



U.S. 50 Business Park 1 Acre Site

Randall Avenue, Aurora, Indiana 47001 - Dearborn County



Property Details

Latitude/Longitude: 39.0303, -84.9603

Type of space: Mixed Use, Office, Warehouse/Distribution, Incubator, Industrial, Business Park, Light Mfg, Whse/Dist, General, Medical, Mixed Use

Min Size: 1.10 acres

Max Size: 1.10 acres

Last Updated: 1/2/2025

Availability

For Sale: Yes

Sale Price: \$53,000

Description

An exceptional development opportunity in Aurora, Indiana. Located at the intersection of US 50 and Randall Ave, this 1.08-acre property stands at the entrance of a business park, offering high visibility and strategic positioning. Zoned for light industrial or commercial use, it's perfectly suited for retail, office spaces, or other business ventures. The Dearborn County Redevelopment Commission may offer this land at a below-market rate for projects that contribute positively to the area, with an economic development agreement required, detailing construction timelines and design standards. This is a unique chance to impact Aurora's commercial landscape significantly. All utilities at the site. Access to SEI Fiber fiberoptic service.

Site Details

Total Acres: 1.08 acres

Zoning: Light Industrial (I-1)

Industrial Park Name: US 50 Business Park

Industrial Park Platted: Yes

Contact Information

Company: One Dearborn, Inc.

Contact Name: Gage Pace

Address: 500 Industrial Drive, Suite 2110

City: Lawrenceburg

State: Indiana

Phone: (812) 537-4010 ext 7233

Cell: (765) 309-8854

Email: gpace@1dearborn.org

Website: <https://1dearborn.org/>



Documents

[Dearborn- Aurora Randall Avenue Property DCRC land disposition advertisement and offering sheet US 50 Randall Avenue 1 acre 11172023.pdf](#)

[Dearborn- Aurora Randall Avenue Property Site Selection Magazine](#)

[Dearborn County Business Advantages.pdf](#)

[Dearborn- Aurora Randall Avenue Property Our Unique Competitive Advantages Cincinnati Region.pdf](#)

[Dearborn- Aurora Randall Avenue Property The Cincinnati Region Intelligence Report.pdf](#)

Lot Size: 1.08 acres

Parcel ID: 15-11-11-200-026.000-023

Percent in Flood Plain: 0

Transportation

Interstate Name: I-275

Distance to Interstate: 10 miles

Highway Description: I-275 is a multi-lane, divided interstate highway serving as the Cincinnati metropolitan beltway with connections to I-75, I-71, and I-74. US 50 is a four-lane divided highway fronting the north end of the site.

Nearby Highway: U.S. 50

Distance to Nearest Highway: 0 miles

Nearest International Airport: Cincinnati Northern Kentucky International Airport

Distance to Nearest Airport: 22.5 miles

Utilities

Electric: Yes

Distance to Electric: At site

Electric Provider: Southeastern Indiana REMC

Natural Gas: Yes

Distance to Natural Gas: At site

Natural Gas Provider: Aurora Utilities

Natural Gas Line Size: 4 inch

Sewer: Yes

Distance to Sewer: At site

Sewer Provider: Aurora Utilities

Sewer Line: 8 inch

Water: Yes

Distance to Water: At site

Water Provider: Aurora Utilities

Water Line: 6 inch

Water Main Pressure: 55 psi

Telecom: Yes

Distance to Telecom: At Site

Telecom Provider: Centurylink

Internet Connection: Yes

Distance to Internet: At site

ISP: Comcast Business

Internet Service Type: Cable

Maximum Bandwidth: 200 mbps

Other

Ownership: Dearborn County Redevelopment Comission

Incentives

Tax Increment Financing Area (TIF): Yes



Aurora Randall Avenue Property View from US50.png



Aurora Randall Avenue Property View From Randall.png



US 50 Business Park Sign.jpg