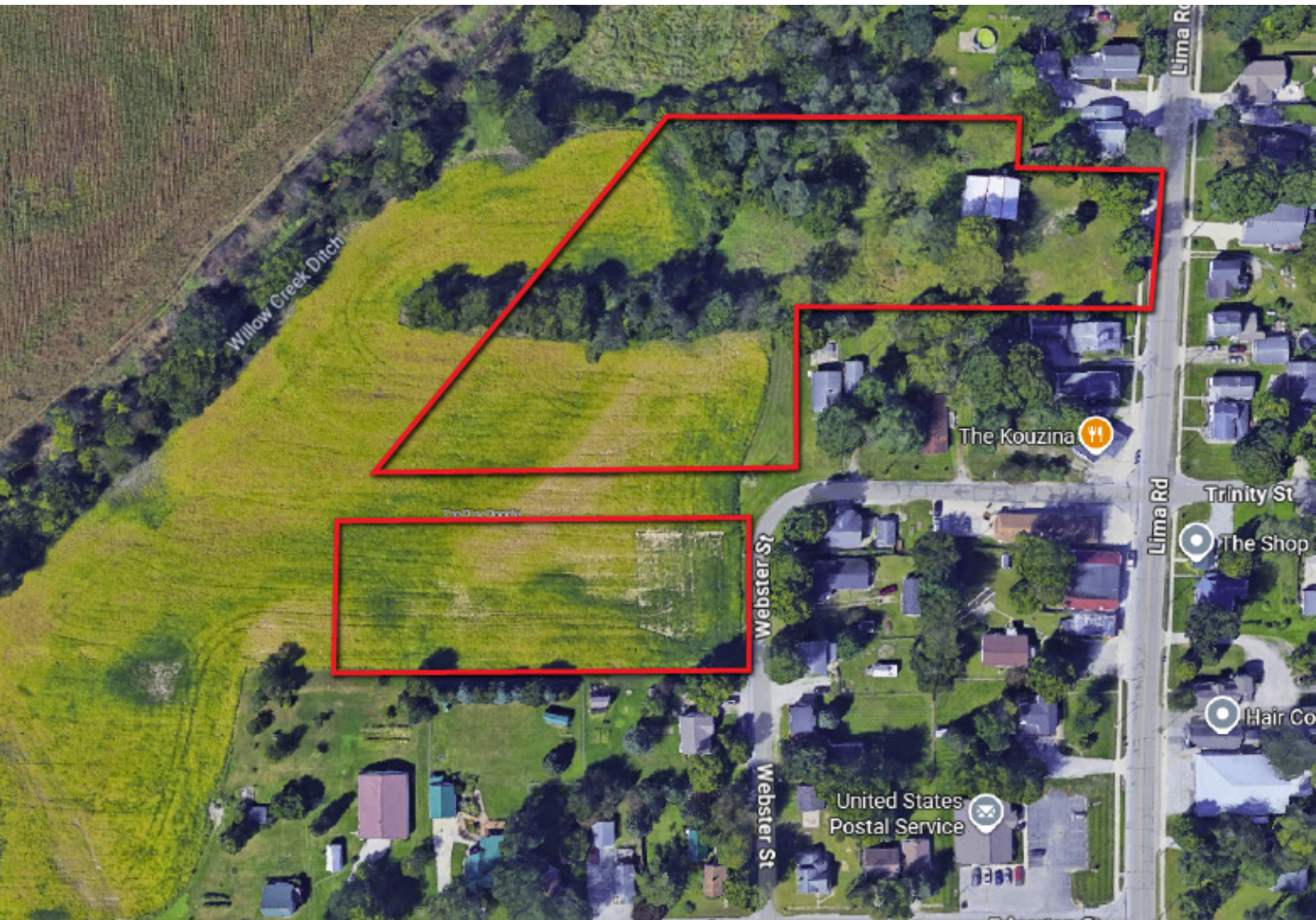


AVAILABLE LAND DOWNTOWN HUNTERTOWN

15823 LIMA ROAD , HUNTERTOWN, IN 46748



DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

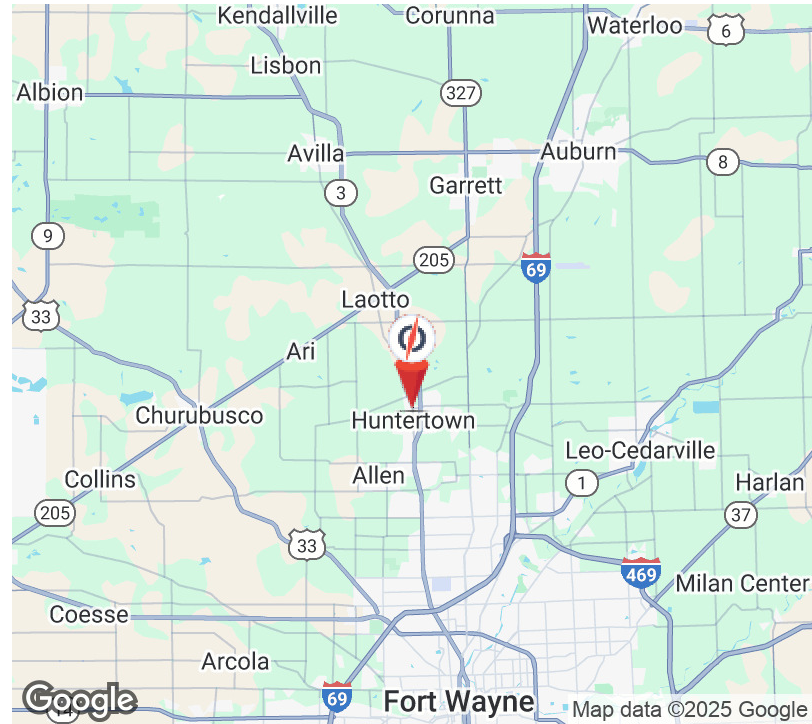
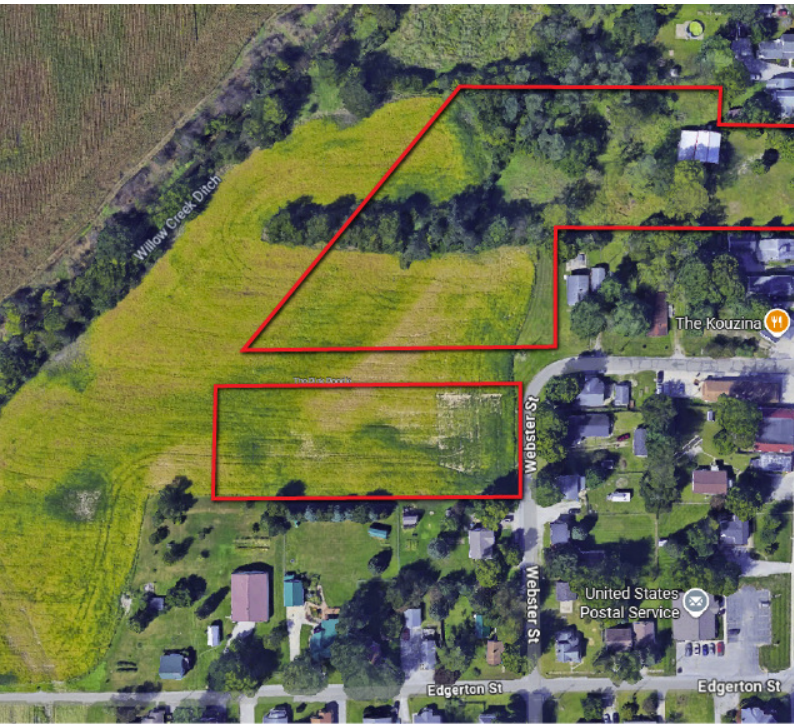
korourke@xplorcommercial.com

DOWNTOWN HUNTERTOWN LAND

15823 Lima Road , Huntertown, IN 46748



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	5.45 Acres
Price / Acre:	\$59,633
Zoning:	AI - Agricultural
Market:	Northwest Allen County
Submarket:	Downtown Huntertown
Traffic Count:	3,500

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Huntertown, IN. This prime property offers 145' of frontage on old Lima Rd. in Downtown Huntertown, making it an ideal location for mixed residential and potential commercial uses. Additionally, the City of Huntertown owns 23.918 acres to the rear of the property for a planned community park, adding a unique appeal to the area. Situated in the heart of the fast-growing Huntertown, this property presents an unparalleled opportunity for land or office investors looking to capitalize on the potential of this thriving location.

PROPERTY HIGHLIGHTS

- Located in the heart of fast growing Huntertown, IN
- City of Huntertown owns 23.918 Acres to the rear of the property for a planned community park
- Excellent location for mixed residential and potential commercial uses
- 145' of Frontage on old Lima Rd. in Downtown Huntertown

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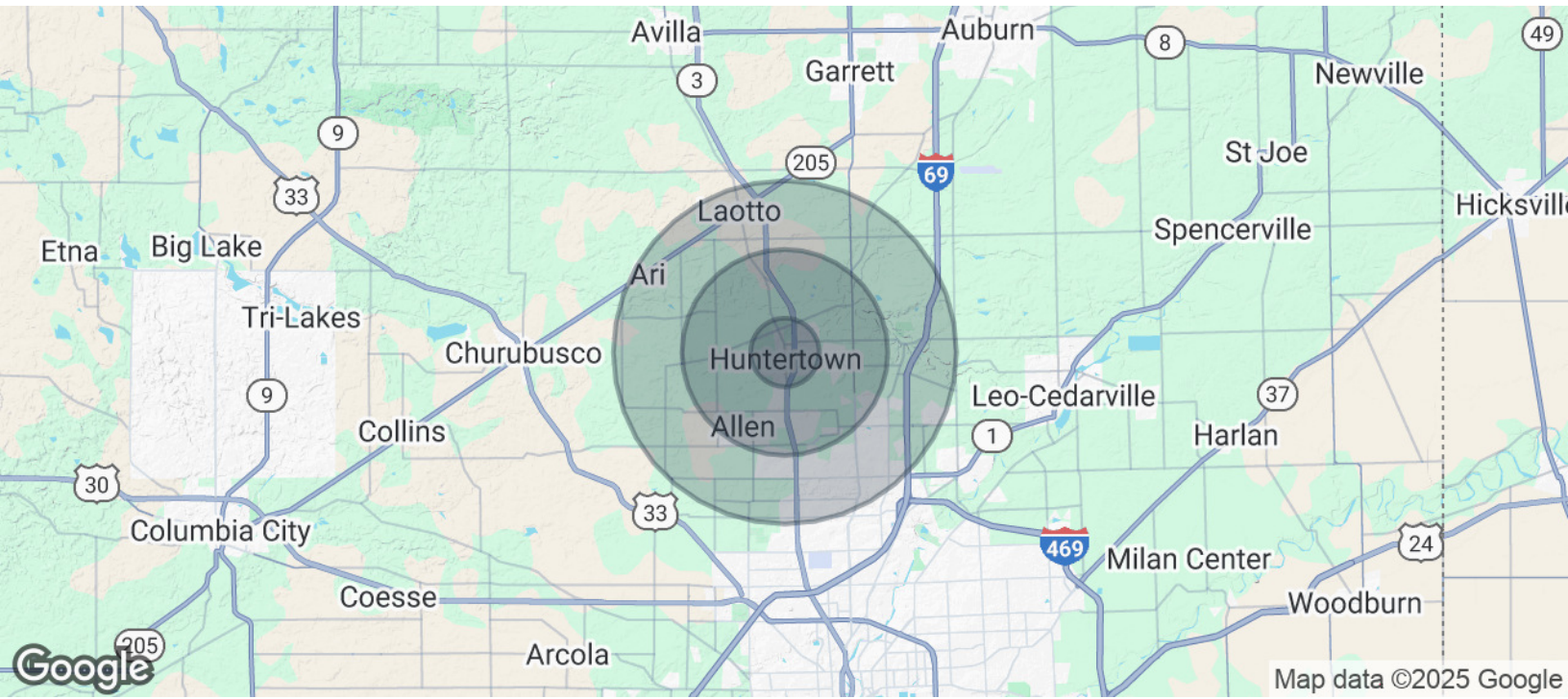
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DOWNTOWN HUNTERTOWN LAND

15823 Lima Road , Huntertown, IN 46748



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,308	20,572	46,671
Average Age	35	37	39
Average Age (Male)	34	36	38
Average Age (Female)	36	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,888	7,136	17,175
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$131,829	\$133,473	\$125,992
Average House Value	\$342,822	\$337,548	\$318,371

Demographics data derived from AlphaMap

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KIENAN O'ROURKE

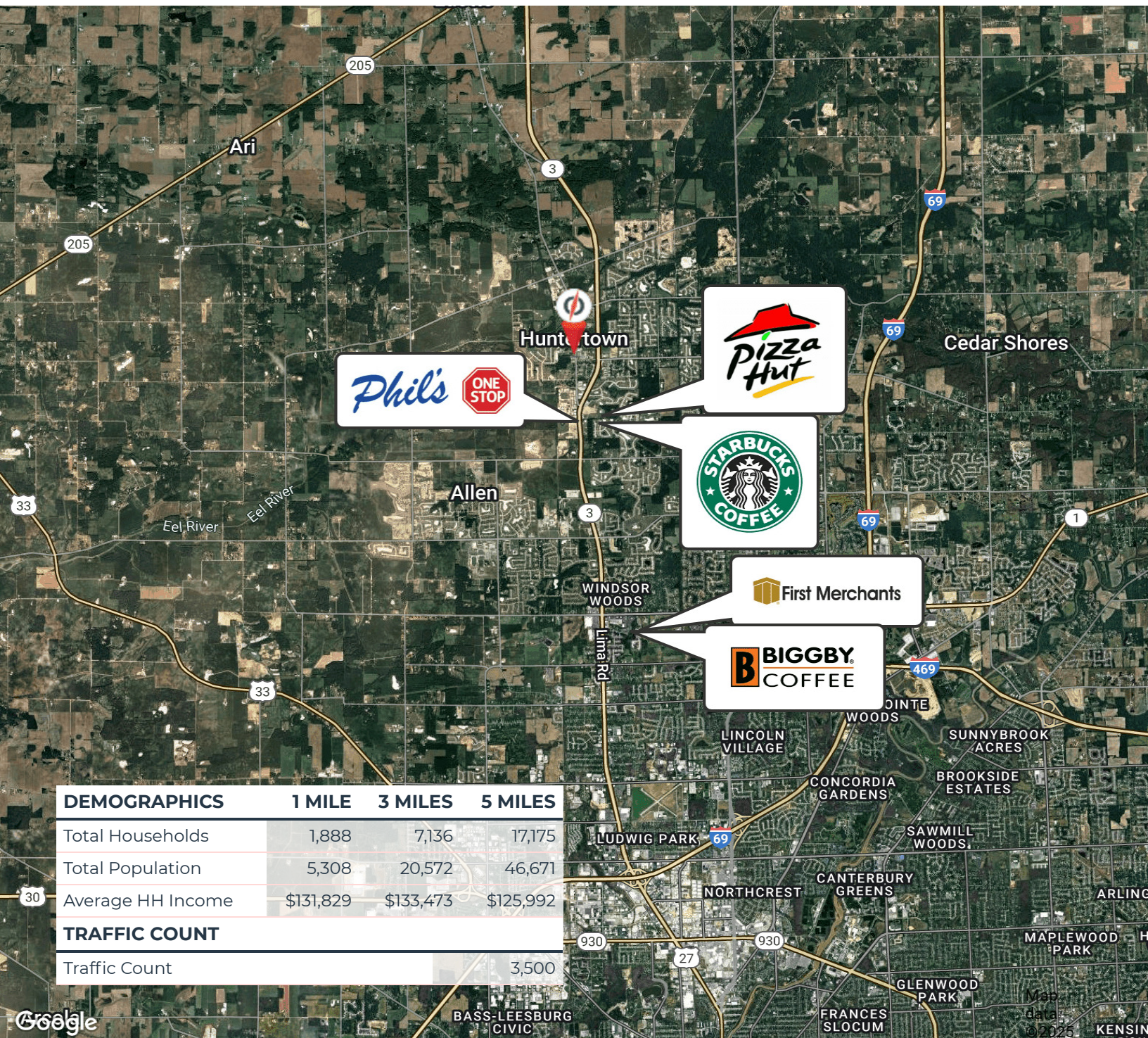
260.450.8443
korourke@xplorcommercial.com

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RETAILER MAP



DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

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DOWNTOWN HUNTERTOWN LAND

15823 Lima Road , Huntertown, IN 46748



PROPERTY DETAILS

SALE PRICE		\$325,000	
LOCATION INFORMATION		PROPERTY DETAILS	
Building Name	Available Land Downtown	Property Type	Land
	Huntertown	Property Subtype	Residential
Street Address	15823 Lima Road	Zoning	A1 - Agricultural
City, State, Zip	Huntertown, IN 46748	Lot Size	5.45 Acres
County/Township	Allen/Perry	APN#	02-02-18-276-001.000-058
Market	Northwest Allen County		02-02-18-276-001.002-058
Submarket	Downtown Huntertown	Traffic Count	3,500
Side Of Street	West		
Nearest Highway	State		
LAND			
Number Of Lots	2		

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