

SALE



LAND

INDUSTRIAL DEVELOPMENT SITE



0 W 800 S, PENDLETON, IN 46064

PROPERTY OVERVIEW

Well-positioned development land site in Pendleton's Industrial Corridor! Site is suitable for many product types with all utilities in close proximity and sufficient capacity to support development.

PROPERTY HIGHLIGHTS

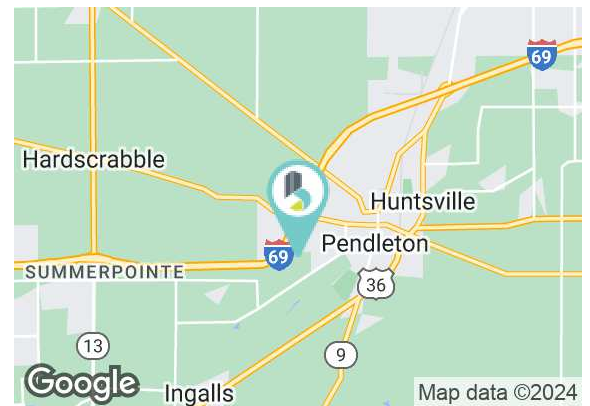
- +/- 182 acres of Mixed Use Development Ground in Pendleton
- Excellent opportunity for mixed-use, retail, multifamily, and low-impact industrial
- County jurisdiction with an easy path to voluntary annexation
- All utilities at Site including municipal sewer
- Flat Topography, Dry Site with Good Access
- Adjacent to Tractor Supply in an area experiencing rapid growth

SALE PRICE

\$60,000 / ACRE

Lot Size:

181.39 Acres



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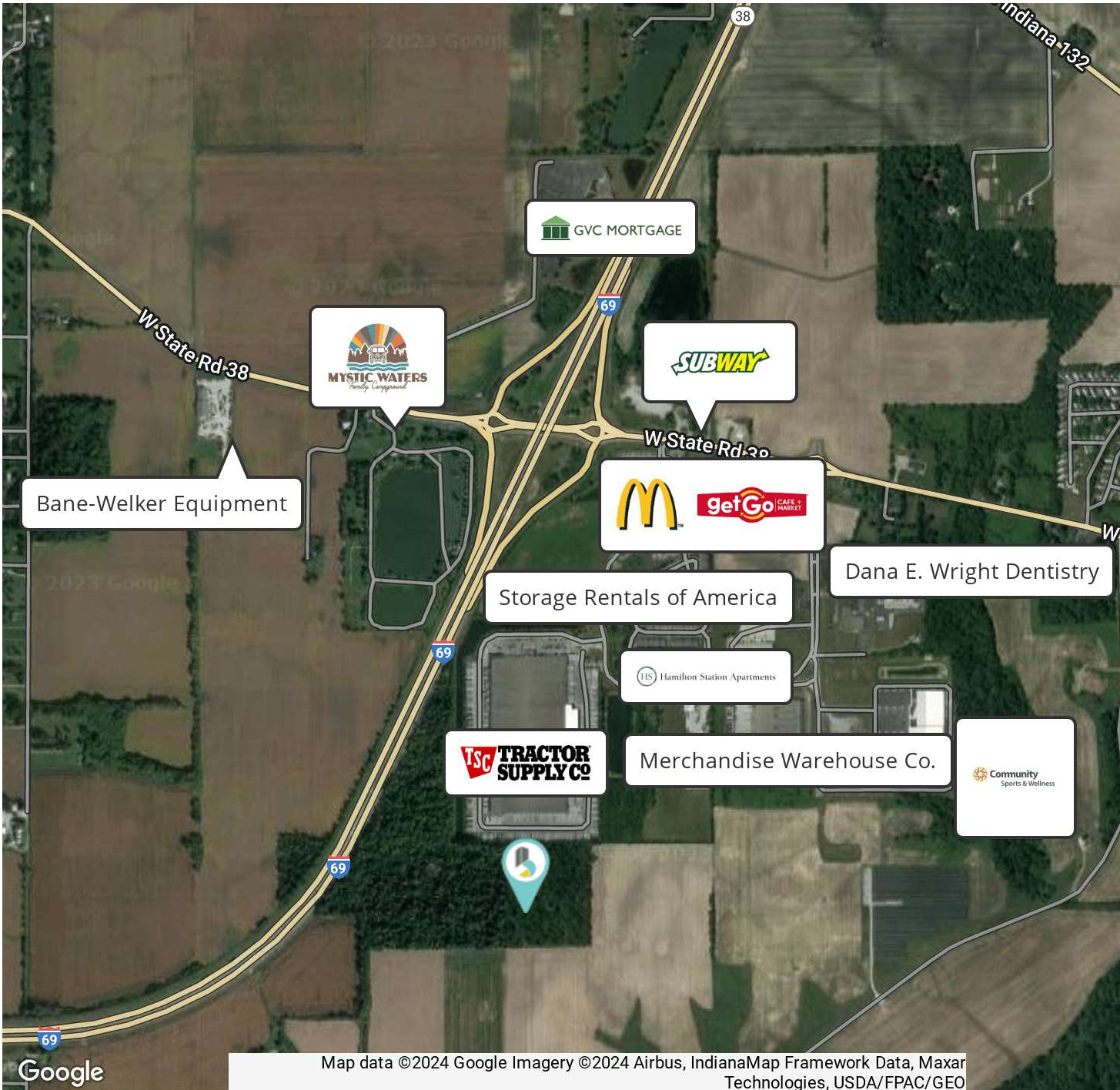
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UTILITY INFORMATION

Electric - site can be served by 12kV, three-phase lines. Substation <1/2 mile away from subject property

Gas - natural gas mains are nearby with sufficient capacity to serve development

Utilities - Sewer 8" force main with lift station < 1/2 mile away and sufficient capacity for development, Water 12" line at adjacent property

Transportation - site has unrivaled access and visibility via the I-69 and SR-38 interchange



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