

SALE/LEASE



LAND

ANGOLA LAND



## PROPERTY OVERVIEW

The property offers over 1600' of frontage along State Road 127 and CR 400 North, and daily vehicle counts of 18,773 on SR 127, with another 7,869 vehicles passing on nearby I-69. Just minutes from Pokagon State Park, million-dollar homes, and cozy lake cottages, the many businesses that line North Wayne Street/State Road 127 serve locals and out of town visitors alike. Every summer during lake season, Steuben County's population nearly triples to more than 100,000 people. With 101 lakes of all shapes and sizes, you'll find peace and quiet on small fishing lakes, and the roar of powerful boats on the larger ski lakes. There's something for everyone.

Summer isn't the only season for fun. Fans of cold weather drive from all over the Midwest to enjoy the thrill of zipping down the frozen tracks of Pokagon's infamous toboggan run, and to cut small holes in the inches-thick ice to fish for bluegill, crappie, and more.

SALE PRICE

UNDISCLOSED

LEASE RATE

UNDISCLOSED

Lot Size:

13.54 Acres

## PROPERTY HIGHLIGHTS

- 13.54 AC with phenomenal development potential
- Located on the prime retail corridor of SR 127 and less than 0.3 miles from I-69
- Within 2 miles of Pokagon State Park
- One mile north of Meijer, Menards and Walmart
- Across the street from Ramada Inn and Tesla charging stations
- Seller will provide Buyer sufficient time to obtain and perfect zoning and other entitlements.
- Outstanding highway site at Pokagon State Park exit.
- Site located on primary retail corridor of 127 and is one mile north of Meijer, Menards and Walmart.

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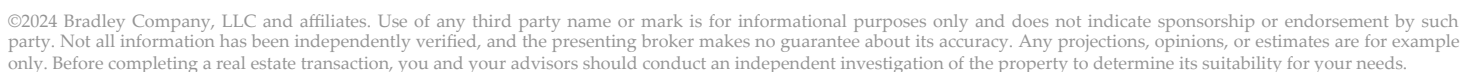


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LAND



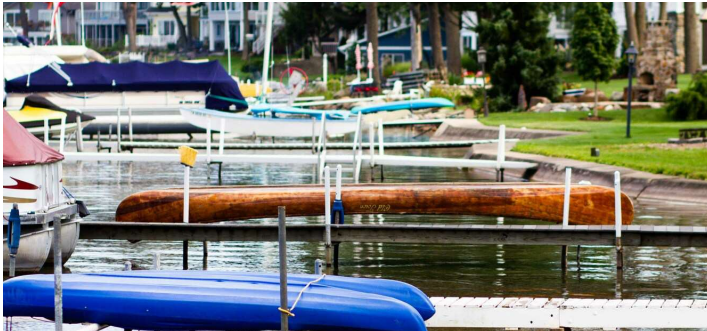




599 W. 400 N. , ANGOLA, IN 46703

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## LOCATION DESCRIPTION

Angola is located in the northeastern part of Indiana. It is the county seat of Steuben County and has a population of around 8,5000 people as of the 2020 census. The city is situated in a scenic area surrounded by numerous lakes and parks, making it a popular destination for outdoor recreation such as fishing, boating, and hiking. During the summer months, the city experiences a surge in population to nearly 100,000 people.

Angola is home to a diverse population and a variety of businesses, including manufacturing, healthcare, and retail. It is also home to Trine University, a private institution that offers undergraduate and graduate programs in a range of fields. Overall, Angola is a vibrant and welcoming community that offers a high quality of life for its residents and visitors.

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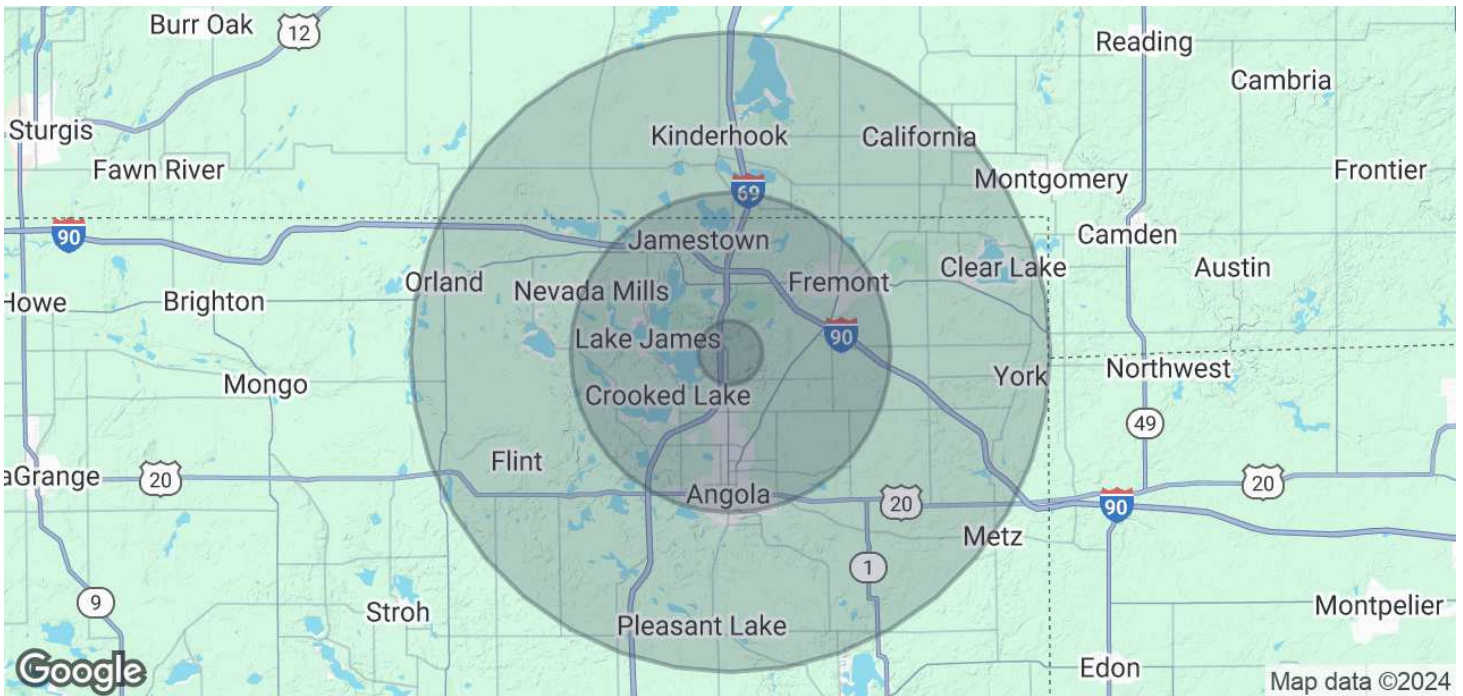
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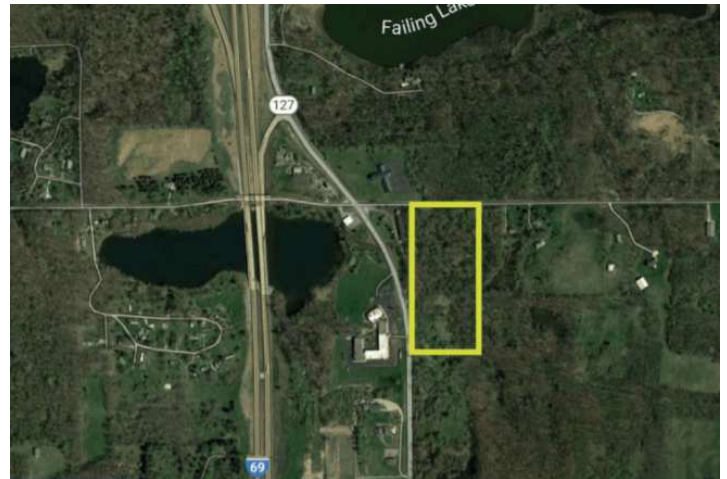
LAND



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	423	15,409	36,045
Average Age	50.1	42.0	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	187	7,015	14,842
Average HH Income	\$74,146	\$58,623	\$58,204

2020 American Community Survey (ACS)



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