

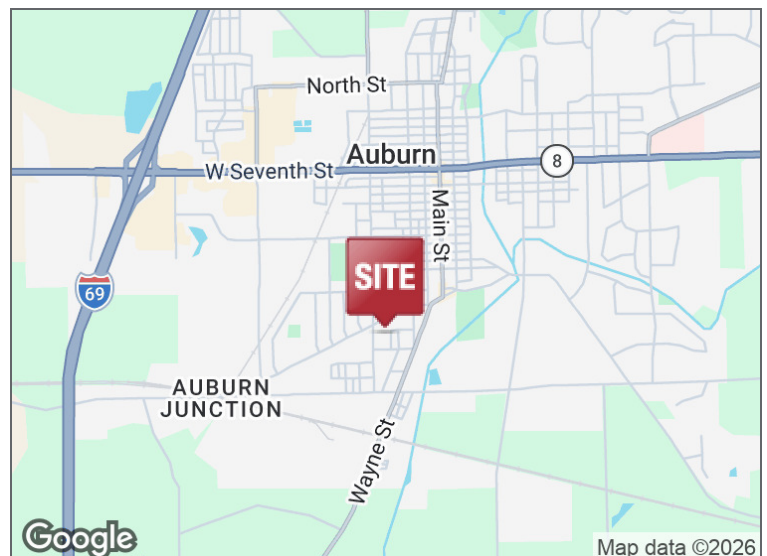


WALNUT ST & OHIO AVE

AUBURN, INDIANA 46706

PROPERTY HIGHLIGHTS

- Four parcels totaling 0.95 AC available for sale
- Zoned I-1
- Sale Price: \$130,000



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

GARY BUSCHMAN, SIOR
Broker
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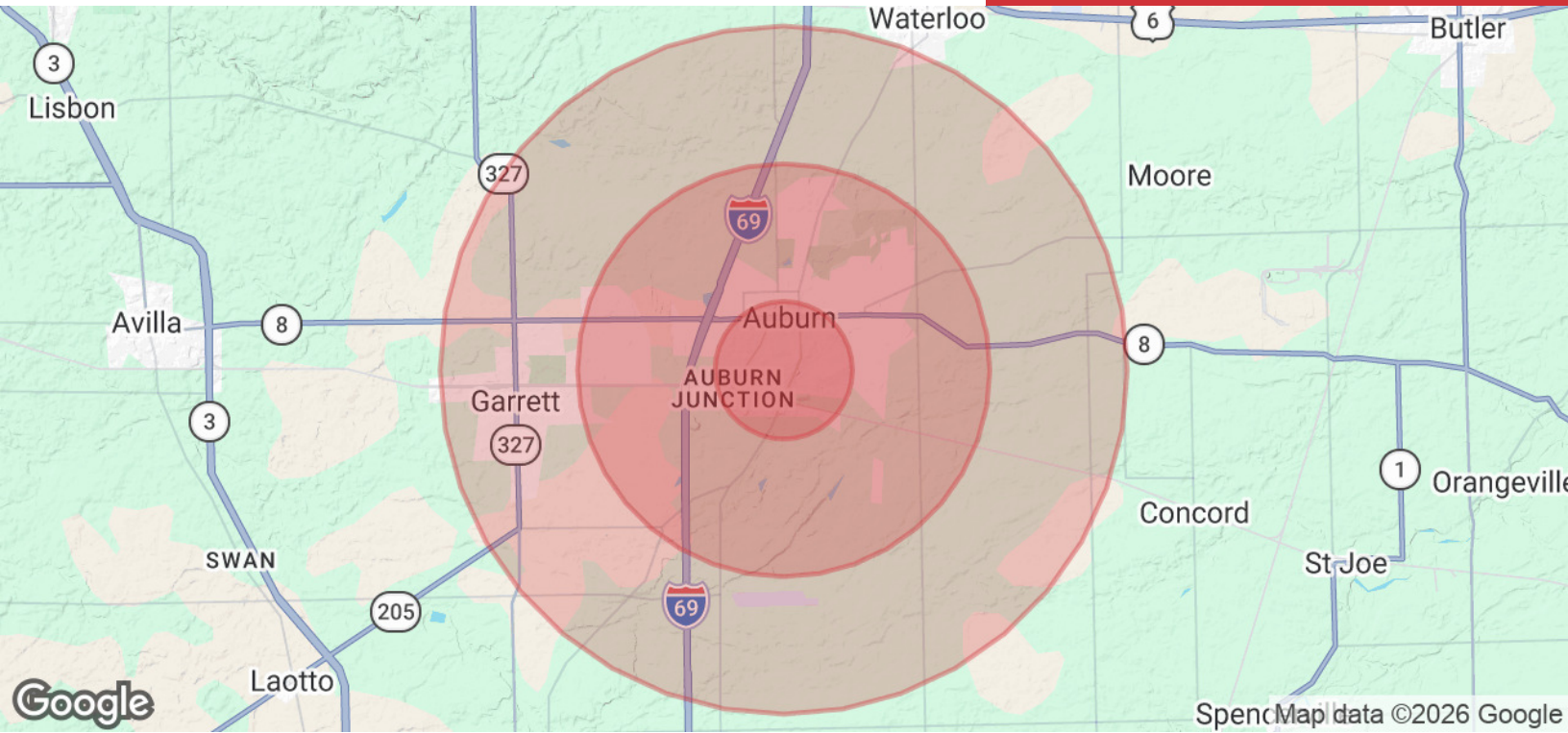
General Property Information			
Name	Auburn Land	Parcel Number	4 Parcels
Address	Walnut Street & Ohio Avenue	Acreage	0.95 AC
City, State, Zip	Auburn, IN 46706	Zoning	I-1
County	DeKalb		
Township	Union		

Utilities		Nearest Major Roads	
Electric	City of Auburn	Interstate	I-69
Gas	NIPSCO	Distance	2 Miles
Water	City of Auburn	Highway	SR 8
Sewer	City of Auburn	Distance	1 Mile

Sale Information			
Annual Taxes	\$8,339.44	Sale Price	\$130,000
Tax YR / Pay YR	2025/2026	Terms	Cash at closing

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,301	15,571	24,545
Average Age	37.2	37.1	38.7
Average Age (Male)	37.1	35.1	36.4
Average Age (Female)	39.0	39.7	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,846	6,339	9,912
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$68,952	\$77,953	\$82,363
Average House Value	\$156,236	\$192,403	\$195,464

2023 American Community Survey (ACS)

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