

LAND FOR DEVELOPMENT

W. 1050 N at US Highway 31 | Macy, IN 46951

56 Miles to
South Bend, IN



5.89 Acres

Old US 31

W 1050 N



30 Miles to
Kokomo, IN



90 Miles to
Indianapolis, IN



Great Location for a Transportation Distribution or Warehouse Facility, or General Business Building

Land: 5.89 Acres
Zoning: General Business
List Price: \$249,000 (\$42,275 per Acre)

[VIEW PROPERTY ONLINE](#)

Details:

5.89 acres is available in an excellent location with access to busy US 31, a four lane state highway. It is flat land with low development costs perfect for a new company to develop a regional office, warehouse, or general business building. The area is becoming highly attractive for businesses that want to provide services to many of the new large industrial plants being built in Kokomo, North Central and North Western, Indiana areas. The location directly on US 31 allows for low out-of-route miles for any company transporting a significant amount of manufactured goods and products directly north and south on US 31 and also east and west with the Hoosier Heartland Corridor nearby. Both four lane Indiana State Highways US 31 and Hoosier Heartland Corridor connect to major east/west and north/south interstate highways such as I70, I-65, I-69, The Indiana Toll Road, U.S. 20 & I-94. This property is one of the top two locations for reaching the largest amount of the North American population in the shortest period of time by a team-driven or single-driven truck.



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NNASC
National Native American
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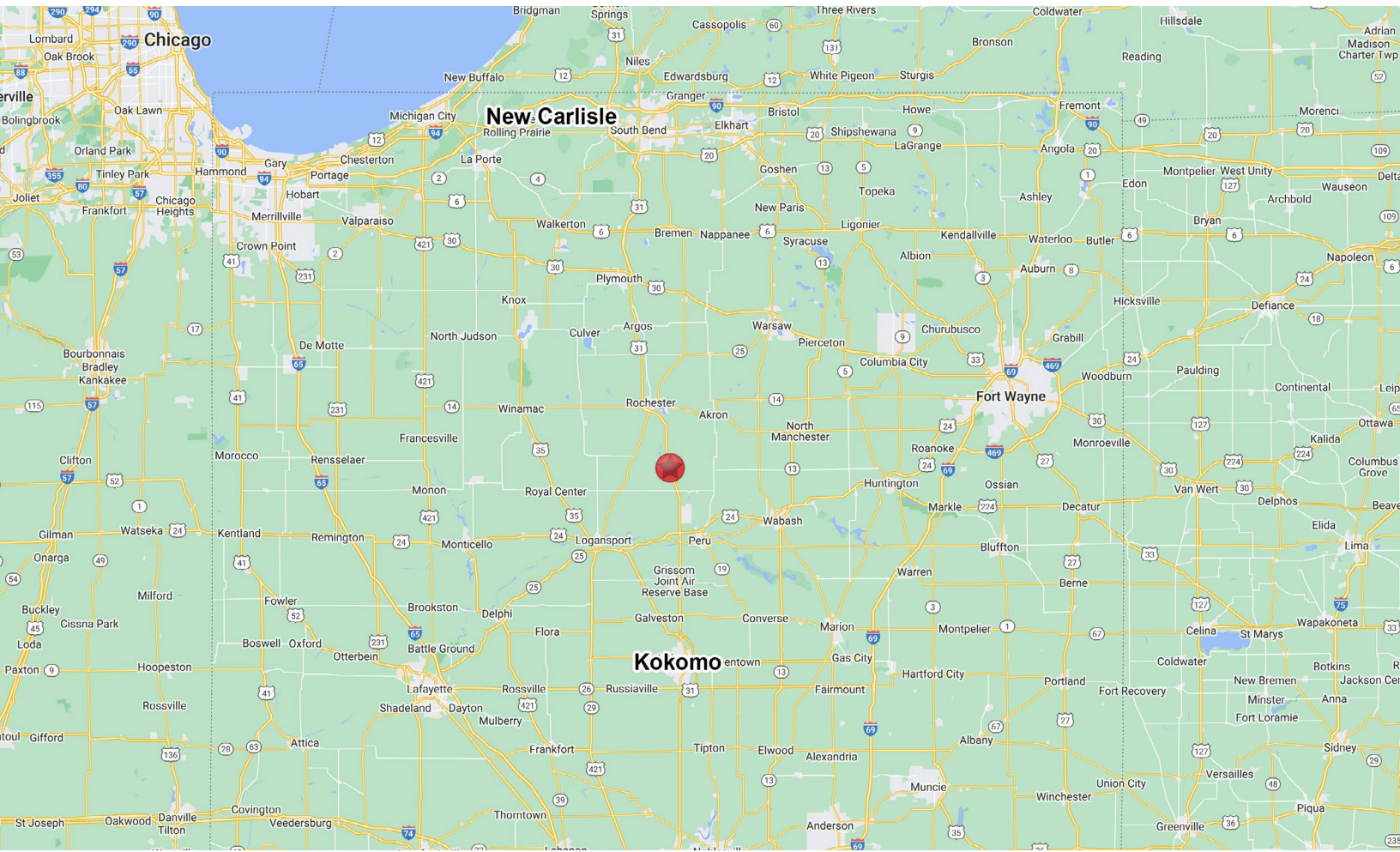
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LOCATION OVERVIEW

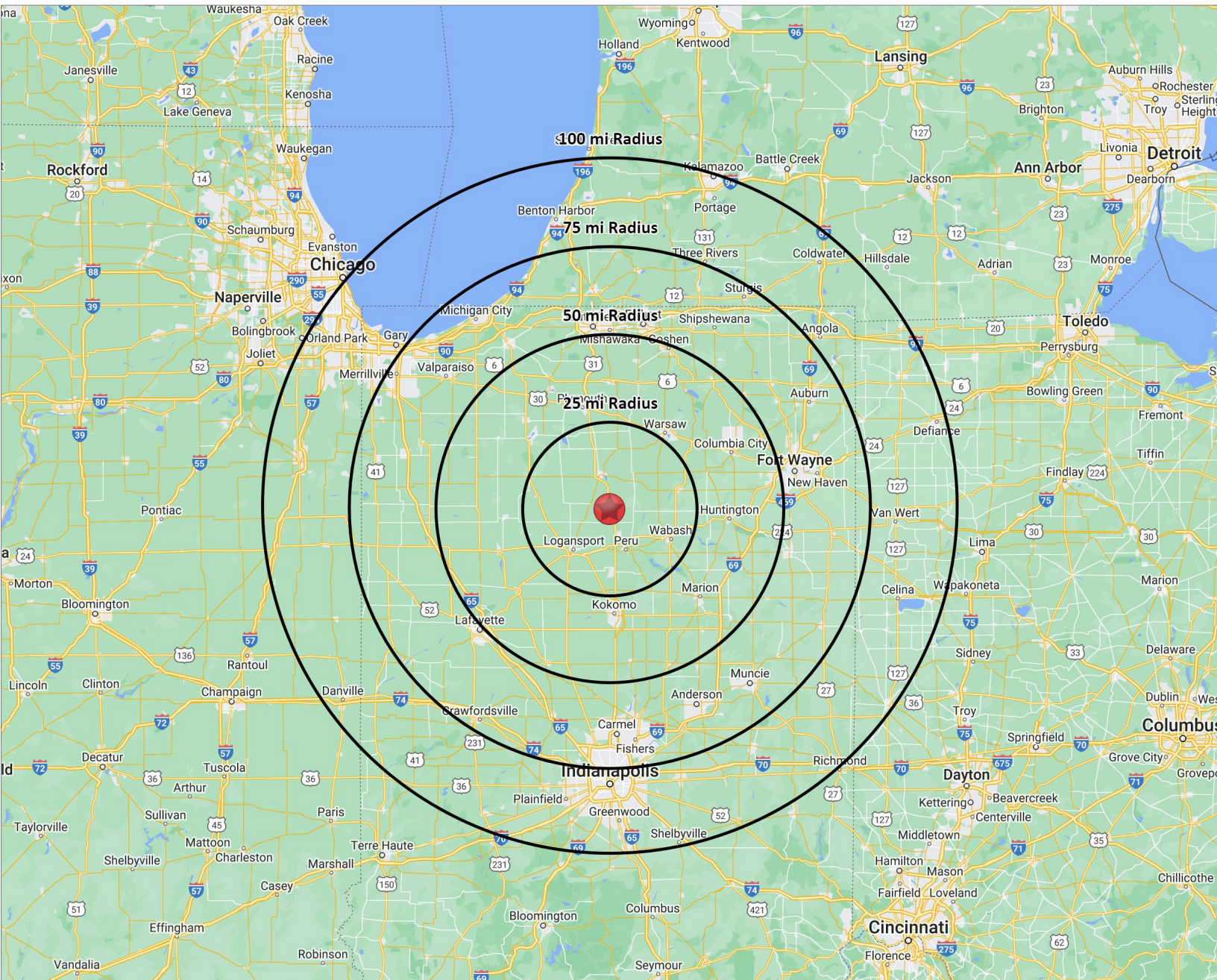
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- The property is located is between Rochester, Indiana and Peru, Indiana. It is perfectly situated between many of the new industrial plants starting construction in the North Central and North Western, Indiana areas and the greater Kokomo, Indiana area, and the Indianapolis Metropolitan area.
- Kokomo, Indiana is 30 miles south of the property and New Carlisle is 70 miles north of the property.
- Property is located in a mainly rural area and county.

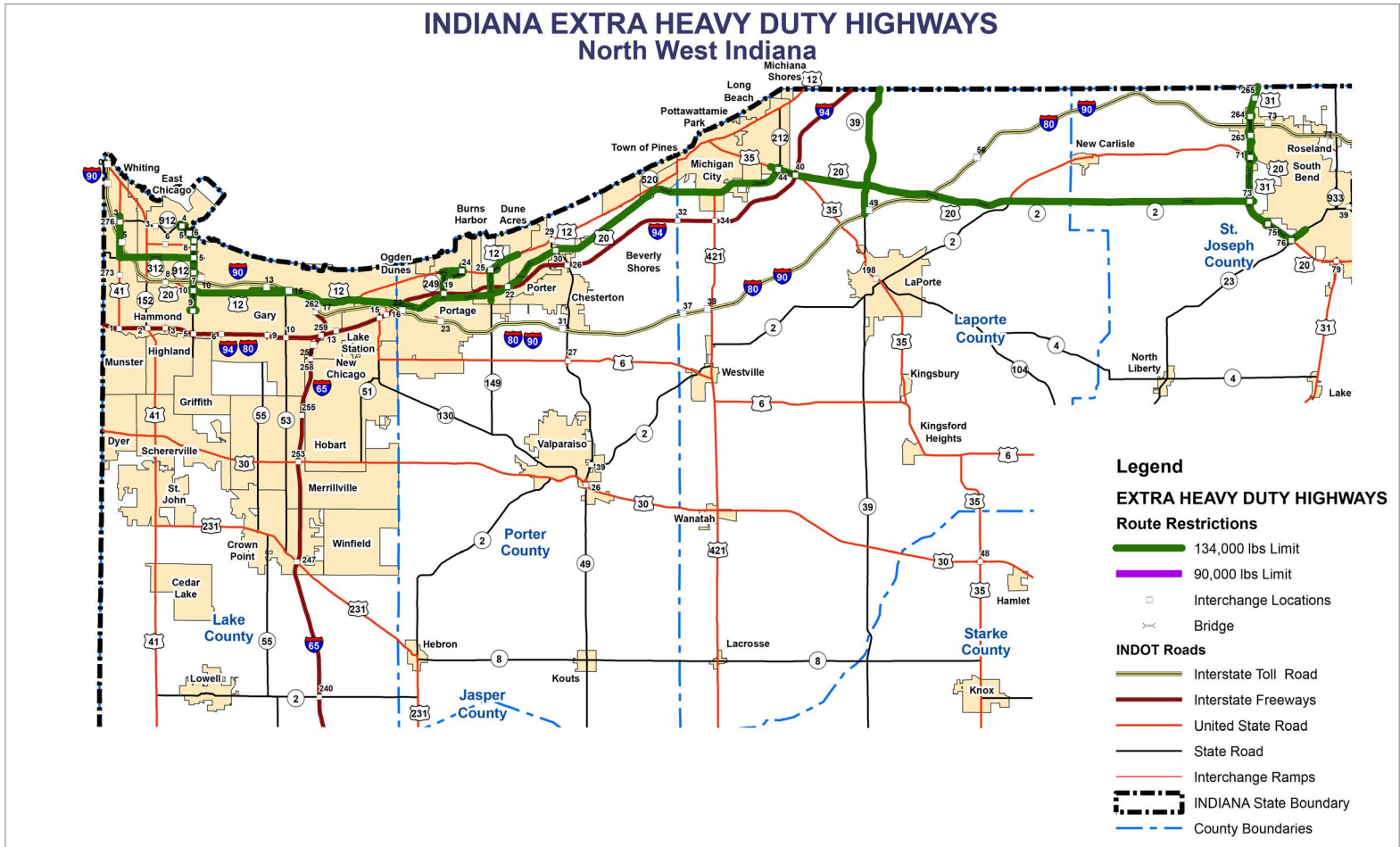




DISTANCE TO MAJOR CITIES

FORT WAYNE, IN	61 MILES
INDIANAPOLIS, IN	90 MILES
CHICAGO, IL	129 MILES
TOLEDO, OH	164 MILES

GRAND RAPIDS, MI	172 MILES
CINCINNATI, OH	188 MILES
LOUISVILLE, KY	219 MILES
MILWAUKEE, WI	219 MILES



The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.