

OFFERING MEMORANDUM

INDUSTRIAL LAND FOR SALE RENSSELAER, IN

FOUR PARCELS 84.38 ACRES (+/-)

PRICE DETERMINED BY HOW MANY ACRES ARE PURCHASED

BRAD NEIHOUSER 765-427-5052 | bneiuser@shook.com



INDUSTRIAL LAND FOR SALE

84.38 ACRES (+/-) OFFERING FLEXIBLE PURCHASING OPTIONS



BRAD NEIHOUSER 765-427-5052 | bneiuser@shook.com



CONTENTS

Page 4 - 5 Property Overview

Page 6 Aerial Photos

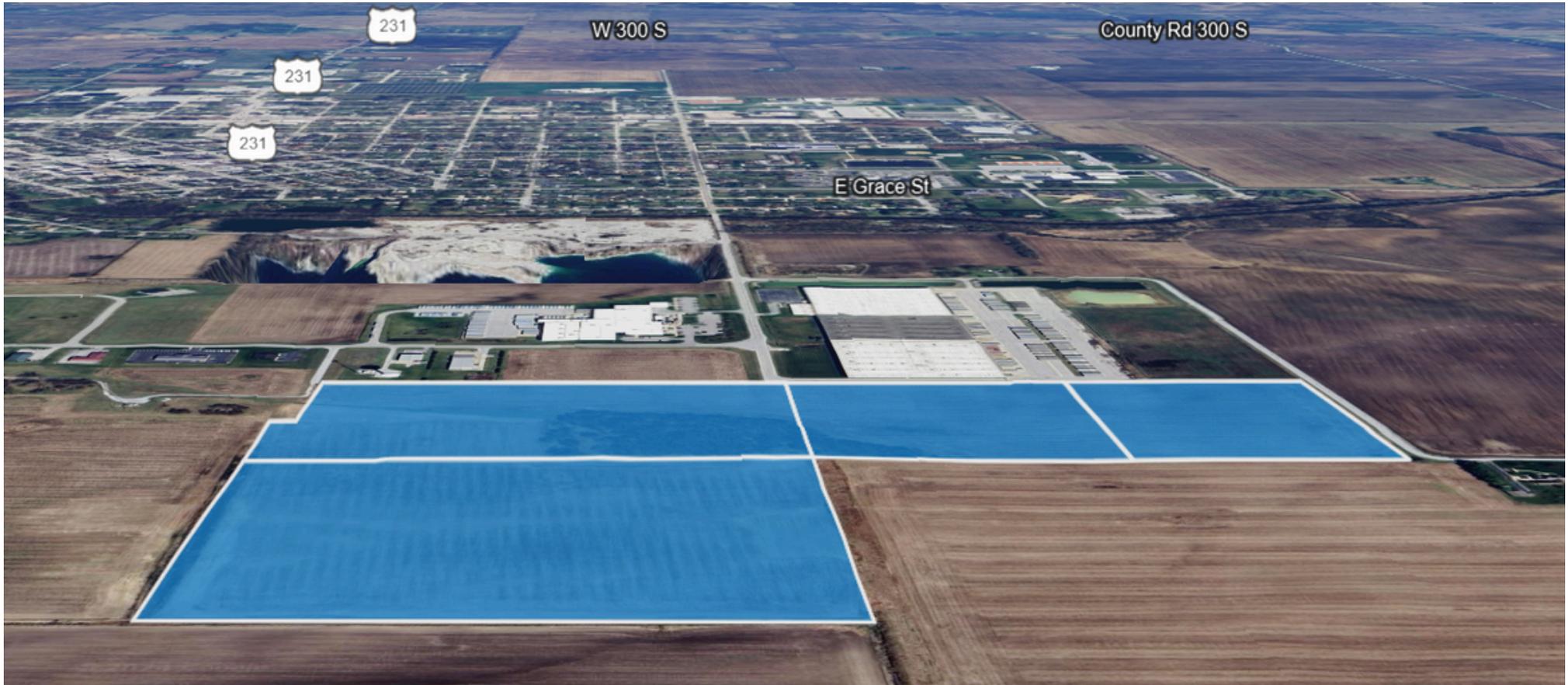
Page 7 Survey

Page 8 Demographics & Traffic Counts

BRAD NEIHOUSER 765-427-5052 | bneihouser@shook.com

© 2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

PROPERTY OVERVIEW



LOT SIZE 84.38 Acres for all four parcels.

PRICE Determined by how many acres are purchased.

ZONING Industrial

BRAD NEIHOUSER 765-427-5052 | bneiouser@shook.com

© 2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

PROPERTY OVERVIEW



HIGHLIGHTS:

- **Total acreage:** 84.38 acres across four parcels, offering flexible purchasing options.
- **Zoning:** Industrial, suitable for manufacturing, warehousing, distribution, and other industrial uses.
- **Customizable Purchase:** Buyers can purchase all 84.38 acres or select specific parcels, with pricing adjusted accordingly.

PROPERTY DESCRIPTION

This offering includes four separate parcels totaling 84.38 acres of prime industrial land. The property is zoned for industrial use, making it an ideal location for warehousing or other industrial developments. Each parcel is available for sale individually or as a combination, providing flexibility for potential buyers. Whether you need a smaller section or the entire 84.38 acres, the pricing will be adjusted based on the specific acreage you require. The land is mostly flat, easily accessible, and ready for development, with utilities available nearby.

LOCATION DESCRIPTION

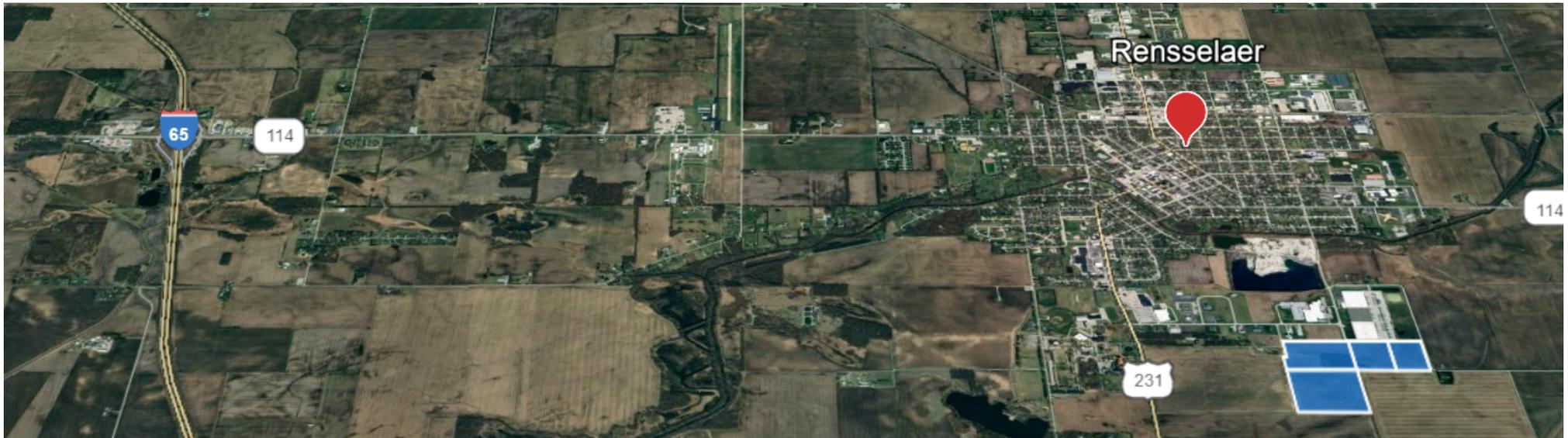
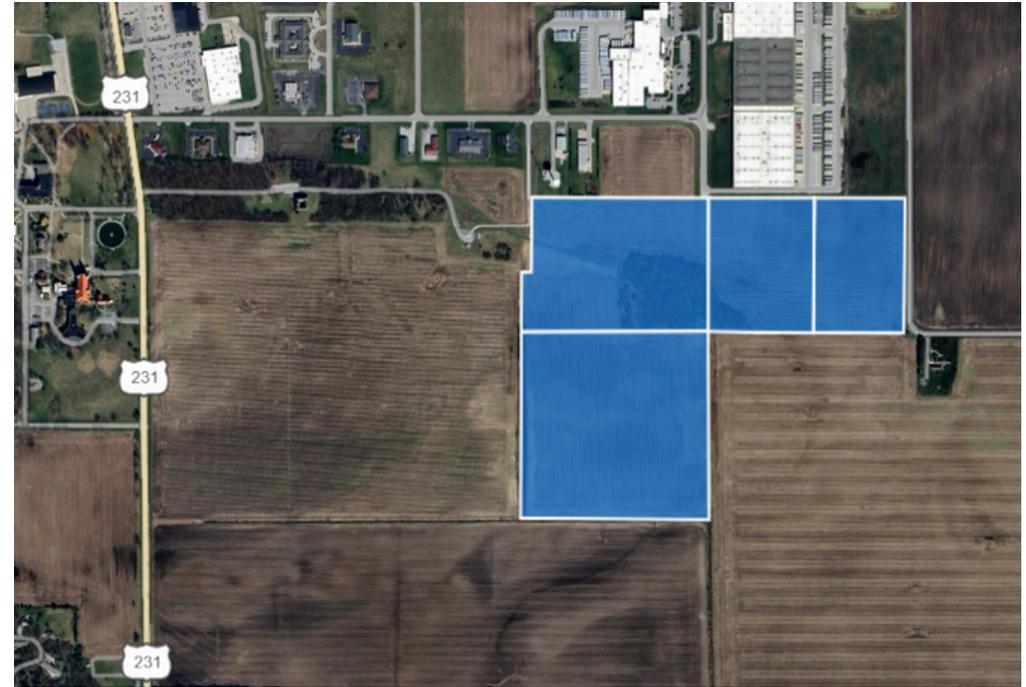
Situated in Rensselaer, IN, these parcels boast a strategic location near major transportation routes:

- **1 mile from Highway 231:** Easy access to local traffic & connects to larger routes.
- **2 miles to State Road 114:** Offers additional connectivity options for various transportation needs.
- **5 miles from I-65:** Provides a quick route to a major interstate, facilitating regional and national logistics.

BRAD NEIHUSER 765-427-5052 | bneiuser@shook.com

© 2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Aerial Photos



BRAD NEIHUSER 765-427-5052 | bneiuser@shook.com

© 2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code "Rule 12", the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement. There may be unmentioned rights associated with these parcels...

The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract, established as it was, in this specification for a "Rural Survey" (12-20-2000) as defined in IAC 865.

This survey has been based upon the following documents and records: Section Corner Monument Records from the Surveyor's Office; Drexel Industrial Park, Phase 1, as shown in PSF Record 4, page 6 in the Recorder's Office; Drexel Industrial Park, Phase 2, as shown in PSF Record 4, page 36 in the Recorder's Office; Drexel Industrial Park, Phase 3, as shown in PSF Record 5, page 313 in the Recorder's Office; Apparent Development Plat of Drexel Industrial Park and surrounding areas owned by St. Joseph College, last dated 01-13-1987...

This survey has been based upon the previous recent surveying, by the office in the area, referenced above for these splits being performed per the auction results of this former St. Joseph College property. All of the monuments shown herein have been perpetuated by the Jasper County Surveyor's Office. In addition to those monuments, the above referenced surveys, and miscellaneous survey information have been retraced to determine the portions of the parent tract required to perform these survey splits...

The 20' Easement for Water Lines in favor of the City of Rensselaer, recorded 03-23-2001 (LR 1344, page 143), shown along the East side of South College Avenue (U.S. Highway #231), has been shifted to the East to fall outside of the current right-of-way, as determined from line calls within the legal description. This easement has created many links along the boundary of this right-of-way, which don't appear on survey information determined to perform this surveying.

The extension of Melville Street, South of the South right-of-way line of Drexel Parkway appears to be unadjudicated and no documents were supplied or recovered which allows for the current use and access to the "Donalson Company, Inc." tract. These improvements exist on what is shown as "Auction Tract 1-2". All of the Northeast and Southeast corners of Lot 20, to the West of this unadjudicated roadway, there are existing triangles of land that are referred to in the record plat as "Area Reserved for Future RW".

With these determinations made the subject tract has been determined, remaining corners monumented, split, and described according to the instructions of the client, per the recent auction results. Differences with respect to this calculated and now monumented boundary, and lines of occupation, have been shown and dimensioned herein for information.

The survey baseline and bases for bearings for Auction Tracts 3 and 4 shall be considered to be that line between the perpetuated monuments at the Northeast and Southeast corners of Section 36, as shown herein.

The survey baseline and bases for bearings for Auction Tracts 1-2, 4, and 5, shall be that of the Drexel Industrial Park, as shown herein.

Fence lines and other improvements shown along the boundaries of the subject tract are for informational purposes only. This survey does not warrant the right of possession or ownership of that part lying within or surrounding the subject tract, between said fence lines and deed lines.

Date of last fieldwork: November 29, 2018. Other than listed above, with the subject property, there are no apparent uncertainties due to record descriptions and no gaps or overlaps were discovered.

Documents used in the preparation of this survey have been listed in this report and can be found in the Jasper County Surveyor's Office and Recorder's Office.

2. Ownership information indicated herein is as identified in county or township records or on title work provided by others.

AUCTION TRACT 1-2 - LEGAL DESCRIPTION:

Part of the East Half of Section 31, and Part of the West Half of the Northwest Quarter of Section 32, both in Township 29 North, Range 6 West of the Second Principal Meridian in Marion Township, Jasper County, Indiana, being more particularly described as follows: Beginning at the Southeast corner of the West Half of the Northwest Quarter of said Section 32, thence North 89°52'31" West, along the South line of the West Half of the Northwest Quarter of said Section 32, a distance of 1319.23 feet...

AUCTION TRACT 3 - LEGAL DESCRIPTION:

Part of Section 31, Township 29 North, Range 6 West of the Second Principal Meridian in Marion Township, Jasper County, Indiana, being more particularly described as follows: Commencing at the point of intersection of the centerline of U.S. Highway No. 231 and Indiana State Highway No. 53, with the South line of Drexel Industrial Park, Phase 2, as shown in PSF Record 4, page 36 in the Recorder's Office...

AUCTION TRACT 4 - LEGAL DESCRIPTION:

Part of the South Half of Section 31, Township 29 North, Range 6 West of the Second Principal Meridian in Marion Township, Jasper County, Indiana, being more particularly described as follows: Beginning at the Southeast corner of said Section 31, thence South 89°35'21" West, along the South line of said Section 31, a distance of 1906.22 feet...

AUCTION TRACT 5 - LEGAL DESCRIPTION:

Part of the South Half of Section 31, Township 29 North, Range 6 West of the Second Principal Meridian in Marion Township, Jasper County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 31, thence South 89°35'21" West, along the South line of said Section 31, a distance of 1906.22 feet...

AUCTION TRACT 3 - LEGAL DESCRIPTION:

Part of the South Half of Section 31, Township 29 North, Range 6 West of the Second Principal Meridian in Marion Township, Jasper County, Indiana, being more particularly described as follows: Beginning at the Southeast corner of said Section 31, thence South 89°35'21" West, along the South line of said Section 31, a distance of 1906.22 feet...

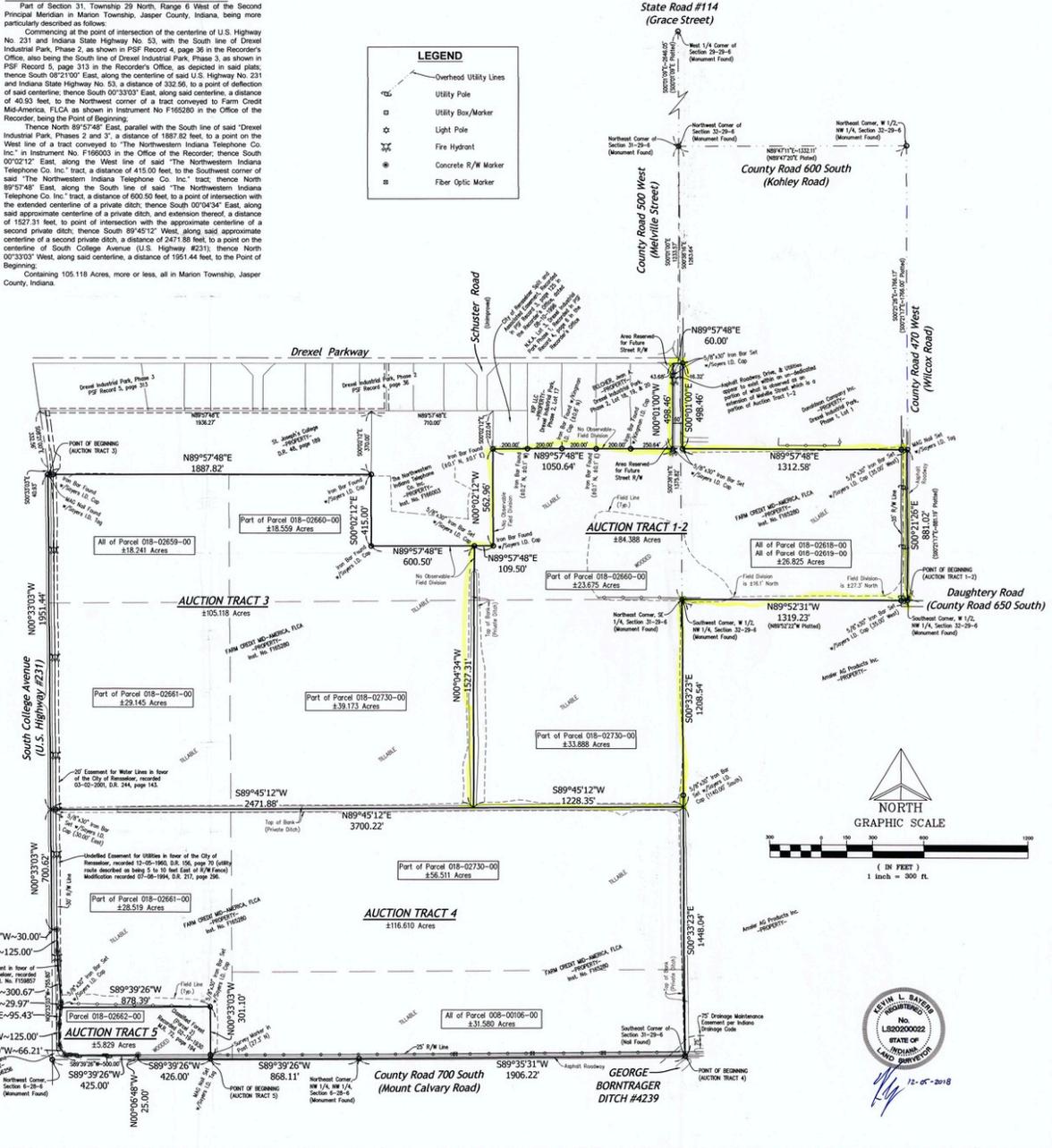
AUCTION TRACT 4 - LEGAL DESCRIPTION:

Part of the South Half of Section 31, Township 29 North, Range 6 West of the Second Principal Meridian in Marion Township, Jasper County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 31, thence South 89°35'21" West, along the South line of said Section 31, a distance of 1906.22 feet...

AUCTION TRACT 5 - LEGAL DESCRIPTION:

Part of the South Half of Section 31, Township 29 North, Range 6 West of the Second Principal Meridian in Marion Township, Jasper County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 31, thence South 89°35'21" West, along the South line of said Section 31, a distance of 1906.22 feet...

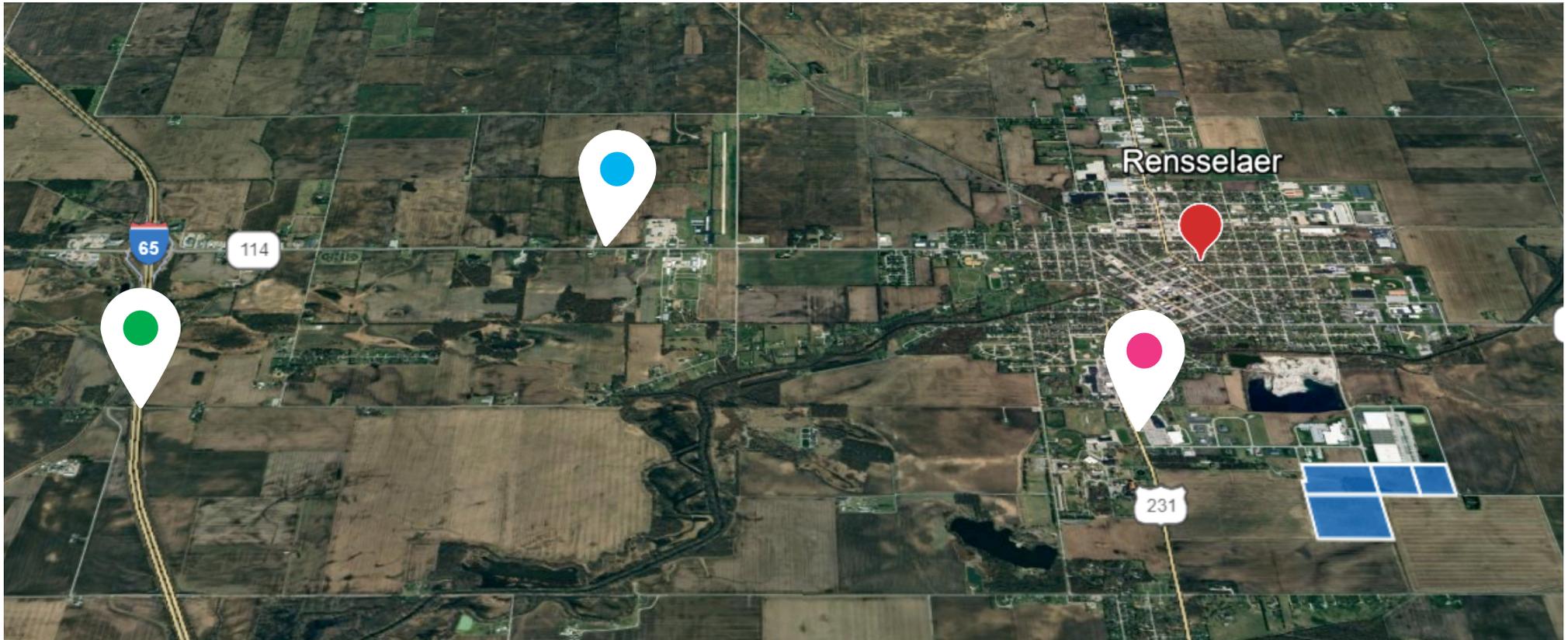
LEGEND: Overhead Utility Lines, Utility Pole, Utility Box/Marker, Light Pole, Fire Hydrant, Concrete R/W Marker, Fiber Optic Marker.



CLIENT: Address: 1700 North Cass Street, Westfield, Indiana. JOB NO: 370.372.6-973-2018. SCALE: 1"=330'. DATE: 12-03-2018. REVISIONS: None.

TURNING POINT SURVEYING, INC., Phone: 219-987-8330 Fax: 260-230-2003 E-Mail: turningpoint@turningpointinc.net

DEMOGRAPHICS & TRAFFIC COUNT



Daily Average Count 2024:

● 39,898 cars per day

● 8,993 cars per day

● 6,102 cars per day

Provided by the Indiana Department of Transportation

2023 Demographics:

1 Mile Radius

Population: 2,965

Households: 1,186

3 Mile Radius

Population: 8,895

Households: 3,558

5 Mile Radius

Population: 14,825

Households: 5,931

BRAD NEIHOUSER 765-427-5052 | bneiuser@shook.com

© 2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.