

BND

COMMERCIAL

2 COMMERCIAL LOTS FOR SALE AUBURN, INDIANA

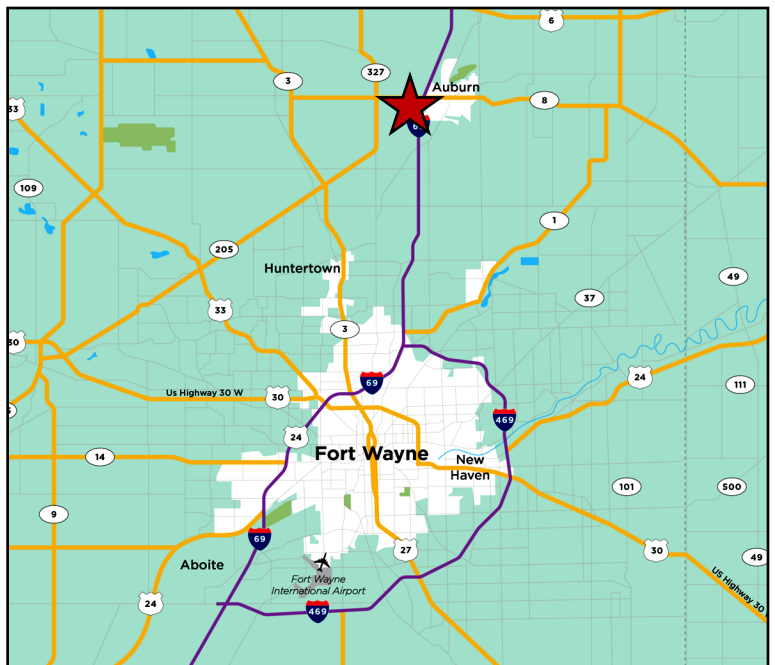


HIGHLIGHTS:

Outlots Available: 3.75 Acres Lot 1 (North)
4.58 Acres Lot 2 (South)
Total Available: 8.33 Acres

- Located near ± 150 acre development along I-69
- Located at SWC of SR 8 and I-69 in Auburn, IN
- Only 15 miles north of Fort Wayne, IN
- Zoned I-1 Light Industrial

Sale Price: Lot 1 (North) \$506,385.00
Lot 2 (South) \$598,514.40
Lots 1 & 2 \$1,106,707.10



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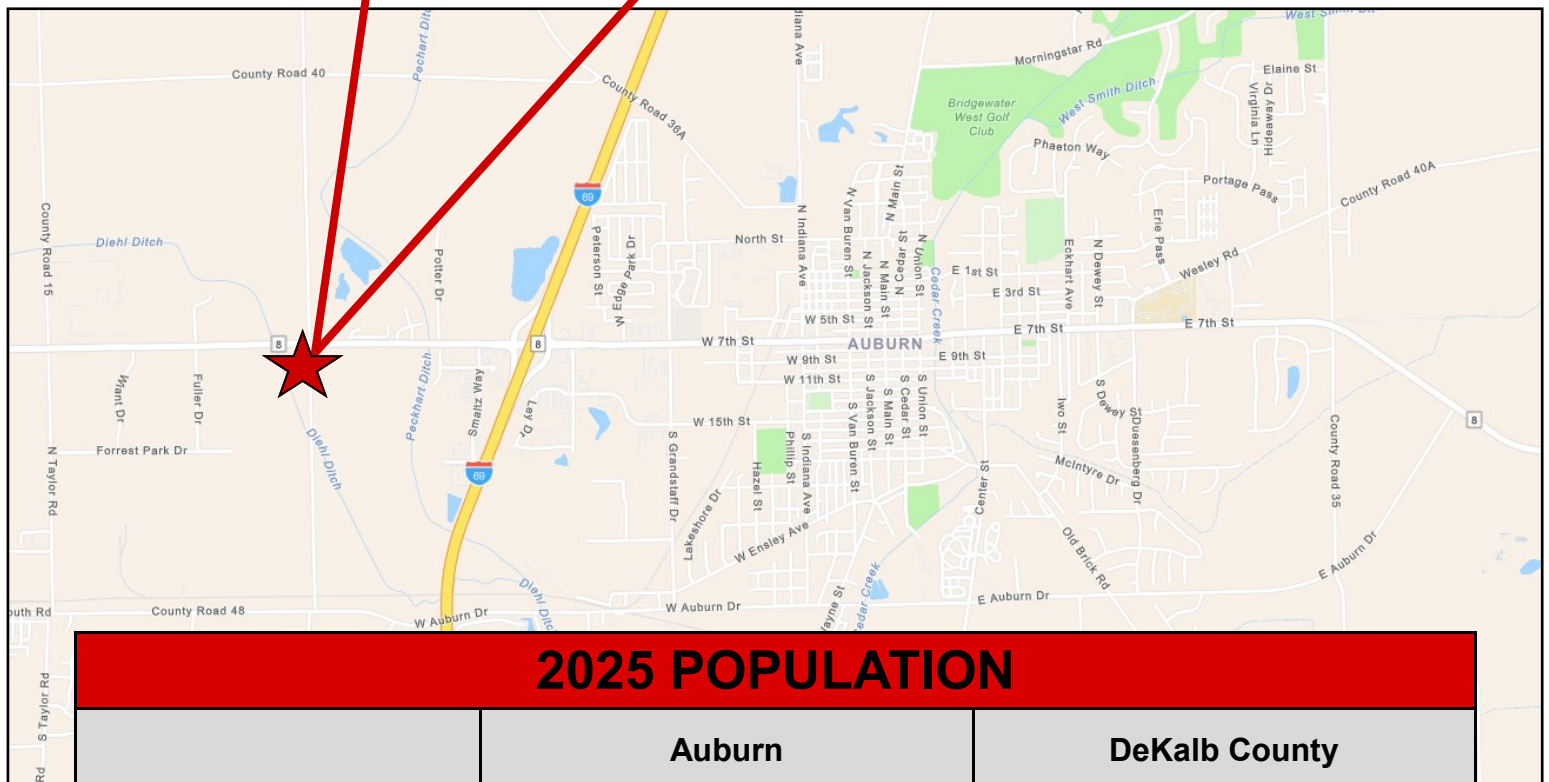
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2025 POPULATION

Auburn

DeKalb County

Population

13,742

44,032

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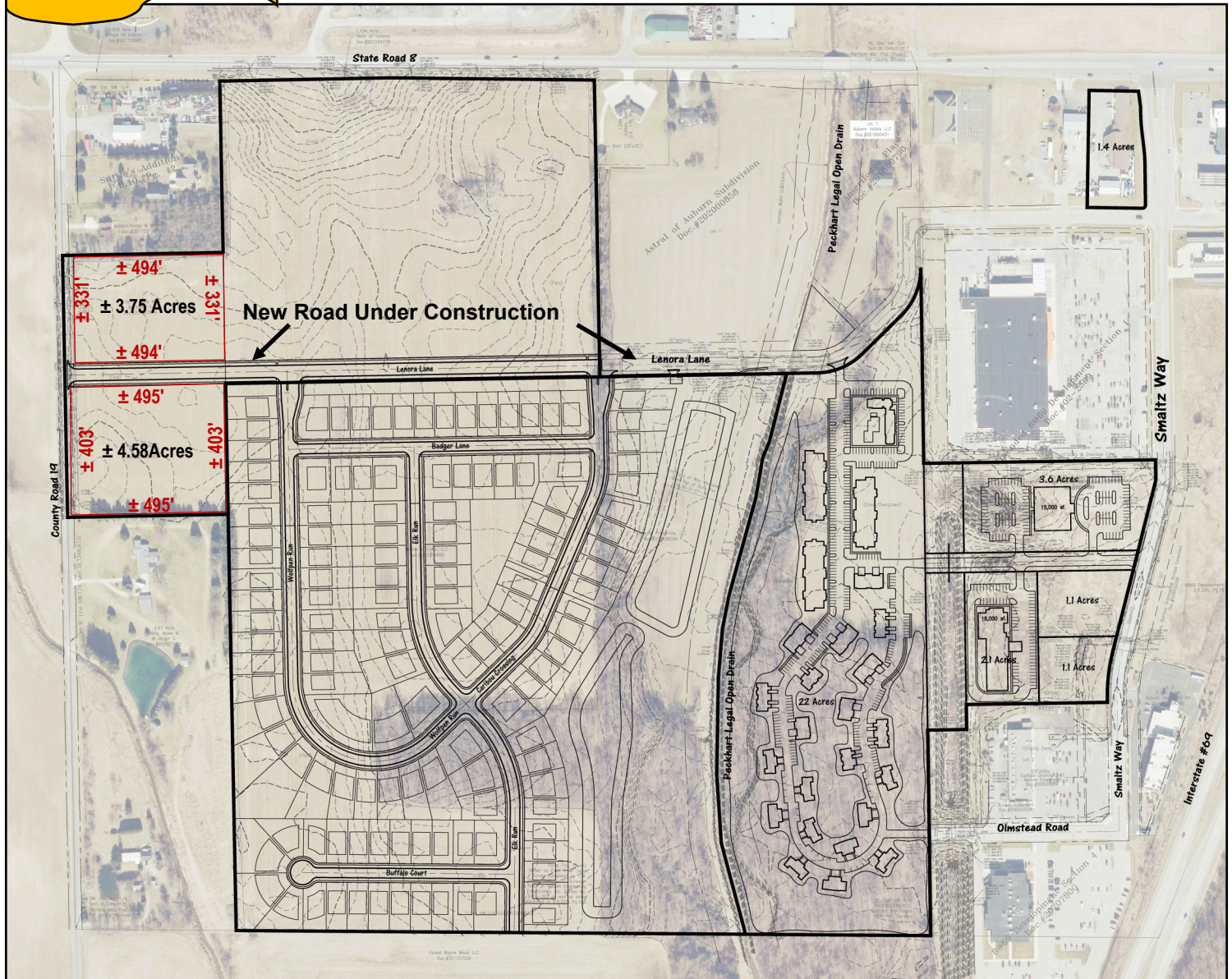
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Future Site Plan



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Property Highlights

Parcel Numbers	17-05-36-100-003.000-029 (North Property); 17-05-36-100-004.000-029 (South Property)
Address	County Road 19
City / County / State / Zip	Auburn / DeKalb / IN / 46706
Sale / Lease	Sale
Available Land Size	Two Lots - Approximately $\pm$ 8.33 Acres Total Lot 1 (North) - $\pm$ 3.75 Acres Lot 2 (South) - $\pm$ 4.58 Acres (Additional 10 Acres of Land and Building Available to the South; See Broker)
Zoning	I-1 Light Industrial
Dimensions	See Site Plan
Nearest Highway	I-69
Distance to Interstate	Approximately 2 blocks
Neighboring Tenants	Mikes Carwash, Home Depot, Cebolla's Mexican Restaurant, Buffalo Wild Wings, Cracker Barrel, Hampton Inn, and NCG Cinemas

Lots For Sale

Zoning	Lot #	Acres	Price	Price per SF	Price per Acre
I1	Lot 1	3.75 Acres	\$506,385.00	\$3.10	\$135,036.00
I1	Lot 2	4.58 Acres	\$598,514.40	\$3.00	\$130,680.00
I1	Lots 1&2	8.33 Acres	\$1,106,707.10	\$3.05	\$132,857.99

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