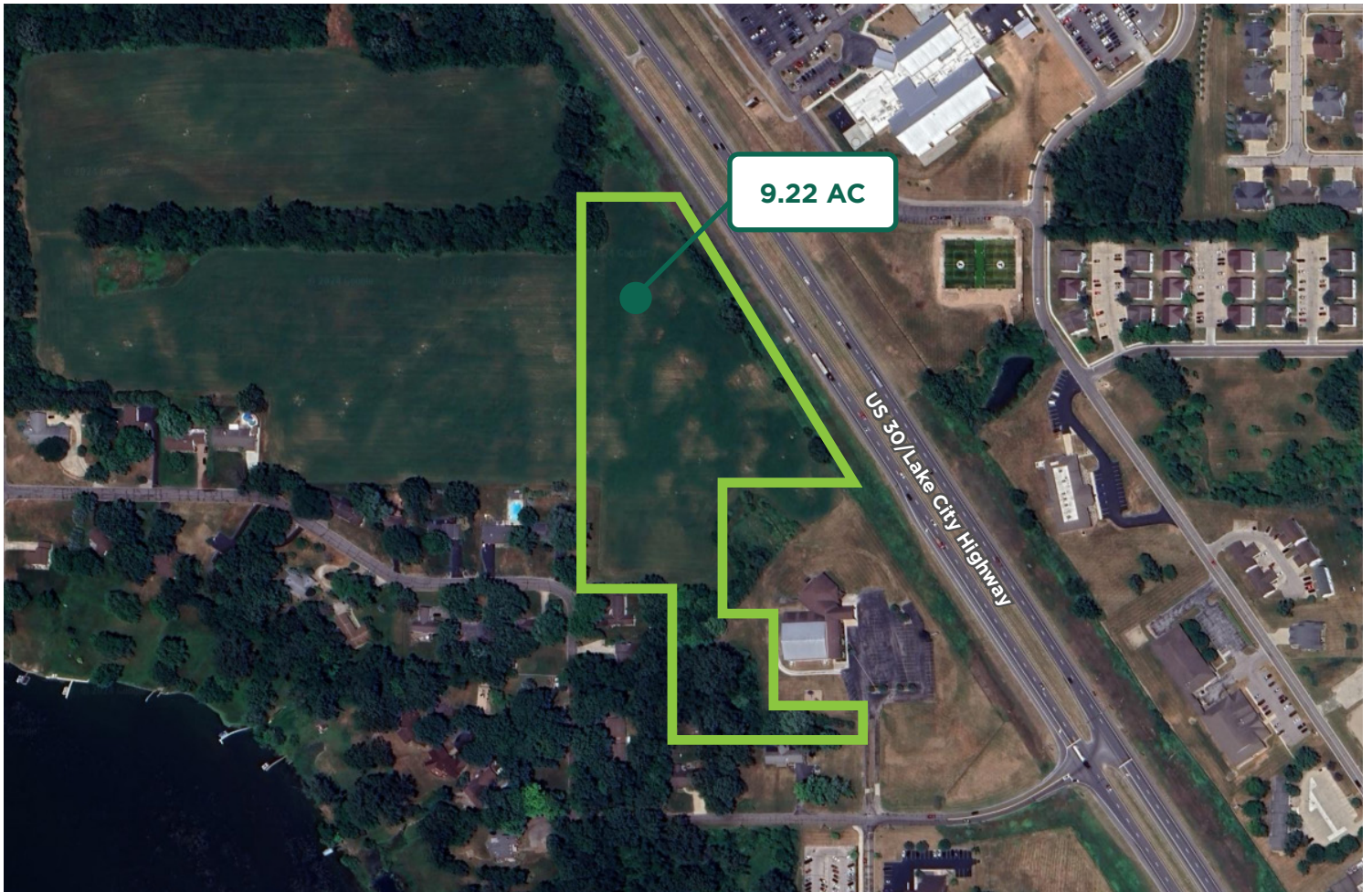




## Springhill Excess Land

1849 Springhill Road

Warsaw, IN 46580



## Land For Sale In Warsaw, Indiana

Springhill Excess Land is a prime site located in Warsaw, Indiana. Situated just off US 30 and near SR 15 and E Center St, this site offers high visibility and easy access. Major retailers and restaurants, including Meijer, Starbucks, Panda Express, Belle Tire and Goodwill are located near this site. In addition, it is next to Warsaw Missionary Church and Pike Lake, making it an ideal location for potential development or investment.

## Property Highlights

- ▶ 9.22 AC - development land along US 30
- ▶ Zoned R1 - Residential
- ▶ Public utilities to site
- ▶ **For Sale: \$645,400**

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### ANDREW ECKERT

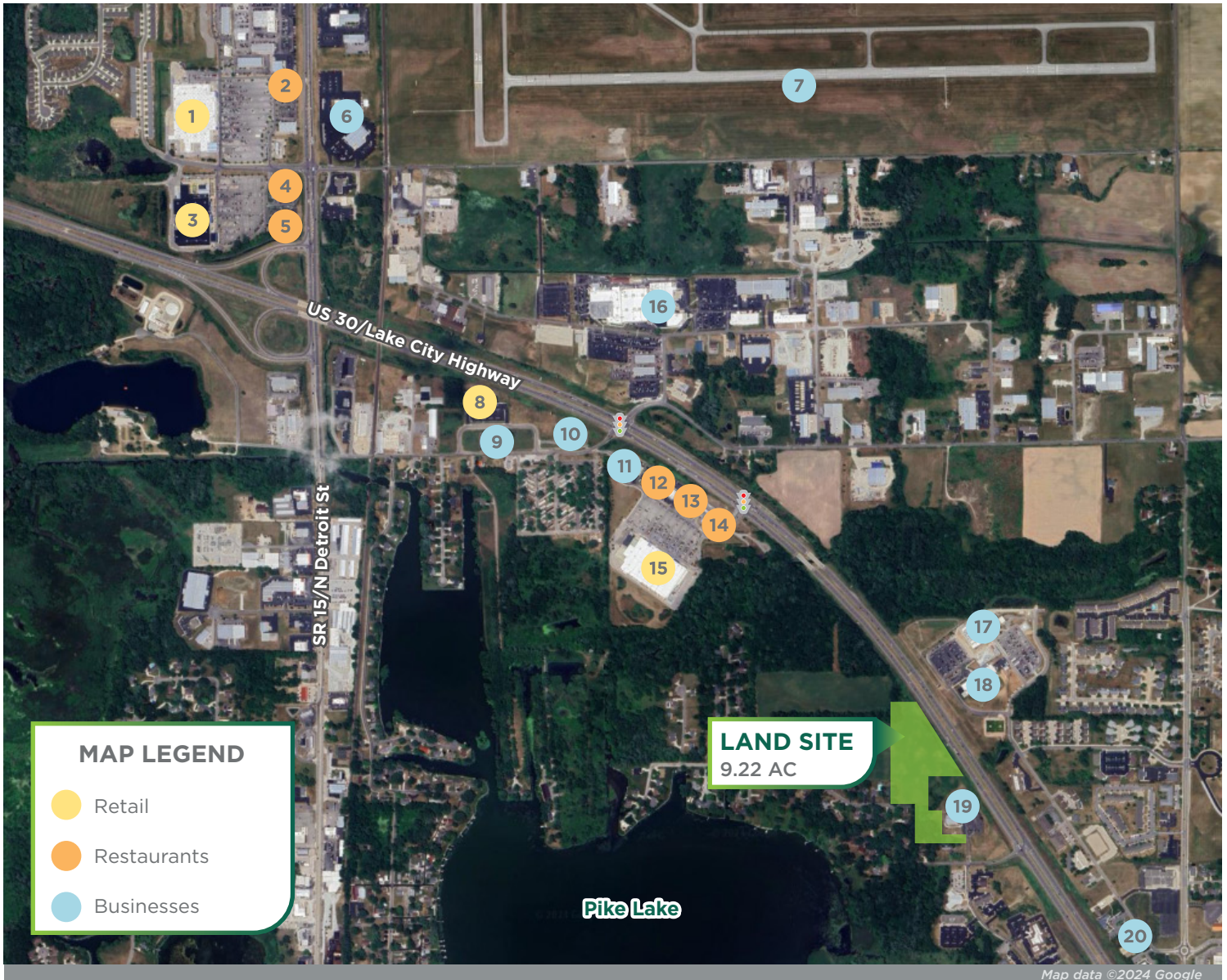
Broker  
260 424 8448  
andrew.eckert@sturgespg.com



## Springhill Excess Land

1849 Springhill Road (behind)

Warsaw, IN 46580



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

- |                                    |                                  |   |
|------------------------------------|----------------------------------|---|
| <b>1.</b> Walmart Supercenter      | <b>8.</b> Goodwill               | <b>15.</b> Meijer                       |
| <b>2.</b> Rise'N Roll Bakery       | <b>9.</b> Wong's Restaurant      | <b>16.</b> Zimmer Biomet                |
| <b>3.</b> Lowe's                   | <b>10.</b> Aegis Dental Group    | <b>17.</b> Parkview Physicians Group    |
| <b>4.</b> Culver's                 | <b>11.</b> Belle Tire            | <b>18.</b> The YMCA                     |
| <b>5.</b> McDonald's               | <b>12.</b> Moe's Southwest Grill | <b>19.</b> Warsaw Missionary Church     |
| <b>6.</b> Toyota of Warsaw         | <b>13.</b> Starbuck's            | <b>20.</b> Parkview Occupational Health |
| <b>7.</b> Warsaw Municipal Airport | <b>14.</b> Panda Express         |   |

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**Springhill Excess Land**  
 1849 Springhill Road (behind)  
 Warsaw, IN 46580

### About Warsaw, Indiana

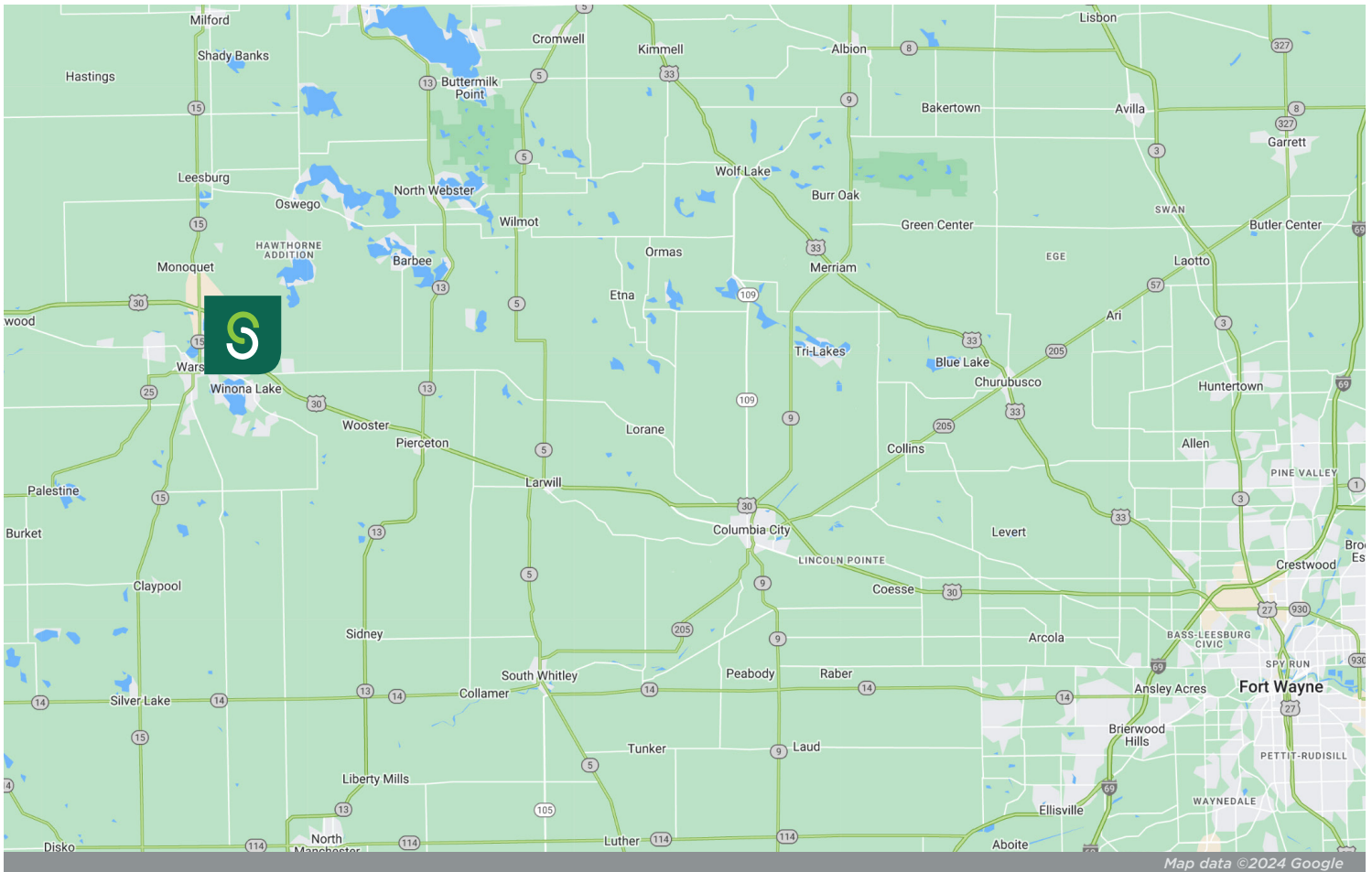
Warsaw is well-known for the City of Lakes, Orthopedic Capital of the World (Zimmer Biomet, DePuy-Synthes, Medtronic Inc), and Forbes' #11 Best Small Town to Raise a Family In, resulting in an increased need for family housing and recreation.

Warsaw is approximately 21 miles northwest of Columbia City and 38 miles from Fort Wayne along US 30, a major transcontinental east/west highway that connects directly to Chicago and Fort Wayne.

### 46580 DEMOGRAPHICS

Population	22,538
Median Age	38.2
Average Family Size	3.08 people
Avg. Household Income	\$70,388
Number of Households	8,351

Source: 2020 Census



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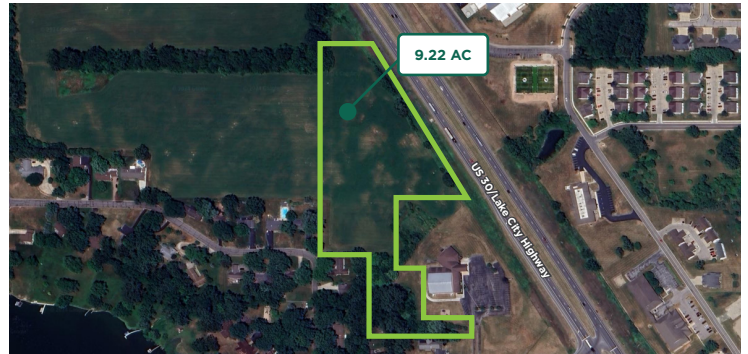


## Springhill Excess Land

1849 Springhill Road (behind)  
Warsaw, IN 46580

### PROPERTY INFORMATION

Address	1849 Springhill Rd (behind)
City, State, Zip	Warsaw, IN 46580
County	Kosciusko
Township	Wayne
Parcel Number	43-11-04-200-100.000-032



### SALE INFORMATION

Price	\$645,400
Terms	Cash at closing

### SITE DATA

Site Acreage	9.22
Zoning & Description	R1 - Residential
Nearest Interstate	US 30; 36 miles to I-69
Nearest Rail Service	N/A
Traffic Count	25,462 VPD - US 30 3,419 VPD - Springhill Rd

### AVAILABLE LOTS

Lot Number	Size	Total
• Entire Parcel	9.22	\$645,400

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Warsaw
High Speed Data	Comcast/Metronet

### ADDITIONAL INFORMATION

- Development land on US 30
- Utilities to site

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## About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
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VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
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**Kevin Ellis**  
Broker



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### Maintenance Management

260 483 3123

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

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

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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

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