



## Columbia City Land

1490 E SR 205  
Columbia City, IN 46725

### Land For Sale At US 30

19.25 acres of land for sale at the corner of US 30 and SR 205. A portion of this land site is zoned GB - General Business, and the rest is zoned A1 - Agricultural. It is a perfect location for office or retail space and has great visibility on the main east/west corridor of northeast Indiana.

### Property Highlights

- Accessed through lighted intersection
- 15.4 miles to I-69 in Fort Wayne
- Excellent visibility and frontage
- **For sale: \$1,722,000**



#### BARRY STURGES

Chief Executive Officer  
260 424 8448  
barry.sturges@sturgespg.com

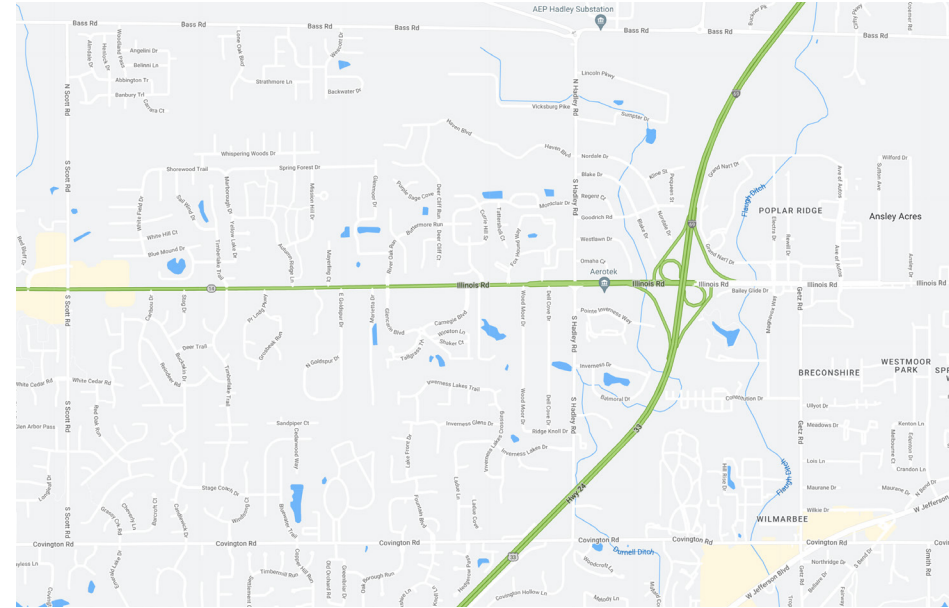
#### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com



# Columbia City Land

1490 E SR 205  
Columbia City, IN 46725



## Excellent Location

This land site has a great location on US 30 and is located near several major businesses, including but not limited to Faith Christian Academy, Eagle Glen Golf Club, Parkview Whitley Hospital, Peabody Public Library, Whitley County Family YMCA, and Morsches Park.

### BARRY STURGES

Chief Executive Officer  
260 424 8448  
barry.sturges@sturgespg.com

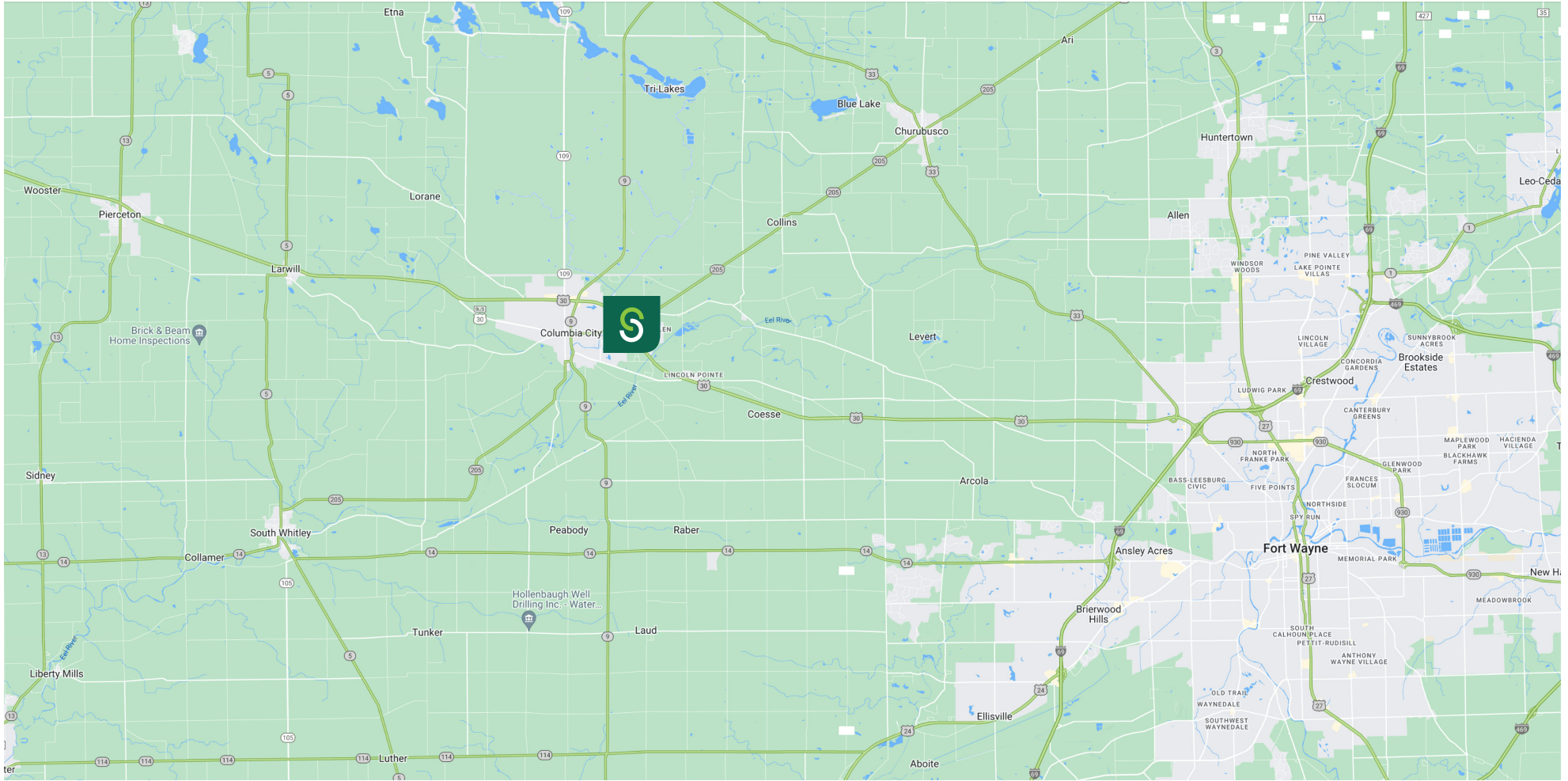
### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com



Columbia City Land

1490 E SR 205  
Columbia City, IN 46725



© 2023 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps and/or Google Earth, and are therefore the property of Google.

**BARRY STURGES**

Chief Executive Officer  
260 424 8448  
barry.sturges@sturgespg.com

**JOHN CAFFRAY**

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com



## Columbia City Land

1490 E SR 205  
Columbia City, IN 46725

### LAND FOR SALE

Property Name	Columbia City Land
Address	1490 E SR 205
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel No.	92-06-12-000-102.000-004 92-06-12-701-002.000-004 92-06-12-701-003.000-004



### SALE INFORMATION

Price	\$1,722,000
Terms	Cash at closing

### SITE DATA

Site Acreage	19.25 AC
Zoning & Description	GB & A1
Nearest Interstate	I-69
Rail Service	N/A
Traffic Count	24,960 VPD

### UTILITIES

Electric Supplier	Northern REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities - Columbia City
High Speed Data	Mercury Broadband, MediaCom

### AVAILABLE LOTS

Lot Number	Size	Rate	Total
- 1	19.25 AC	\$89,454/AC	\$1,722,000

### ADDITIONAL INFORMATION

- Located on corner of US 30 & SR 205
- Across the street from Parkview Whitley Hospital
- 5.07 AC Zoned GB & 14.18 AC Zoned A-1
- Lighted intersection
- 15.4 mi to I-69 @ Goshen Rd., Fort Wayne, IN

#### BARRY STURGES

Chief Executive Officer  
260 424 8448  
barry.sturges@sturgespg.com

#### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com



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



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**

**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



### **Sturges Property Group**

**260 424 8448**

[SturgesProperty.com](http://SturgesProperty.com)

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



### **Nexus Technology Partners**

**260 425 2096**

[nexusfw.com](http://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.



### **Maintenance Management**

**260 483 3123**

[MaintainFortWayne.com](http://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.



### **Sturges Development**

**260 426 9800**

[SturgesDevelopment.com](http://SturgesDevelopment.com)

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