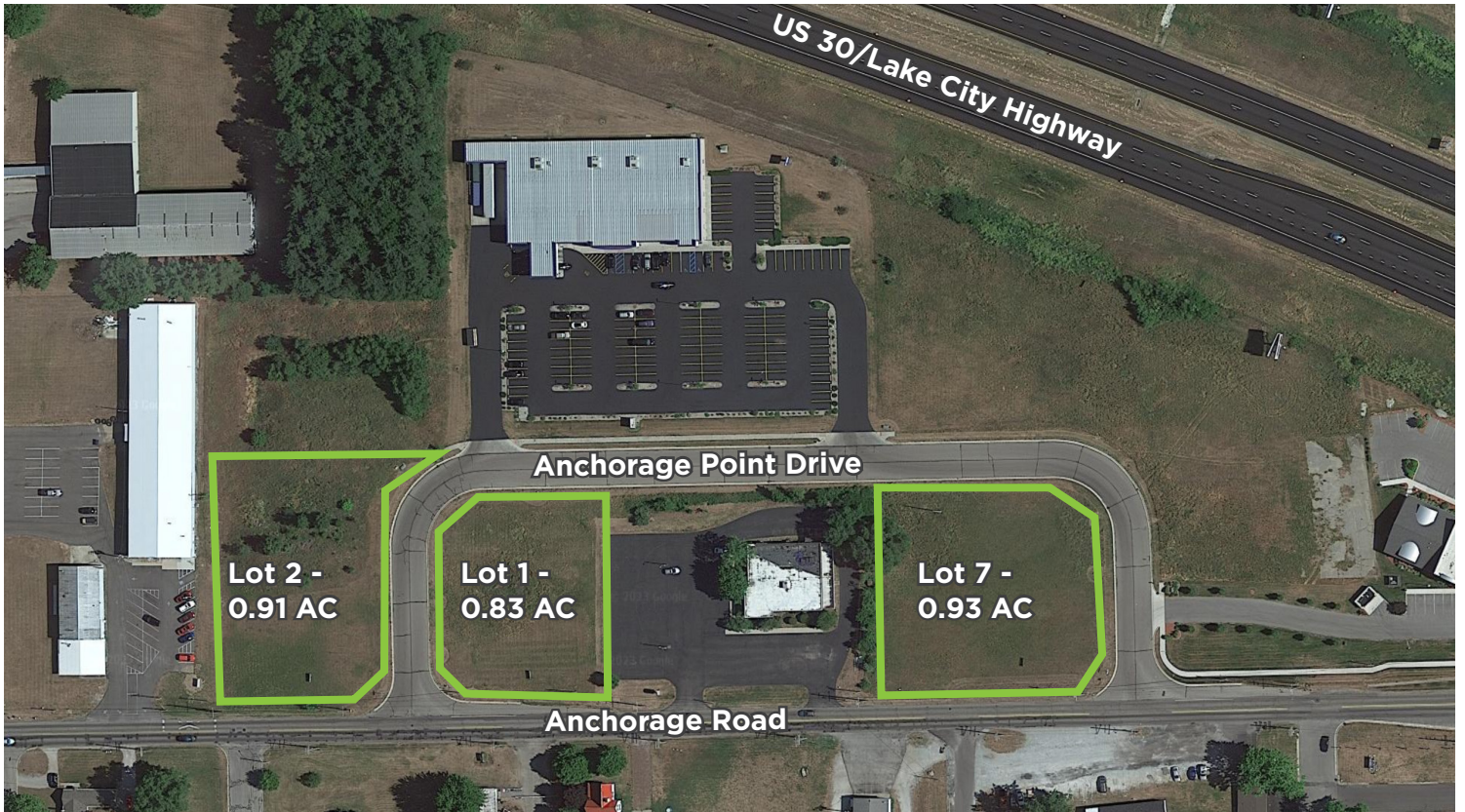




**Anchorage Point**  
US 30 & Anchorage Rd  
Warsaw, IN 46580



## Land For Sale In Warsaw, Indiana

Three lots for sale at Anchorage Point in Warsaw, Indiana. These sites boast a great location just off US 30 and nearby SR 15. It is also located near many major retailers and restaurants, such as Goodwill, Meijer, Starbucks, Walmart and Kohl's

### Property Highlights

- ▶ 2.67 AC - Development land along US 30
- ▶ Zoned C3 - Arterial Commercial
- ▶ Access from signalized intersection
- ▶ **For Sale**
- ▶ Public utilities to site
- ▶ Lots 1 & 2 - \$295,000
- ▶ Tax Increment Financing (TIF) available
- ▶ Lot 7 - \$325,000
- ▶ Build-to-suit available

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## Anchorage Point

US 30 & Anchorage Rd

Warsaw, IN 46580



Map data ©2024 Google

The land site at US 30 and Anchorage Road is located near many business, including but not limited to:

- |                             |  |                                  |                                |
|-----------------------------|--|----------------------------------|--------------------------------|
| <b>1.</b> TJ Maxx           | <b>10.</b> Aspen Dental                              | <b>16.</b> The YMCA              | <b>25.</b> McDonald's          |
| <b>2.</b> Texas Roadhouse   | <b>11.</b> Fairfield Inn & Suites by Marriott Warsaw | <b>17.</b> Meijer                | <b>26.</b> Lowe's              |
| <b>3.</b> PetSmart          | <b>12.</b> Lake City Bank                            | <b>18.</b> Panda Express         | <b>27.</b> Culver's            |
| <b>4.</b> Bath & Body Works | <b>13.</b> Warsaw Municipal Airport                  | <b>19.</b> Starbucks             | <b>28.</b> Walmart Supercenter |
| <b>5.</b> Maurices          | <b>14.</b> Zimmer Biomet                             | <b>20.</b> Moe's Southwest Grill | <b>29.</b> Rise'N Roll Bakery  |
| <b>6.</b> Verizon           | <b>15.</b> Parkview Physicians Group                 | <b>21.</b> Belle Tire            | <b>30.</b> Toyota of Warsaw    |
| <b>7.</b> Ulta Beauty       |  | <b>22.</b> Aegis Dental Group    |                                |
| <b>8.</b> Taco Bell         |  | <b>23.</b> Wong's                |                                |
| <b>9.</b> Kohl's            |  | <b>24.</b> Goodwill              |                                |

### JOHN CAFFRAY

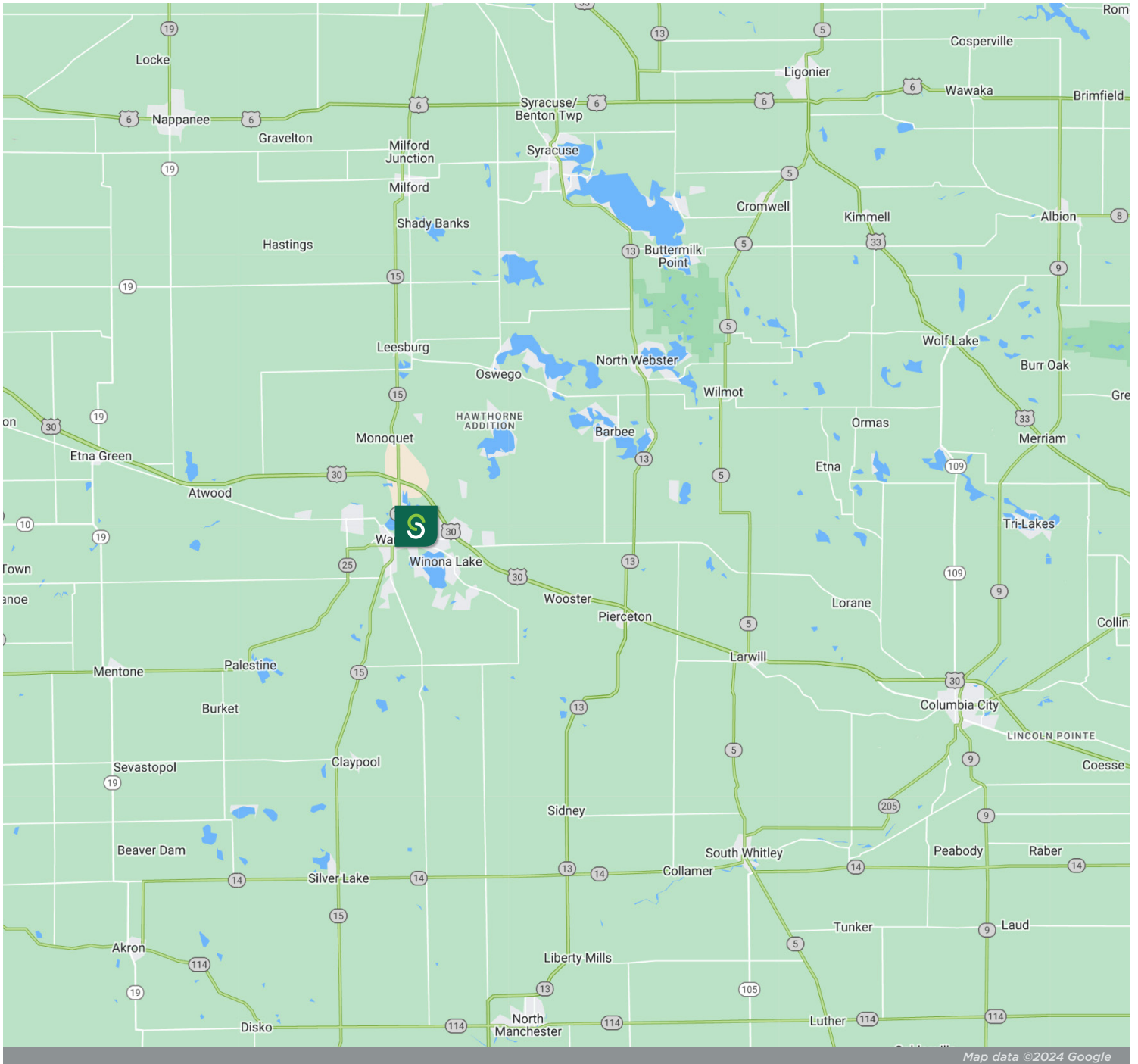
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**Anchorage Point**  
 US 30 & Anchorage Rd  
 Warsaw, IN 46580



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## Anchorage Point

US 30 & Anchorage Rd

Warsaw, IN 46580

### PROPERTY INFORMATION

Address	US 30 & Anchorage Rd
City, State, Zip	Warsaw, IN 46580
County	Kosciusko
Township	Plain
Parcel Number	43-07-32-200-162.000-017
	43-07-32-200-163.000-017
	43-07-32-200-168.000-017



### SALE INFORMATION

Price	\$295,000 - \$395,000 - see below
Terms	Cash at closing

### SITE DATA

Site Acreage	2.67
Zoning & Description	C3 - Arterial Commercial
Nearest Interstate	US 30
Nearest Rail Service	N/A
Traffic Count	25,199 VPD - US 30
	6,247 VPD - Anchorage Rd

### AVAILABLE LOTS

Lot Number	Size	Total
• Lot 1	0.83 AC	\$295,000
• Lot 2	0.91 AC	\$295,000
• Lot 7	0.93 AC	\$325,000

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Indiana American Water
High Speed Data	Available

### ADDITIONAL INFORMATION

- Development land on US 30
- Utilities to site
- Signalized intersection

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**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker

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The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.