



FOR SALE LAND PROPERTY

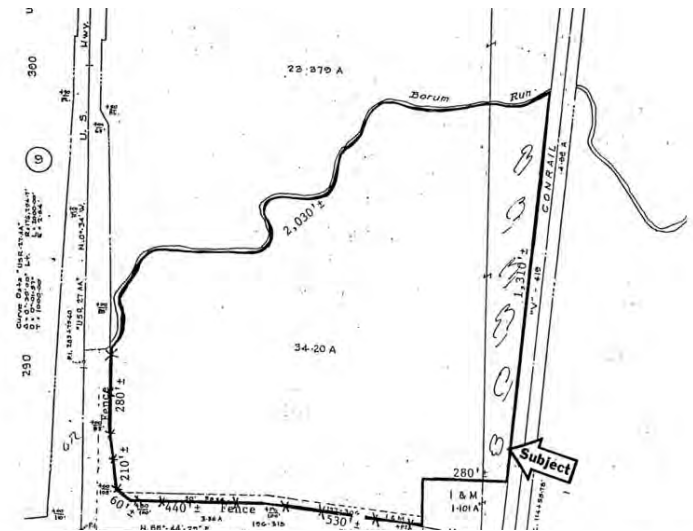


NEQ U.S. Highway 27 & 33
Decatur, IN 46733

Prime Commercial Land 34.2 Acres Available

About The Property

- Frontage: U.S. 27 - 640 ft., U.S. 33 - 1,131 ft.
- 25,000 vehicles per day at intersection
- Zoned I2/General Industrial
- Ideal site for gas station/c-store or truck related business
- Site is divisible
- Sale price: \$1,197,000 (\$35,000/acre)



the Zacher company

JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

PRIME COMMERCIAL LAND 34.2 ACRES AVAILABLE

ACREAGE/LOCATION/ZONING

Total Land Area	34.2 Acres
Street Address	NEQ U.S. Highway 27 & 33
City, State, Zip	Decatur, IN 46733
County/Township	Adams/Washington
City Limits	Outside
Zoning	I2/General Industrial
Frontage	US Hwy. 27 - 640' US Hwy. 33 - 1,311'

PRICE/AVAILABILITY

Sale Price	\$1,197,000
Sale Price/Acre	\$35,000
Availability	Immediately

PROPERTY TAXES

Parcel Number	01-05-10-300-002.000-021
Total Assessment	\$68,100
Annual Taxes	\$1,060.52 (\$31.00/acre)
Tax Year	2023 Payable 2024

POPULATION DEMOGRAPHICS

1 Mile	229
3 Miles	8,010
5 Miles	14,963

TRANSPORTATION

Major Road Nearest Site	U.S. 224
Distance to Interstate	15 Miles to I-469
Distance to Airport	18.5 Miles to Fort Wayne Int'l
Traffic Count	25,000 vpd at Intersection

UTILITIES

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Decatur Located 1/2 Mile North

OTHER INFORMATION

Ideal site for truck related business
Great site for gas station/convenience store
Located near Walmart on US Highway 27



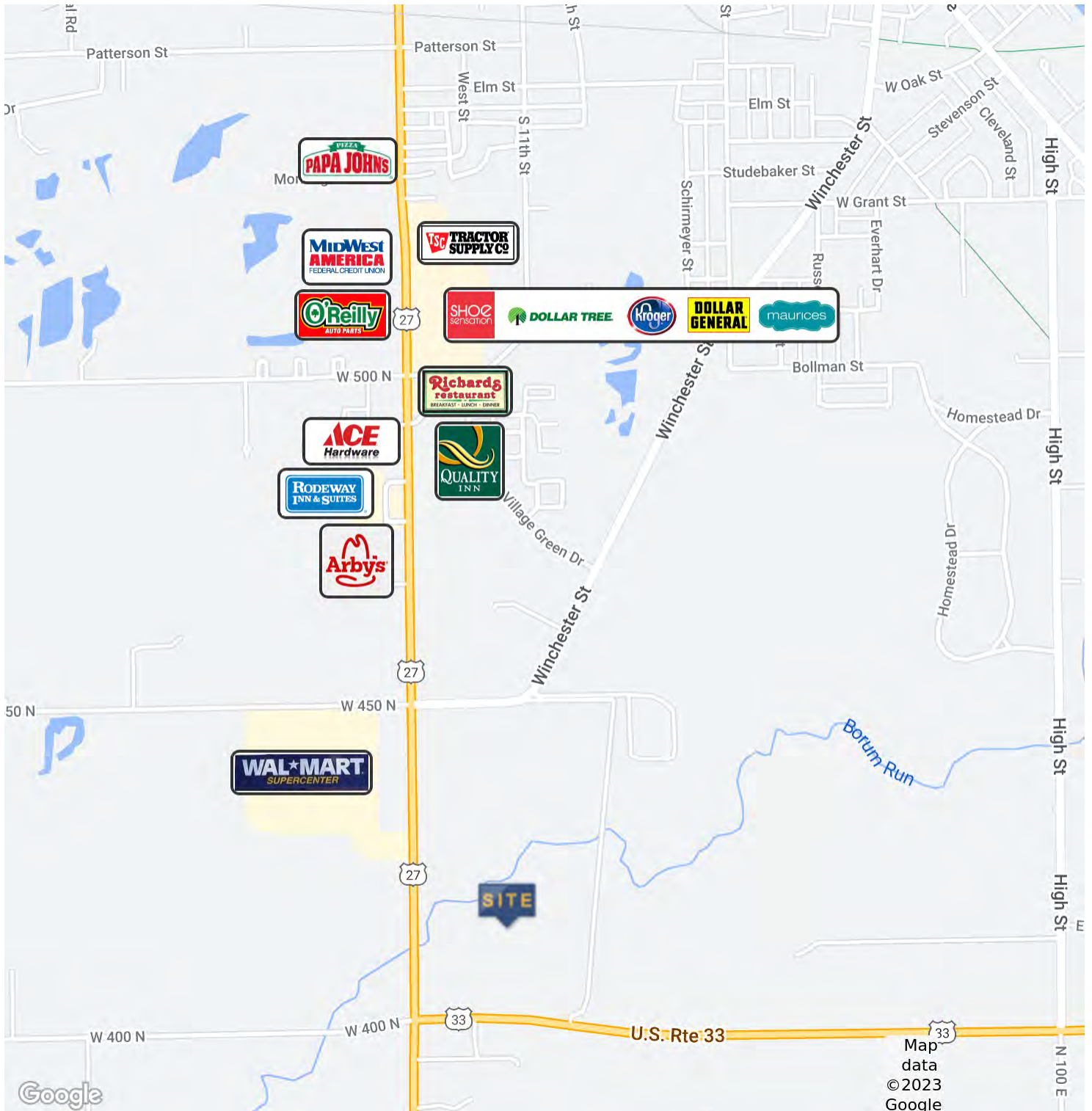
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

RETAILER MAP

PRIME COMMERCIAL LAND 34.2 ACRES AVAILABLE



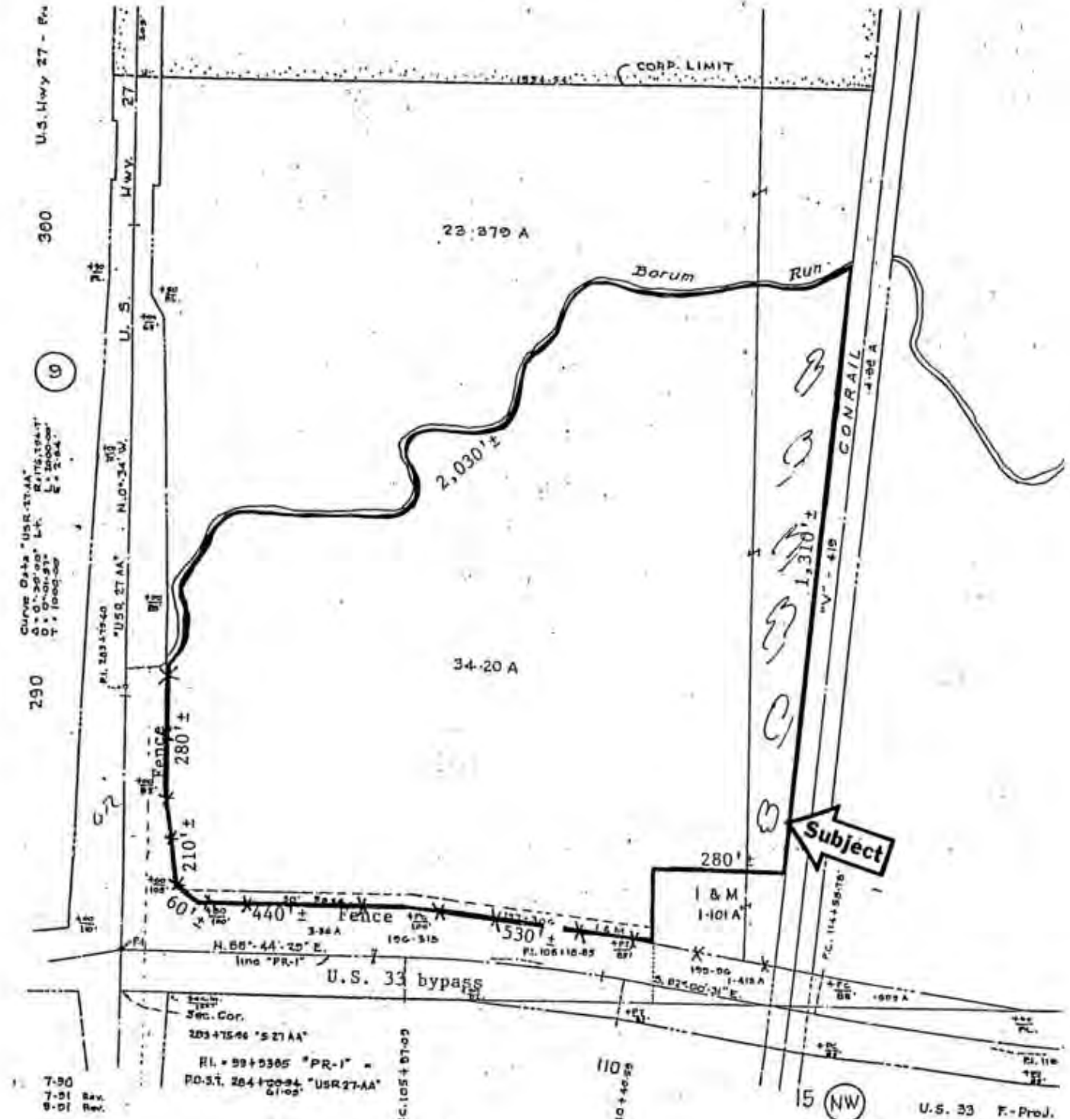
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PLOT PLAN

PRIME COMMERCIAL LAND 34.2 ACRES AVAILABLE



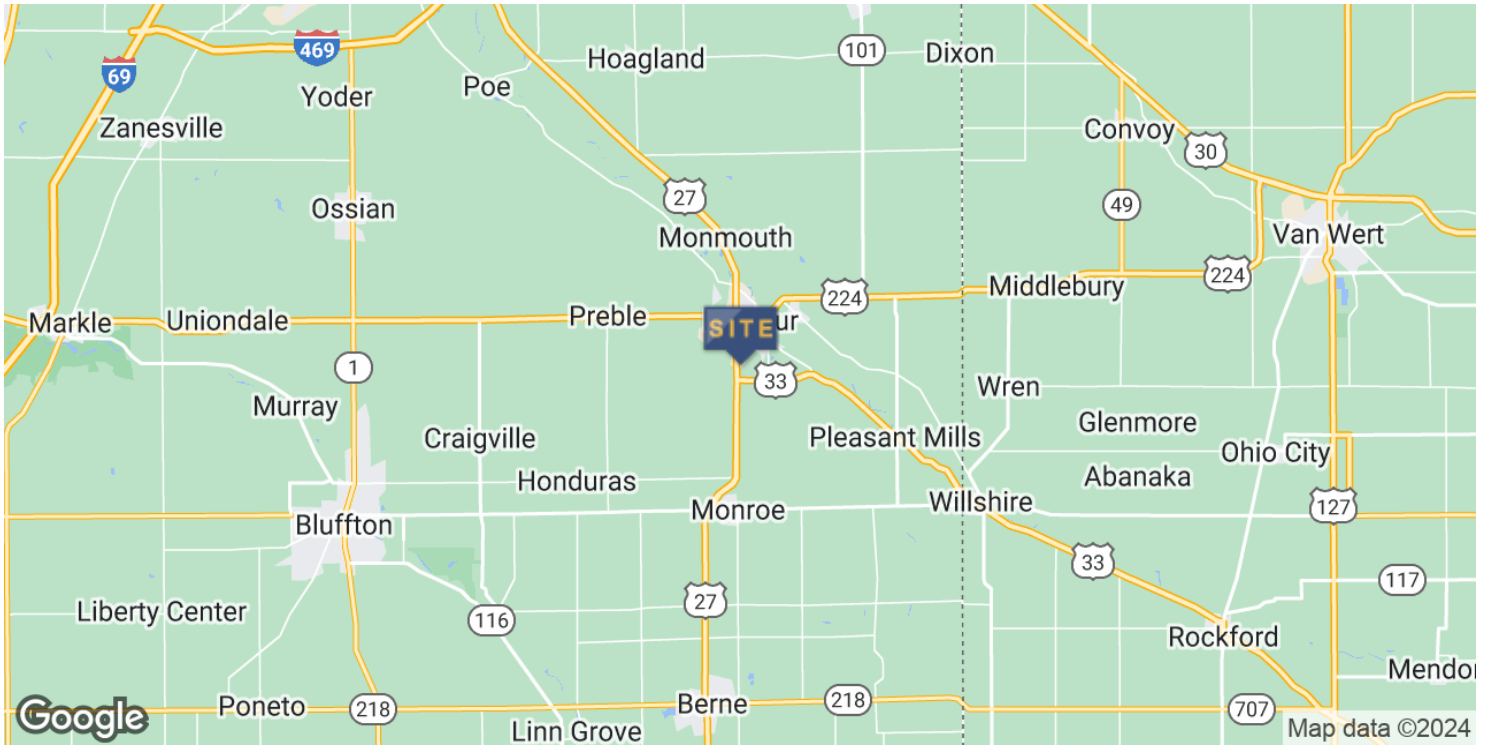
JOHN ADAMS, CCIM
 Vice President - Brokerage Services
 jadams@zacherco.com
 260.422.8474 x209



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

LOCATION MAPS

PRIME COMMERCIAL LAND 34.2 ACRES AVAILABLE



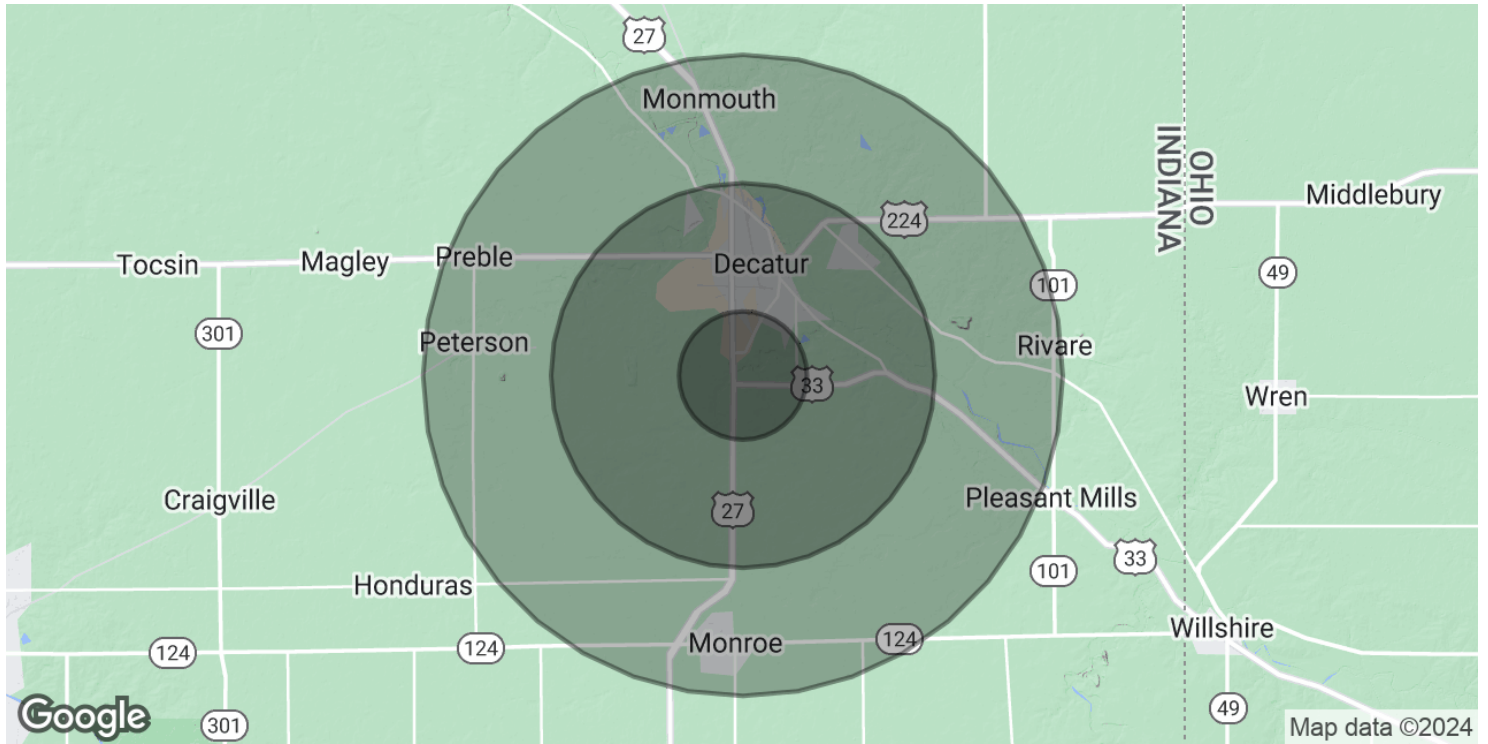
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

DEMOGRAPHICS MAP & REPORT

PRIME COMMERCIAL LAND 34.2 ACRES AVAILABLE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	229	8,010	14,963
Average Age	36.9	36.5	36.9
Average Age (Male)	35.3	35.0	35.5
Average Age (Female)	39.0	38.4	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	90	3,170	5,982
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$46,940	\$47,661	\$49,185
Average House Value	\$108,701	\$107,330	\$110,038

* Demographic data derived from 2020 ACS - US Census



JOHN ADAMS, CCIM
 Vice President - Brokerage Services
 jadams@zacherco.com
 260.422.8474 x209



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.