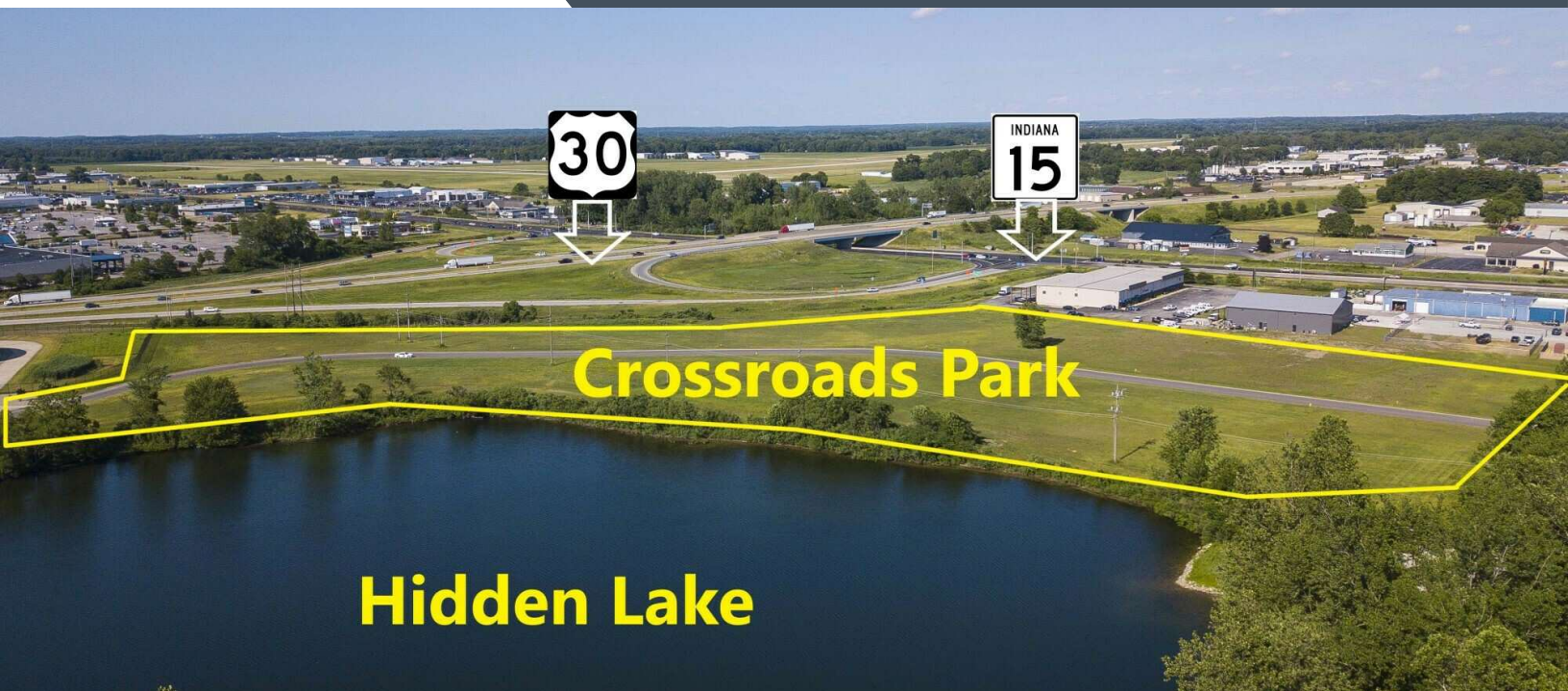


SALE



MULTI-USE LAND

US 30 & SR 15, WARSAW, IN 46580



FEATURES

- Commercial lots available with infrastructure in place
- Located at the corner of US 30 & State Road 15 (\pm 20,000 AADT)
- Accessible from signalized intersection at State Road 15
- Municipal sewer and public water utilities
- See lot availability and pricing on next page



BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

ALEX REED

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574.306.0790
areed@bradleyco.com



BRADLEYCO.COM



US 30 & SR 15, WARSAW, IN 46580

SALE

MULTI-USE LAND



LOT	ACRES	PRICE
1	0.59	SOLD
2	0.59	SOLD
3	0.57	SOLD
4	0.57	SOLD
5	0.76	SOLD
6	0.85	SOLD
7	0.43	SOLD
8	0.40	\$105,000
9	0.40	\$105,000
10	0.40	\$105,000
11	0.59	\$70,000
12	0.72	\$105,000
14	1.29	SOLD
15	1.35	SOLD
16	0.45	SOLD
17	0.45	SOLD
18	0.55	SOLD
19	0.65	SOLD
20	0.68	SOLD
21	0.65	SOLD
22	0.93	SOLD
23	0.80	SOLD
24	0.66	SOLD
25	0.63	SOLD
26	0.96	SOLD

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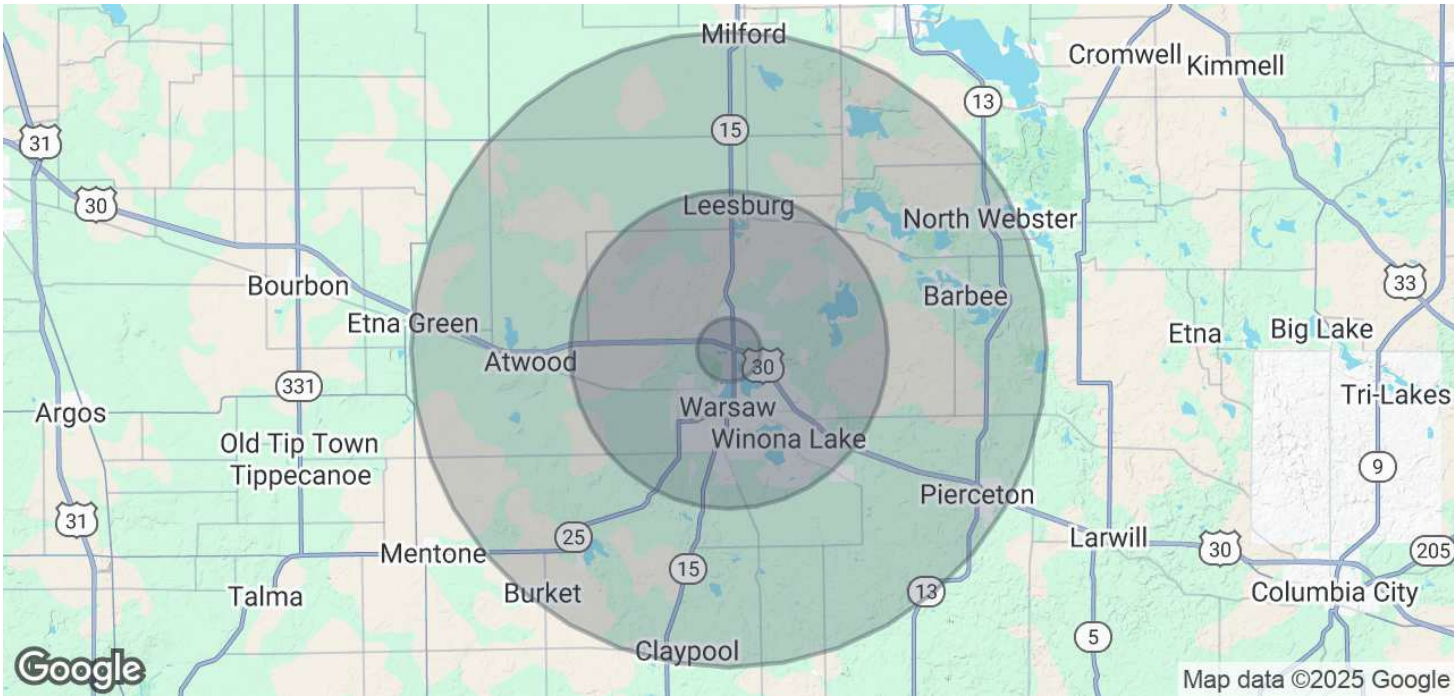
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US 30 & SR 15, WARSAW, IN 46580

SALE

MULTI-USE LAND



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,554	24,962	52,116
Average Age	36.2	35.8	36.6
Average Age (Male)	33.1	33.8	35.3
Average Age (Female)	39.6	38.8	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	656	10,254	20,679
# of Persons per Household	2.4	2.4	2.5
Average Household Income	\$55,308	\$56,483	\$59,862
Average House Value	\$146,601	\$174,298	\$175,721

2020 American Community Survey (ACS)

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