



## Dewey Street

Argos, IN 46501

### Property Highlights

- Located on US 31 with rail access, between Dewey St. and SR 10.
- 1 mile from Downtown Argos which has several local and national retailers and restaurants.
- 12 minute drive to downtown Plymouth, IN and 20 minute drive to downtown Rochester, IN via US 31.
- Less than 10 minutes down SR 10 to Culver, IN, a beautiful summer resort town on Lake Maxinkuckee and home to Culver Academies.

### Features

Land:	4.22 AC
Zoning:	H-I
Frontage:	358' on US 31
List Price:	\$211,000

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Broker  
260.341.0230 (m)  
rromary@naih.com

**GARY BUSCHMAN, MICP**  
Broker  
260.348.2769 (m)  
gary@naih.com

**IAN DEISER, MICP**  
Broker  
260.452.5153 (m)  
ideiser@naih.com

## General Property Information

<b>Name</b>	Argos Land	<b>Parcel Number</b>	50-22-11-304-018.000-008
<b>Address</b>	Dewey Street	<b>Acreage Size</b>	4.22 AC
<b>City, State, Zip</b>	Argos, IN 46501	<b>Frontage</b>	358' on US 31
<b>County</b>	Marshall	<b>Zoning</b>	H-I
<b>Township</b>	Green		

## Utilities

<b>Electric</b>	Argos Electric Department
<b>Gas</b>	Argos Utilities
<b>Water</b>	Argos Water Department
<b>Sewer</b>	Argos Water Department

## Major Roads

<b>Nearest Interstate</b>	I-80/90
<b>Distance</b>	Approx. 41 miles
<b>Nearest Highway</b>	US 31
<b>Distance</b>	Located on US 31
<b>Traffic Count</b>	14,796 on US 31

## Sales Information

<b>Annual Taxes</b>	\$822.00	<b>Sale Price</b>	\$211,000.00
<b>Tax Yr./Pay Yr.</b>	2019/2020	<b>Terms</b>	Cash at closing

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

www.naihb.com

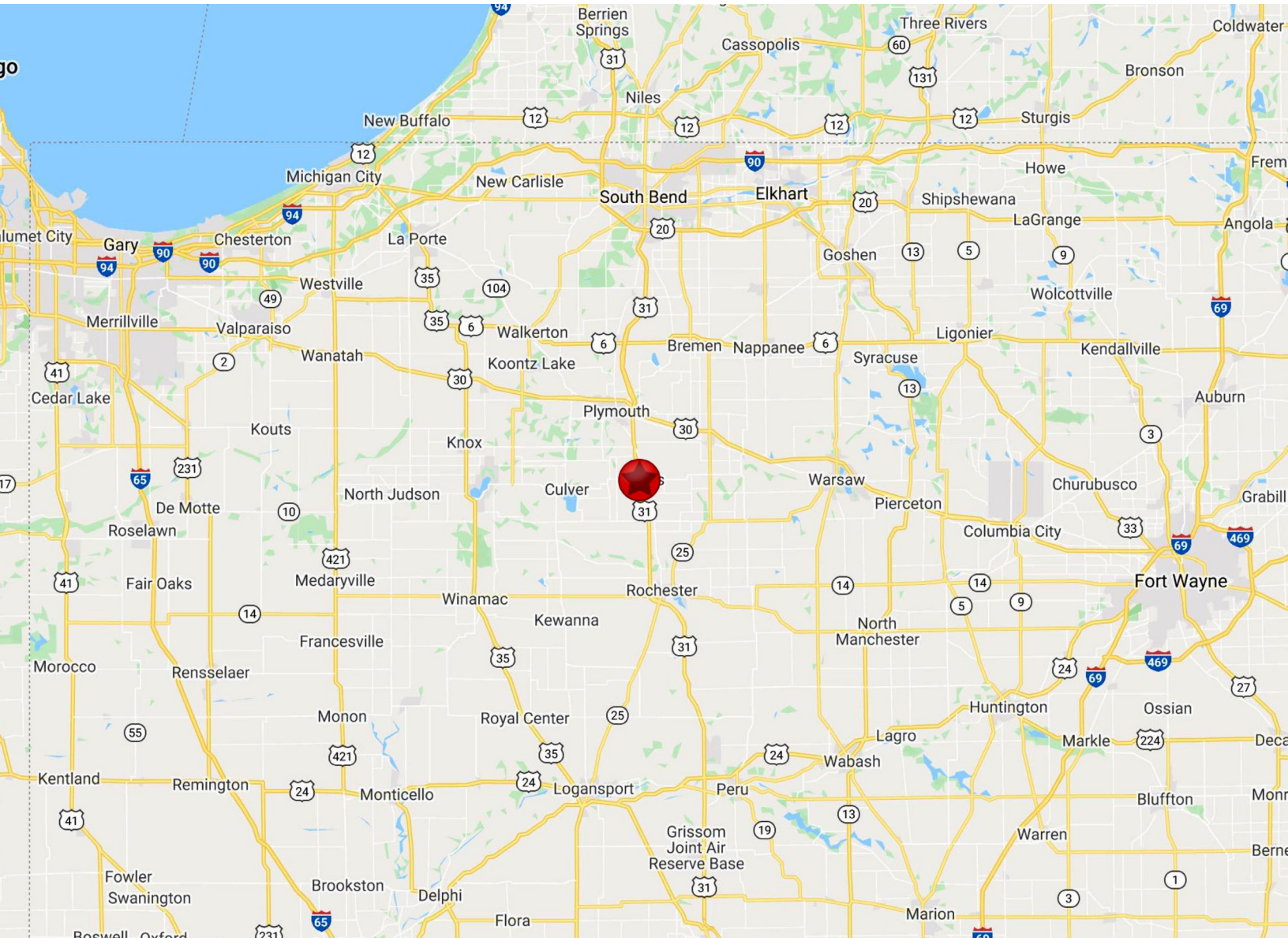
**RACHEL ROMARY**  
*Broker*  
260.341.0230 (m)  
rromary@naihb.com

**GARY BUSCHMAN, MICP**  
*Broker*  
260.348.2769 (m)  
gary@naihb.com

**IAN DEISER, MICP**  
*Broker*  
260.452.5153 (m)  
ideiser@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



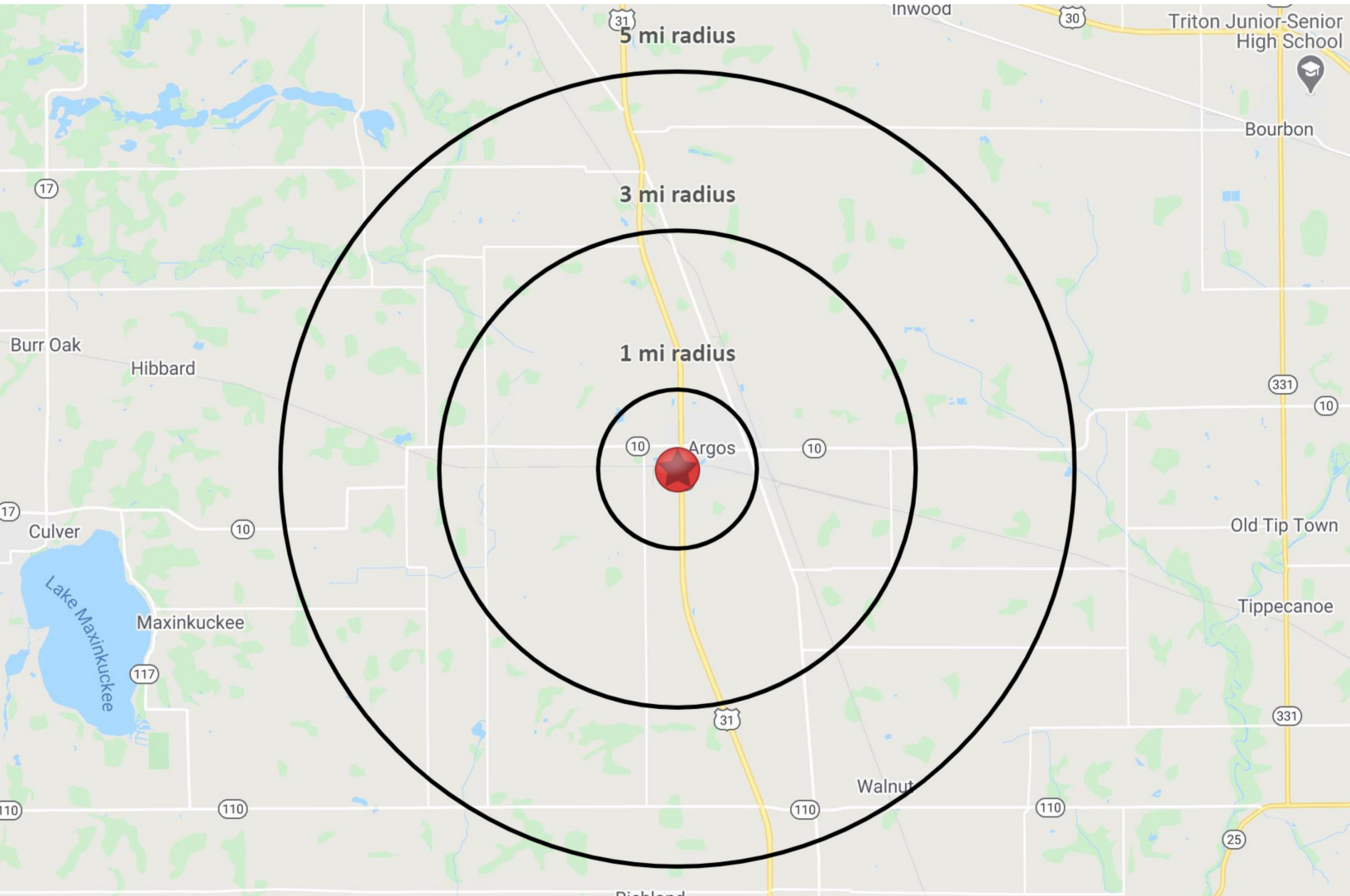


200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Broker  
260.341.0230 (m)  
rromary@naih.com

**GARY BUSCHMAN, MICP**  
Broker  
260.348.2769 (m)  
gary@naih.com

**IAN DEISER, MICP**  
Broker  
260.452.5153 (m)  
ideiser@naih.com



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,208	2,495	3,848
NUMBER OF HOUSEHOLDS	461	945	1,445
AVERAGE HOUSEHOLD INCOME	\$70,380	\$70,286	\$74,373
MEDIAN HOME VALUE	\$96,855	\$107,173	\$121,842
AVERAGE DAILY TRAFFIC COUNT	US 31		14,796 VPD

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Broker  
260.341.0230 (m)  
rromary@naih.com

**GARY BUSCHMAN, MICP**  
Broker  
260.348.2769 (m)  
gary@naih.com

**IAN DEISER, MICP**  
Broker  
260.452.5153 (m)  
ideiser@naih.com