.

Moreover, the land is situated near many lakes and within 2 miles of Pokagon State Park, a popular destination for tourists and locals. This offers plenty of opportunities for recreational activities, such as hiking, fishing, and camping. The land's strategic location, combined with the natural beauty and recreational opportunities offered by the nearby lakes and state park, make it an ideal location.

Highlights

- 13.54 AC with phenomenal development potential
- Located on the prime retail corridor of SR 127 and less than 0.3 miles from I-69
- Within 2 miles of Pokagon State Park
- One mile north of Meijer, Menards and Walmart
- Across the street from Ramada Inn and Tesla charging stations
- Seller will provide Buyer sufficient time to obtain and perfect zoning and other entitlements

Sale Price	Contact Broker
Lease Price	Undisclosed
Lot Size	13.54 Acres

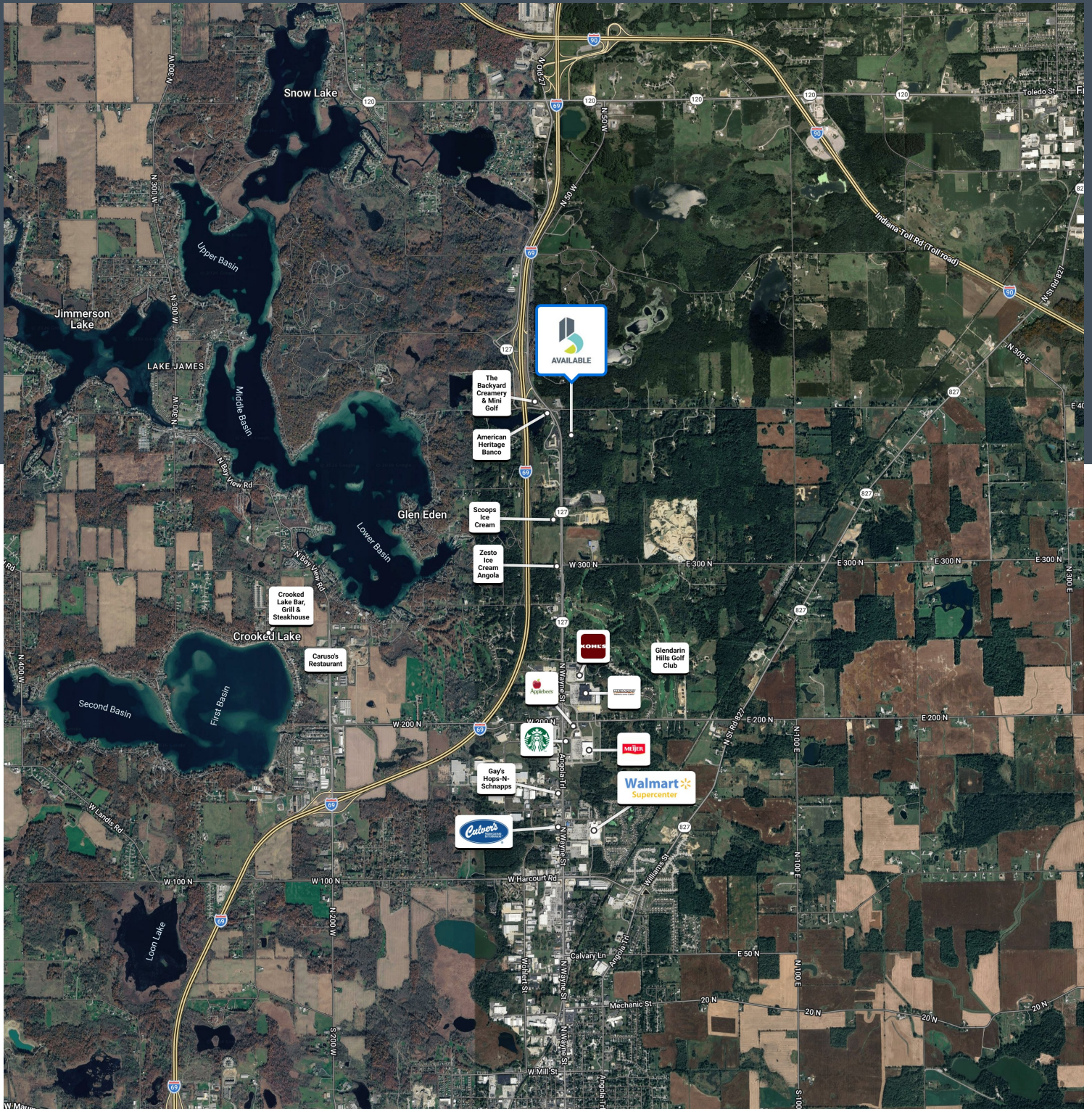
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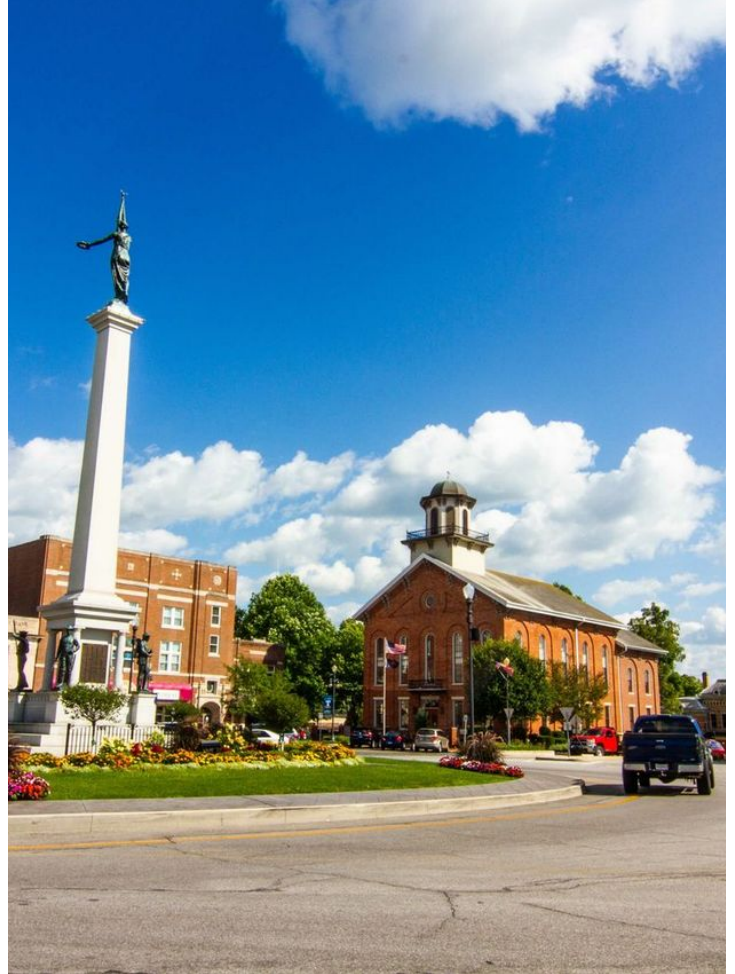
Aerial Map

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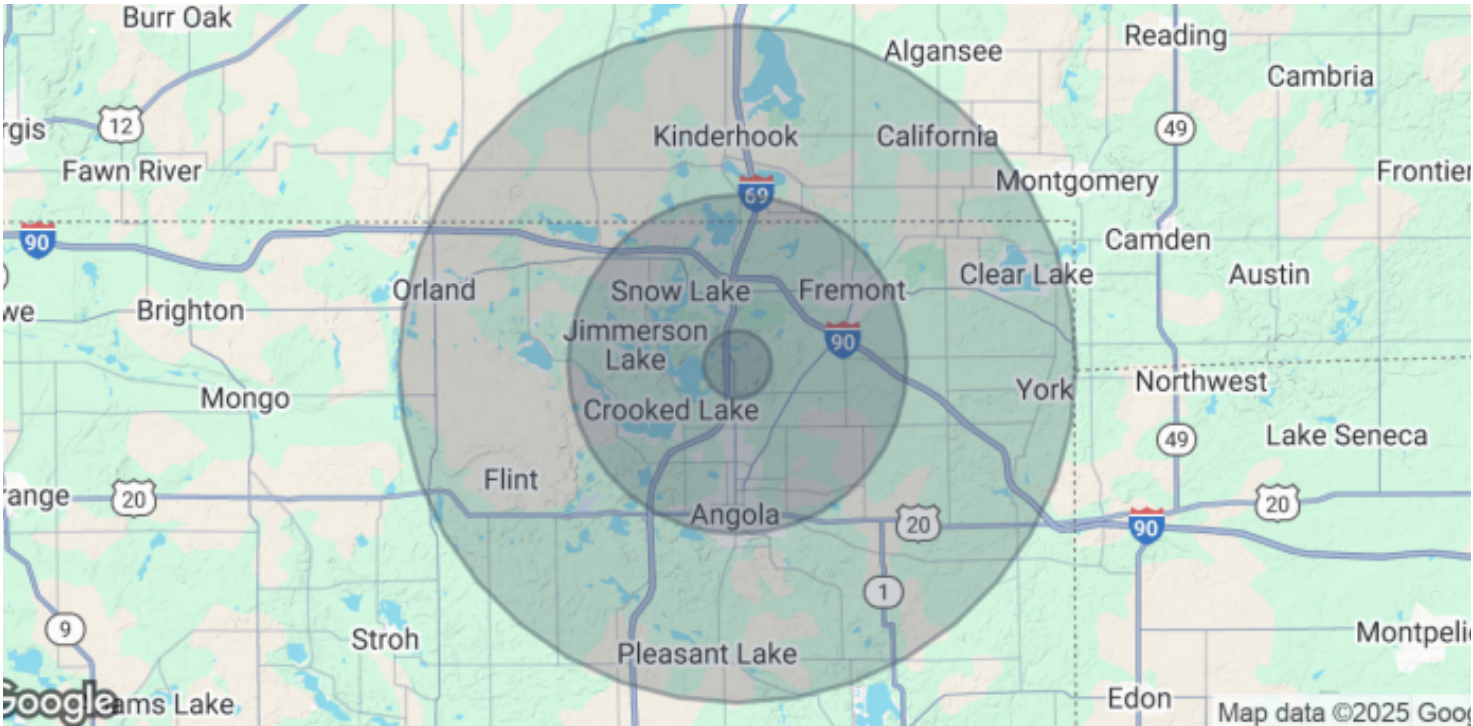
Location Description

Angola is located in the northeastern part of Indiana. It is the county seat of Steuben County and has a population of around 8,500 people as of the 2020 census. The city is situated in a scenic area surrounded by numerous lakes and parks, making it a popular destination for outdoor recreation such as fishing, boating, and hiking. During the summer months, the city experiences a surge in population to nearly 100,000 people.

Angola is home to a diverse population and a variety of businesses, including manufacturing, healthcare, and retail. It is also home to Trine University, a private institution that offers undergraduate and graduate programs in a range of fields. Overall, Angola is a vibrant and welcoming community that offers a high quality of life for its residents and visitors.

Demographics

599 W. 400 N. , Angola, IN 46703



Demographics

	1 Mile	5 Miles	10 Miles
Total Population	423	15,409	36,045
Average Age	50.1	42.0	39.8
Total Households	187	7,015	14,842
Average HH Income	\$74,146	\$58,623	\$58,204

