

Development Land Opportunity in
Kokomo, IN. with Great Access to
US 31 & SR 26

1441 E 400 S
Kokomo, IN 46902

For Sale

Hewitt Molding

Oakford

Fairfield Christian Church

370'

578'

149'

703'

915'

517'



**KAISER
LAND CO.**



PROPERTY DESCRIPTION

Prime C-2 Commercial Development Land Available in Kokomo!

Unlock the potential of this prime acreage, perfectly positioned for future commercial development. 13.95 acres with excellent road frontage and easy access and visibility to US 31 and SR 26. Sewer lift station on northeast corner of property. Water available 1/2 mile to the west. This property is a strategic choice for business growth and expansion. Direct hub to downtown Kokomo and points north and south. AADT is 20,307.

Zoned C-2 in the OIA Overlay Zone. OIA Overlay takes precedence over the C2 base zoning. See attached permitted uses.

Its proximity to downtown Kokomo ensures a balance between a tranquil setting and convenient access to the city's bustling business hubs.

Ideal for entrepreneurs looking to establish a new venture, businesses planning to expand, or companies seeking a strategic relocation, this property provides the space and location needed to support your commercial ambitions.

Don't miss out on this opportunity to secure a prime location in Kokomo for your commercial enterprise. Contact us today to explore the possibilities and start planning

Craig Kaiser

317.443.5990 | craig@cbkaiser.com

OFFERING SUMMARY

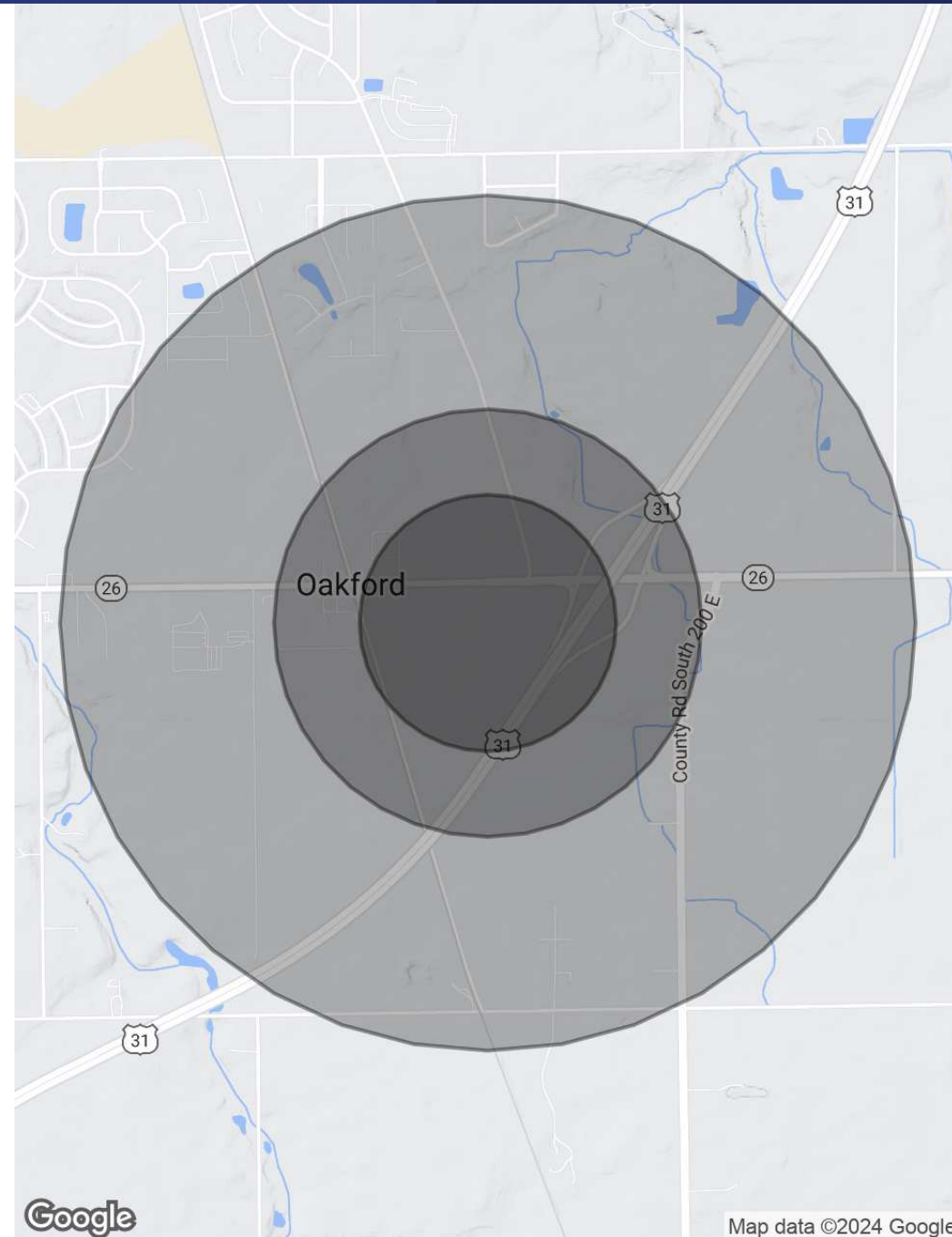
Sale Price:	\$80,000/acre
Lot Size:	13.95 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	67	435
Total Population	52	156	1,064
Average HH Income	\$98,494	\$96,033	\$87,887

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	52	156	1,064
Average Age	51	50	45
Average Age (Male)	49	48	43
Average Age (Female)	54	52	46

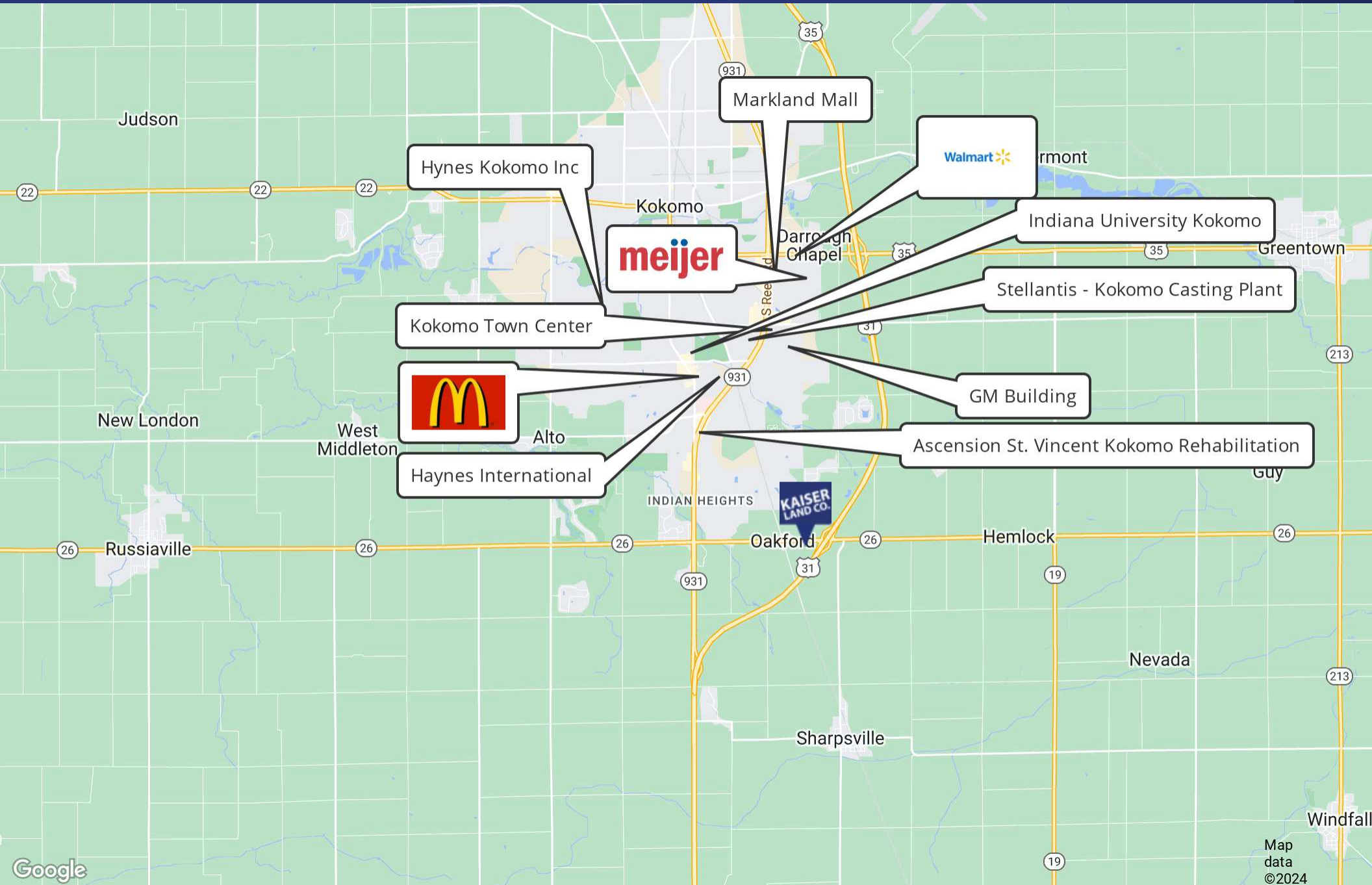
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	67	435
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$98,494	\$96,033	\$87,887
Average House Value	\$293,487	\$276,294	\$217,811

Demographics data derived from AlphaMap



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LOCATION DESCRIPTION

Situated on the west side of Kokomo, IN, a vibrant and diverse community. Kokomo is known for its strong local economy, robust business infrastructure and access to a skilled labor force.. Additionally, the property benefits from its close proximity to major transportation routes, including visibility from US 31 and SR 26, enhancing accessibility.

Kokomo and Howard County have been called a lot of things: a ‘top city for Indiana families’, a ‘best city for U.S. job seekers’, a nationally-ranked community for advanced manufacturing, exports, and affordability, and even an ‘Indiana community of the year’. However, Kokomo residents are proud to call it something even better: home.

As the primary economic development organization for Kokomo and Howard County, the Greater Kokomo Economic Development Alliance strives to create a thriving economic climate for our community’s citizens and businesses. They accomplish this, in collaboration with city and county government, through their operating divisions: the Greater Kokomo Chamber of Commerce, Greater Kokomo Visitors Bureau, Greater Kokomo Downtown Association, and Inventrek Technology Park.

Whether you’re an employer looking to start or expand a business, a resident who wants to get more involved in the community, or a relocating family hoping to find a forever home, rest assured that you’ll find the resources and tools you need here to choose Kokomo and Howard County.

LOCATION DETAILS

County	Howard
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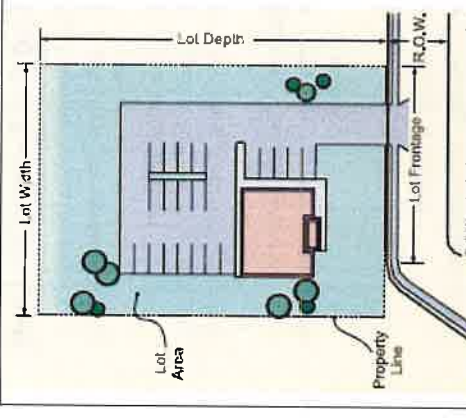
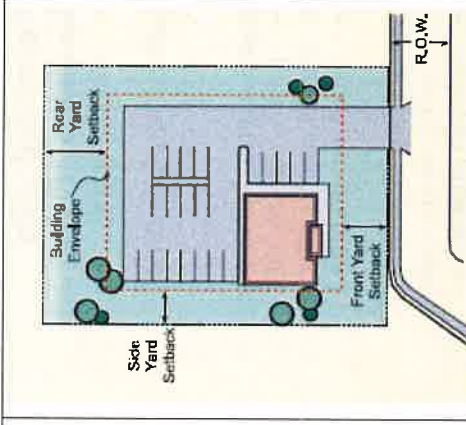
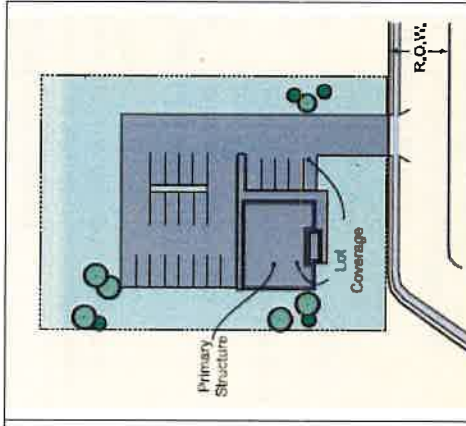
C2 District

3.35 C2 District Intent, Permitted Uses, and Special Exception Uses

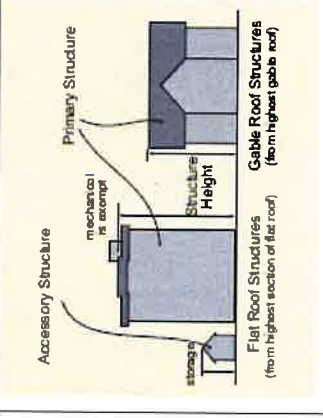
District Intent	Permitted Uses	Special Exception Uses
<p>The C2 (Medium to Large Scale General Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • moderate to high impact uses • wide variety of retail, commercial, service, eating, and entertainment establishments • stand-alone buildings, strip centers and malls <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality • assure that there are no negative effects on the natural environment <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, M1, M2, MP, IS, OC, DC, C1, and LI <p>Planning Commission</p> <ul style="list-style-type: none"> • zone property for C2 only after determining that the site is appropriate for any of the possible uses allowed in this district • be very sensitive to environmental protection <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas • be very sensitive to the potential for light pollution, excessive parking lots, oversized signs, aesthetics, and pedestrian and vehicular safety 	<p>Business: General Business</p> <ul style="list-style-type: none"> • auto-oriented business (low intensity) • auto-oriented business (high intensity) • bank machine/ATM • banquet hall • bar/tavern • barber/beauty shop • billiard/arcade room • bowling alley • car rental • cellular phone/communication shop • coin laundry • copy center • country club • dance/aerobics/gymnastics studio • dance/night club • driving range • dry-cleaning service • emergency medical clinic • fingernail salon • fitness center/gym • funeral home or mortuary • health spa • hotel/motel • karate studio • kennel (commercial) • lodge or private club • miniature golf • movie theater • news stand • party/event rental • pet grooming • play center • print shop • restaurant • sexually-oriented business, accessory • sexually oriented business, retail • sexually oriented business, entertainment • shoe repair • sign shop • skate park/skating rink • tailor/pressing shop • tanning salon • video/dvd store <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • business/financial services office • design/planning office • general services office • medical office <p>Business: Retail</p> <ul style="list-style-type: none"> • very low intensity retail • low intensity retail • medium intensity retail • high intensity retail 	<p>Business: General Business</p> <ul style="list-style-type: none"> • commercial training facility or school • equipment rental • publishing company • sport field <p>Business: Retail</p> <ul style="list-style-type: none"> • very high intensity retail • special handling retail • gas station <p>Communications/Utilities</p> <ul style="list-style-type: none"> • above-ground utility facility • radio/TV station • wireless telecommunications facility <p>Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque using an existing building <p>General</p> <ul style="list-style-type: none"> • off-site parking lot for a church, temple, mosque or similar place of worship

C2 District

3.36 C2 District Development Standards

 <p>Minimum Lot Area:</p> <ul style="list-style-type: none"> • 20,000 square feet <p>Minimum Lot Width:</p> <ul style="list-style-type: none"> • 10 feet <p>Minimum Lot Frontage:</p> <ul style="list-style-type: none"> • 80 feet on a Public Street with access from said Public Street <p>Sewer and Water:</p> <ul style="list-style-type: none"> • Requires municipal water and sewer hookup 	 <p>Minimum Front Yard Setback:</p> <ul style="list-style-type: none"> • 10 feet for Primary Structures • 20 feet for Accessory Structures <p>Minimum Side Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure - 10 feet per side plus 5 feet for each story after the second story • Accessory Structures - 5 feet per side <p>Minimum Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure - 20 feet • Accessory Structure - 5 feet 	 <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none"> • Square feet of all primary and accessory structures, and impervious surface cannot exceed 70% of the Lot Area <p>Minimum Main Floor Area:</p> <ul style="list-style-type: none"> • 600 square feet for Primary Structures
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Additional Development Standards that Apply

 <p>Maximum Structure Height:</p> <ul style="list-style-type: none"> • 45 feet for the Primary Structure • 20 feet for Accessory Structures 	<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-06 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-03 Page 6-14 	<p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-08 Page 6-33 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 	<p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Telecommunications Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 6-46 <p>Corridor Enhancement (CE)</p> <ul style="list-style-type: none"> • LO-01 Page 6-49 <p>Sexually Oriented Standards (SX)</p> <ul style="list-style-type: none"> • SX-01 Page 6-51 • SX-02 Page 6-51 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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(As amended by Ordinances No. 6375, 6426 and 6435, June 27, 2006.)

4.31.1 Office/Industrial/Agricultural (OIA-OL) District Intent, Permitted Uses, & Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The Office/Industrial/Agricultural (OIA-OL), is designated to preserve existing farm land in the area; however, the zone also allows future developments to occur such as industrial or technology park and corporate office campus that needs visibility and good accessibility to US 31. It is anticipated that the zone will serve as a future employment and production center in the region. Zones MI, OC, AG are the base zones for this sub-district.</p> <p>Application of District All areas designated in Map 1: US 31-OL District Map, including sub-district Office/Industrial/Agricultural (OIA-OL).</p>	<p>Agricultural</p> <ul style="list-style-type: none"> • Agricultural crop production • Orchard • Plant nursery • Roadside produce sales • Storage of agricultural products produced on site • Tree farm <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • Business/financial services office • Construction trade office • Design/planning office • General services office • Medical office <p>Communication/Utility</p> <ul style="list-style-type: none"> • Above-ground utility facility • Radio/TV station <p>Industrial</p> <ul style="list-style-type: none"> • Assembly • Distribution facility • Flex-space • Light assembly • Mini-warehouse storage facility • Outdoor storage • Research center • Sign painting, fabrication • Testing, lab • Tool and die slid • Trucking terminal' • Warehouse • Welding <p>Institutional</p> <ul style="list-style-type: none"> • Government office • Government operations (non-office) • Municipal airport • Police, fire or rescue station) • Post office • Public parking lot (garage) • Recreation center • Recycling sorting/distribution <p>Public Facilities</p> <ul style="list-style-type: none"> • Community center • Library • Public park 	<p>Agricultural</p> <ul style="list-style-type: none"> • Raising of farm animals <p>Communication/Utility</p> <ul style="list-style-type: none"> • Wireless telecommunication facility <p>General</p> <ul style="list-style-type: none"> • Off-site parking lot for church temple, mosque or similar place of worship