

KOKOMO LAND FOR RESIDENTIAL MULTI-FAMILY DEVELOPMENT

FOR SALE

3318 Brooke Road, Kokomo, IN 46902



PROPERTY HIGHLIGHTS

- Contract Broker for price
- Strategic location in Kokomo area
- 19 acres +/-
- Proposed development site for a fully-entitled multi-family project allowing for development up to 324 units
- The property currently benefits from an eleven million dollar (\$11mm) TIF



JEFFERY BAUMGARTNER, CCIM

O: 317.454.7171 | C: 317.517.0074

jbaumgartner@premiercres.com

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PROPERTY DESCRIPTION

The Kokomo area is on the brink of a transformative growth that aims to address a pressing issue - affordable housing. This proposed development is not just about constructing buildings, but about creating a community where everyone has access to safe, quality, and affordable homes. The project's primary objective is to bridge the gap between income and housing costs. It's about fostering an inclusive community where residents, both permanent and transient, can thrive and prosper. This development will not only provide affordable homes but also stimulate local economic growth.

LOCATION DESCRIPTION

Nestled in the vibrant city of Kokomo, this prime location offers a thriving business environment and a rich array of nearby amenities. The area is renowned for its bustling commercial activity and is home to a diverse range of businesses, ensuring a dynamic and supportive professional community. With its proximity to major roadways and public transportation, the location offers unparalleled convenience for employees and clients alike. Embrace the potential of this dynamic area for your next office or land investment.

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This aerial map illustrates the proposed 100' access easement and 50' sanitary easement for the 100-acre site. The map shows the following features:

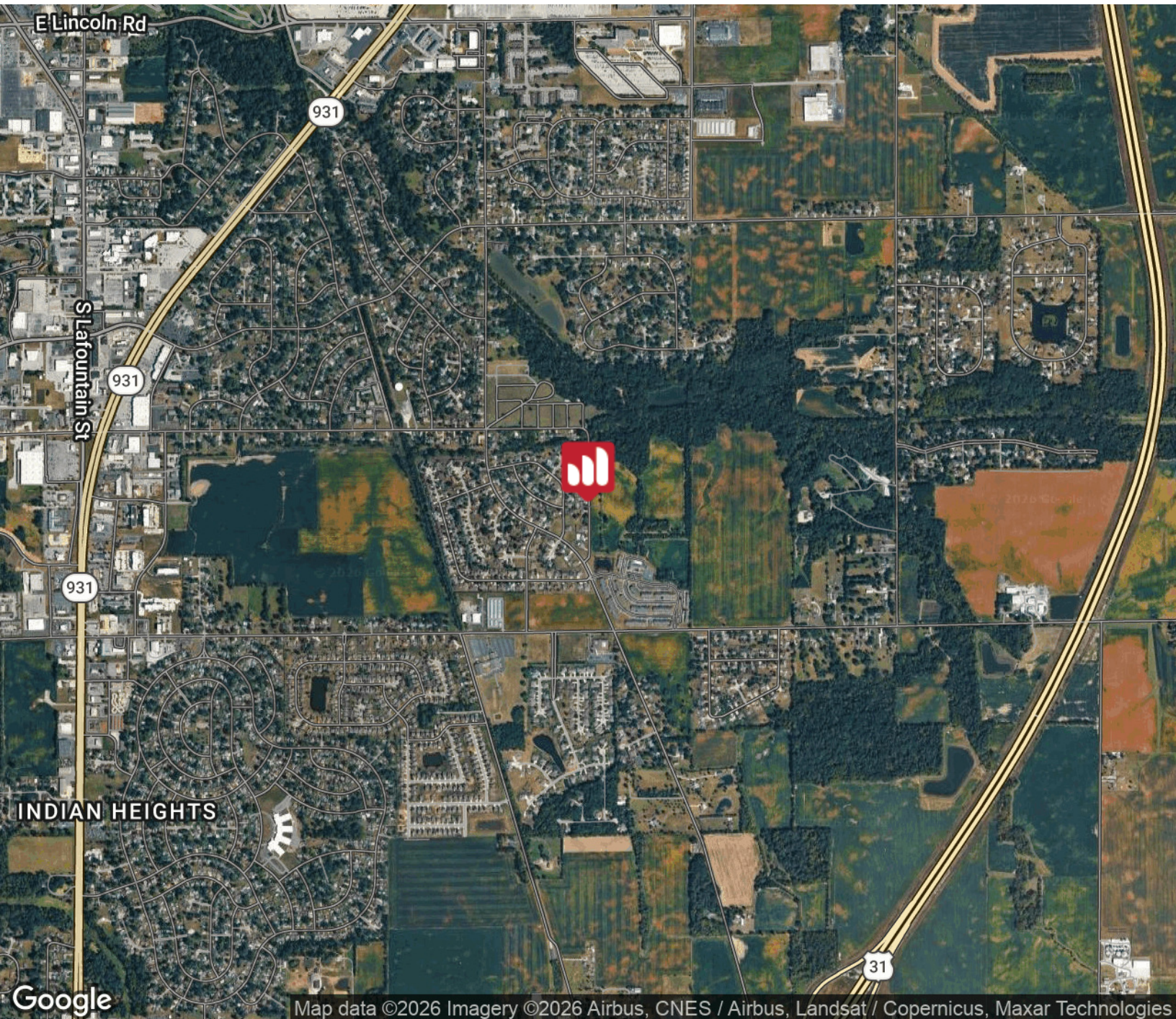
- 100' ACCESS EASEMENT (DOL. 1055-4028-01):** A dashed line indicating the proposed access route, running from the top right towards the center of the site.
- 50' SANITARY EASEMENT (DOL. 1055-4028-01):** A dashed line indicating the proposed sanitary route, running from the bottom left towards the center of the site.
- Fields:** Several areas are labeled "PARK FIELD" and "WOODS".
- Structures and Infrastructure:** A cluster of buildings and parking areas is shown in the bottom left, with labels such as "CONCRETE WALL OVER LINE", "CHAR. LINE OVER LINE", and "PLATED 20' DUNE".
- Topography:** The map shows a mix of wooded areas and open fields, with a road or path running along the left edge.

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