

820 NORTH DIXON ROAD

Kokomo, IN 46901



PROPERTY DESCRIPTION

PRIME DEVELOPMENT SITE, zoned business has outstanding visibility. Ideal uses include multi-family and other high density residential uses, as well as commercial. Kokomo water & sanitary at site. The owner is willing to divide and price for smaller sized users. Adjacent 17.73 acres under development.

Located on Kokomo's Northwest side, just North of W. Jefferson Street. Across from Community Howard Specialty Hospital, adjacent to U-Haul and 1/4 mile from Kroger & K-Mart.

PROPERTY HIGHLIGHTS

- Kokomo Water & Sanitary On-Site
- Adjacent to K-Mart & Kroger
- Wallace Elementary School Immediately South
- Owner Willing to Divide For Smaller Sized Users
- Adjacent 17.73 Acres Available for Larger Scaled Development

OFFERING SUMMARY

Sale Price:	\$237,510
Lot Size:	4.06 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,625	8,091	16,103
Total Population	6,210	18,865	37,577
Average HH Income	\$75,824	\$70,289	\$68,402

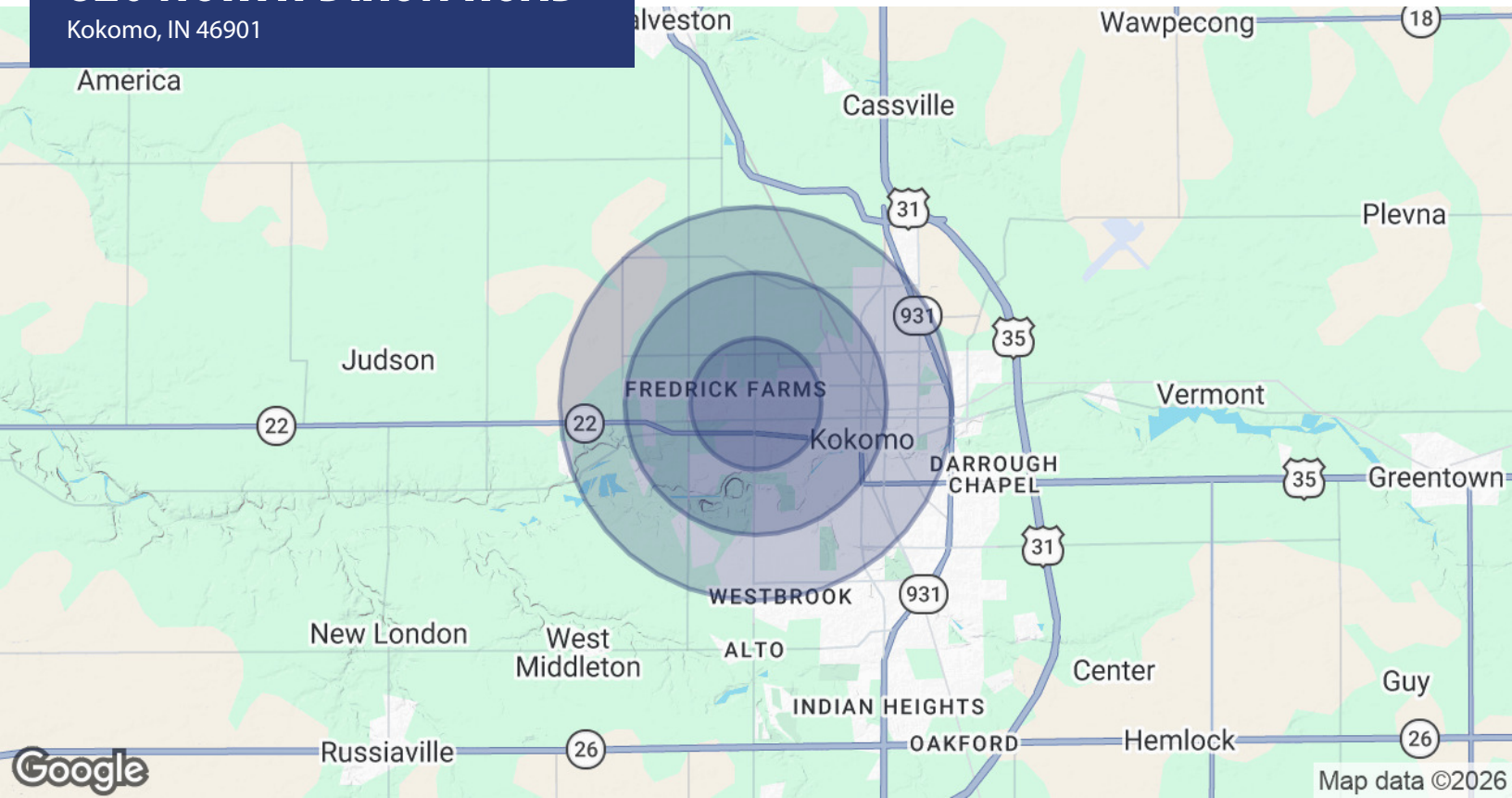
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,210	18,865	37,577
Average Age	39.4	39.7	39.5
Average Age (Male)	32.2	35.1	35.5
Average Age (Female)	47.9	44.7	42.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,625	8,091	16,103
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$75,824	\$70,289	\$68,402
Average House Value	\$144,136	\$136,250	\$134,454

2023 American Community Survey (ACS)

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