



**FOR SALE**

## **Prime Development Land in Spencer, IN**

Take advantage of this high-visibility location adjacent to Wendy's and O'Reilly Auto Parts. This flat, usable acreage offers excellent development potential with zoning that supports a wide range of commercial uses. Ideal for a small retail strip or other business ventures, this site combines strong traffic exposure with flexible building options—perfect for investors or owner-users looking to capitalize on a thriving corridor.

**0 IN HWY 46  
SPENCER, IN 47460**

**PURCHASE PRICE:**

**\$550,000.00**

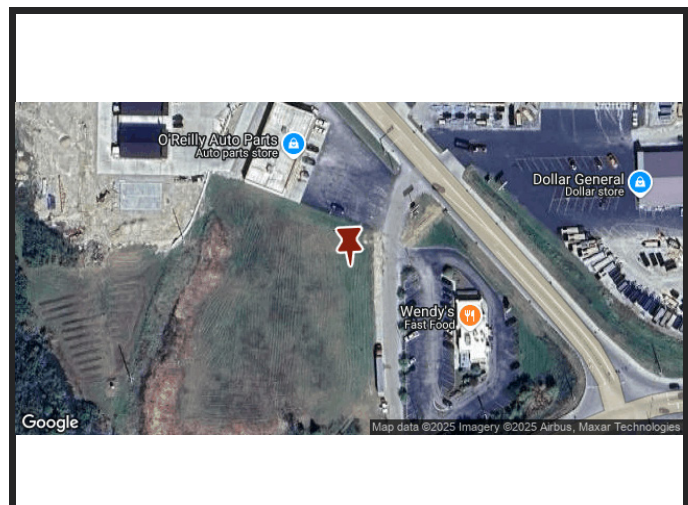
**Land Size: 6.15 Acres**





Contact:

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