

Partially Completed Mixed-Use Development Project

-Court-Ordered Sale-

300.54 Acres Including 102-Acre Private Lake

5491 CR 427, Auburn, Indiana



Huge Price Reduction!

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Before any additional information will be provided, interested parties must register with the representing Broker and complete a Non-Disclosure Agreement.



Project Overview

Sale Price:

\$19,500,000

(originally \$23,000,000)

The Heron Lake mixed use development project began in 2012 by a group of local developers. It is a highly unique project including residential, commercial, and a privately owned all-sports lake.

The project did not reach completion and is being sold under bankruptcy. There is considerable due diligence available for review.

The project is properly zoned and has the first housing area completed with 10 lots sold and 26 remaining unsold.

The property's initial development has occurred over multiple phases (and is planned for multiple future phases). Phase 1 included infrastructure work (grading, streets, sanitary sewer, storm sewer, water), as well as the development and sale of eight (8) lots on Cascina Lane (not included in the collateral). Since Phase 1, two additional parcels on Cascina Lane have also sold (one waterfront, one non-waterfront – also not included in the collateral). Total Phase 1 costs were reportedly \$2,682,000.

Phase 2 work began but was stalled when the owner/developer of the property filed for bankruptcy in 2021. At the time, Phase 2 costs were estimated at \$305,000. There are also planned Phase 3 costs totaling \$2,540,000. The completion of Phases 2 and 3 would yield 108 fully infrastructure-developed lots. There are 105 lots that need full infrastructure-completion in order to sell (for a total of 213 collateral units).

The site is irregularly shaped, moderately undulating, and sloping gradually to the lake. There is also a small creek on the eastern portion of the site (Cedar Creek). It is accessed via the east side of County Road 427, generally bound by the intersection of County Road 427 and County Road 11A to the north and the intersection of County Road 427 and County Road 56 to the south. It is located in the City of Auburn, DeKalb County, State of Indiana (approximately 20 miles northeast of Fort Wayne). The site is zoned PD – Planned Development.

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Project Overview (Cont'd)

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Heron Lake is certified as a private “all-sports lake” which allows for a variety of vessels and activities. For lots that do not have private lakefront access, various marinas located throughout the lakefront will allow residents boat slip access. These facilities will also include access to refueling services, shore power, wash down facilities, restroom facilities, and open-air pavilions. The non-waterfront open area will include interconnected paths surrounding the lake (approximately 3.5 miles), a vineyard, creeks, and a proposed 4-acre island park in the middle of Heron Lake.

SUMMARY HIGHLIGHTS

The property consists of a 300.54 acre waterfront development known as Heron Lake and includes the following:

- 102-acre private lake (Heron Lake) with a maximum depth of 40 feet.
- Approximate 102-acres of open area (park, open space, roads)
- 213 platted lots
 - 130 lakefront lots (average water frontage of 90 feet)
 - 83 non-lakefront lots
- 37.8-acre commercial excess land (approximately 24 additional proposed lots)

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<i>Component</i>	<i>Size (Acres)</i>
Private Lake	102.04
Residential	59.14
Commercial	37.80
Park/Open Space	78.18
Public Roads	23.38
Total Site	300.54



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Completed Projects

Master Schematics

Drainage Plan Approval

PUD Covenants

Phase I and II Reports

Planting Plan

Infrastructure Work (Grading, Streets, Sanitary Sewer, Storm Sewer, Water)

Development and Sale of 10 Residential Lots

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Property Description



The Heron Lake property is a 300+ acre development planned to incorporate residential housing, apartments, and commercial facilities centered on an all-sports lake with marinas. This community, located eight minutes from Fort Wayne, has plans for multiple neighborhoods, an island event center, a 3.5 mile trail, and a boutique winery—all within walking distance.

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Included Development Areas

	Typical Size	# of Lots	Location	Description
The Springs	75' x 185' lot	44	Southwest portion of lake	Closest lakefront houses to the Vineyards Clubhouse and Springs Marina
The Estates	85' x 200' lot	38	South portion of lake	Full North view of lake next to Heron Trail and access to Cedar Marina, available only to residents
The Bluffs	95' x 185' lot	16	Eastern portion of lake	Secluded location with lots to accommodate multi-level lake homes
The Vineyards	85' x 150' lot	41	Western side of lake	Non-lakefront lots closest to Vineyards Clubhouse and Springs Marina
The Reserve	3-Level Townhouse	21	Western portion of lake	Upper level balcony offers extensive views of lake
The Lofts	2-3 Bedrooms	20	Central location	Walking distance to commercial properties, including retail and dining
The Meadows	75' x 185' 85' x 150'	16	North portion of lake	Lakefront villa-style homes

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Included Development Areas

Additional Amenities	Description
Island Winery	Boutique winery, restaurant and event center
Cedar Creek	Creekside multi-use trail
Wilson Park	15 acre lakefront and creek side nature preserve
Heron Trail	Three mile multi-use trail
Wilson Marina	60 berth marina and storage
Heron Park	Lakefront park and community space
Pavilions	(2) Community structures with restrooms
Wilson Park	35 acre wooded park
Springs Marina	68 berth marina, pavilion and community center
Heron Circle	Vineyard shops and commercial space
Cedar Marina	50 berth marina with community building

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Aerial

Topography: The site is irregularly shaped and moderately undulating, sloping gradually to the lake. Some of the lots on the east side of the site/lake slope toward Cedar Creek.

Lake: Heron Lake contains 102 acres of surface area that has a maximum depth of 40 feet. It is a private lake (rather than under control of the Indiana Department of Natural Resources).

Shoreline: The collateral's shoreline has 130 waterfront lots with an average frontage of 90 feet. The lots generally range from 13,000 to 20,000 square feet. A portion of the commercial lot is also on the waterfront (with the future utility of being converted to residential lots should future demand warrant conversion).

Utilities: The property has municipal water and sewer services which are provided by the City of Auburn. The development has storm sewers to handle surface drainage..

Easement: None noted/reported.

Access: Access to the subject site is accessed via two entry points on the east side of County Road 427. County Road 427 is a two-lane roadway generally moving in a north/south direction.

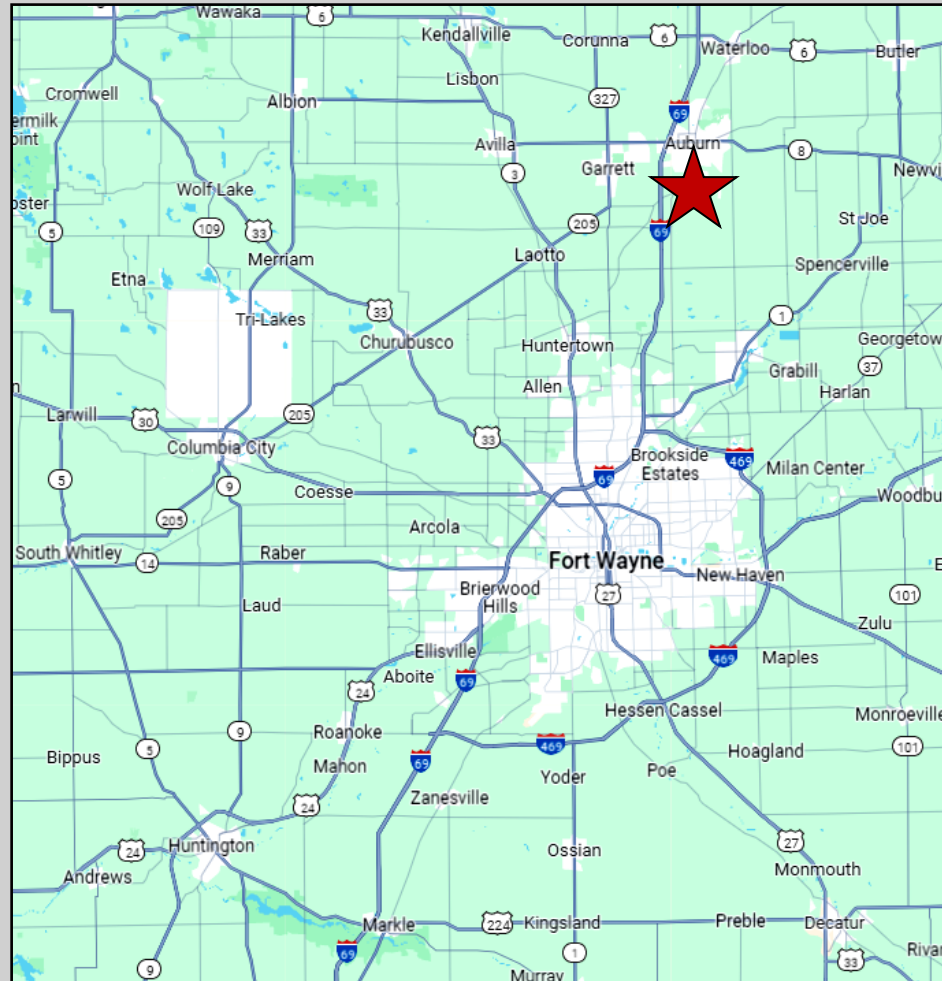


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Location

5491 CR 427
Auburn, IN



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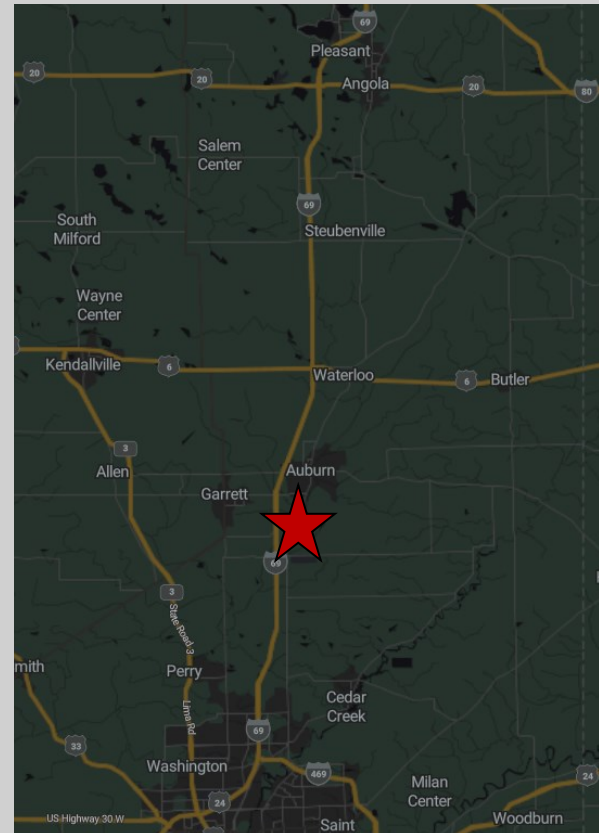


Location

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DeKalb County is in northeast Indiana. The county seat is Auburn, located approximately 20 miles northeast of Fort Wayne, the cultural and economic center of the region. DeKalb County is part of the later Fort Wayne MSA, which totals approximately 650,000 people.



The site is accessed via the east side of County Road 427, generally bound by the intersection of County Road 427 and County Road 11A to the north and the intersection of County Road 427 and County Road 56 to the south. It is located in the City of Auburn, DeKalb County, State of Indiana.

I-69 is a north/south highway that has an interchange approximately ½ mile west of the property. This road provides access south to Fort Wayne on to Indianapolis and north, eventually terminating in Lansing, MI. Fort Wayne is approximately 10 minutes' drive-time south of the site. Downtown Auburn is approximately one mile northeast of the property.

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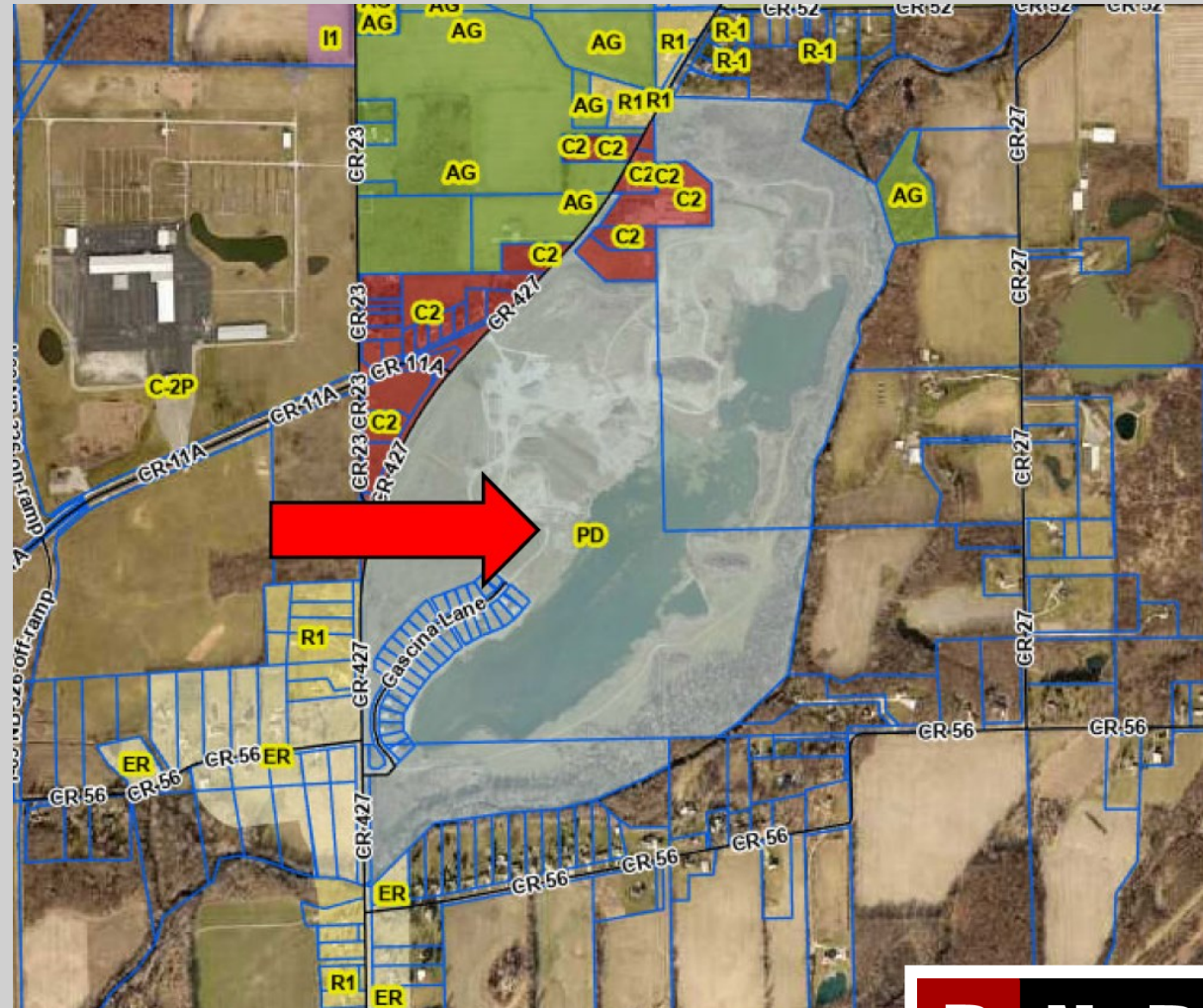


Zoning

Per the City of Auburn Unified Development Ordinance, the subject property is zoned PD – Planned Development. A Planned Development district “is a special district that can be pursued by an applicant in which a stand alone ordinance regulating the development is drafted and which binds the development to its unique language.”

The only prerequisite for a PD – Planned Development district - is that the minimum site area required is five (5) acres.

The PD zoning for the subject property was approved in 2018, which includes the subdivision of the residential lots and the additional commercial lot.



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Demographics

The general demographics for Auburn indicate income levels and home values above MSA averages. Overall, the area is a desirable submarket that draws residents from the greater Fort Wayne MSA, primarily those who work in Fort Wayne yet desire to live in a local suburb.

The following demographic profile reflects the 46706 zip code and wider market (Fort Wayne/ Huntington/ Auburn MSA).

Description	2023 46706 Zip Code	2023 Greater MSA
Population	20,105	653,020
Households	8,132	256,437
Households With Income Under \$100,000	5,565	184,743
Households With Income Over \$100,000	2,567	71,694
Average Household Income	\$85,710	\$83,365

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