



# COMMERCIAL LOTS FOR SALE AUBURN, INDIANA



**Outlots Available: 1.1 acres to 52.39 acres (Divisible)**

## Build-to-suit options

**Part of ± 150 acre development along I-69**

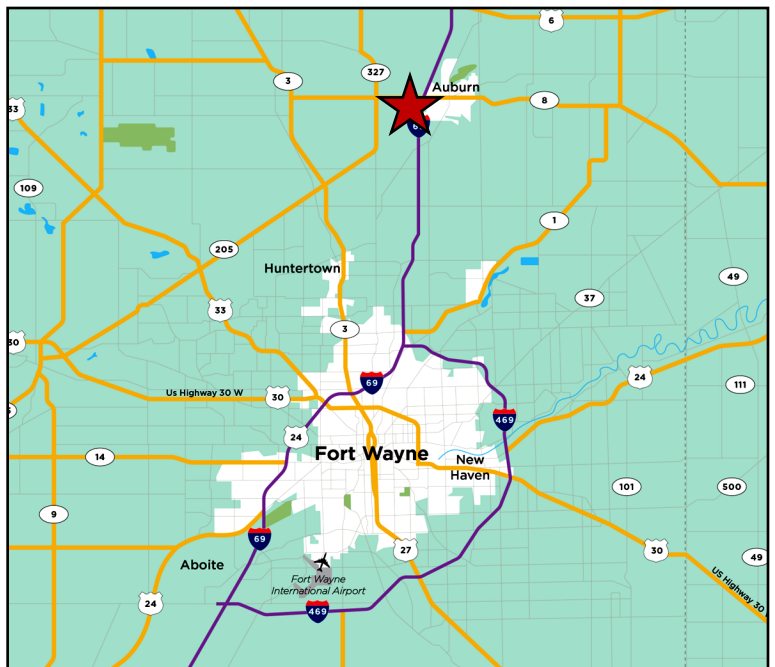
**Located at SWC of SR 8 and I-69 in Auburn, IN**

**I-69 visibility; highway signage available**

**Only 15 miles north of Fort Wayne, IN**

## Zoned C-2; Retail

**Sale Price:** See page 3 for lot pricing



**O. Karl Behrens, CCIM, SIOR**

Direct: (260) 407-7115  
Cell: (260) 410-3627  
kb@bnd.net

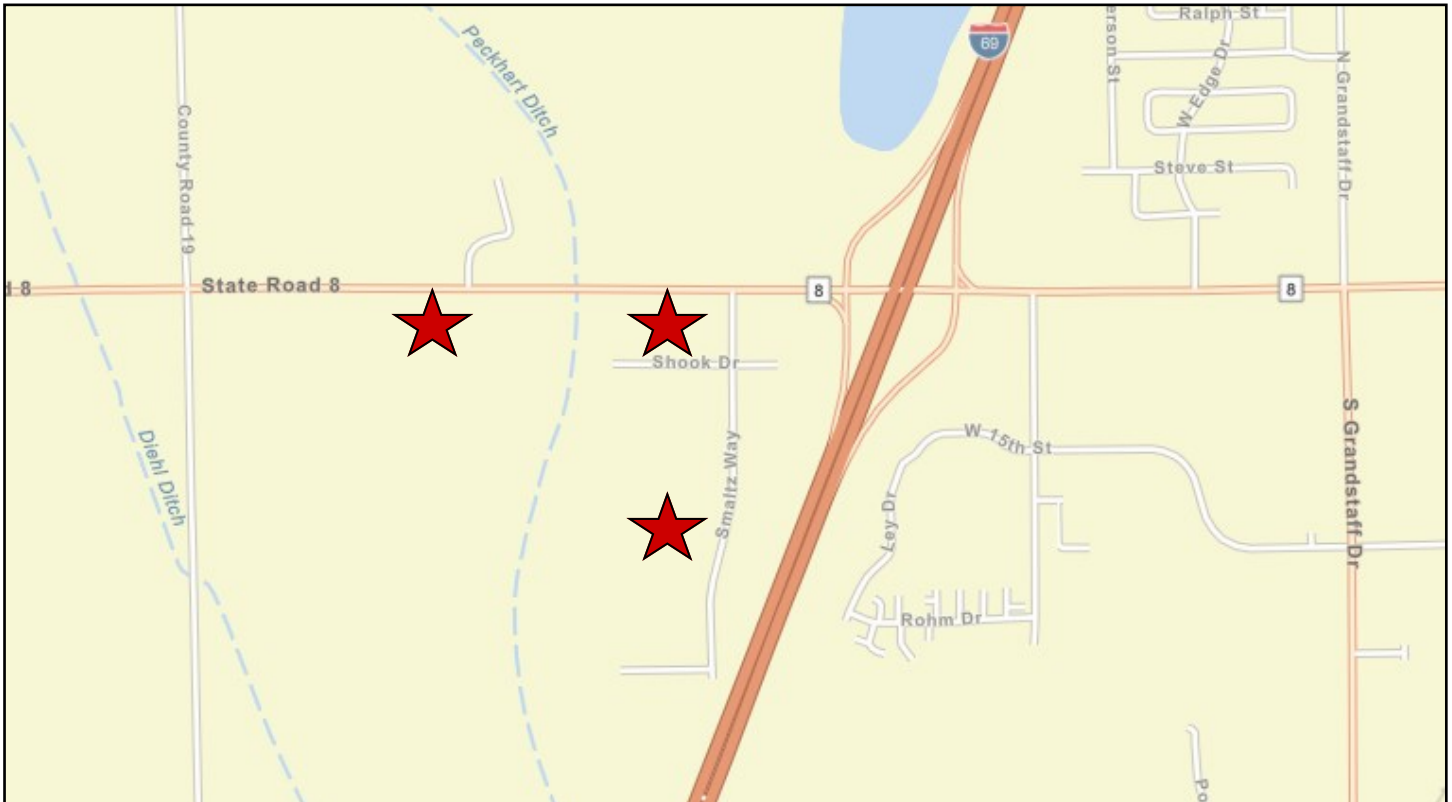
## Alec Ramsey

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(260) 407-0900 | [www.bnd.net](http://www.bnd.net)**

**BND****COMMERCIAL****COMMERCIAL LOTS  
FOR SALE  
AUBURN, INDIANA****COMMENTS:**

- Build-to-suit options available
- Fast-growing retail development along I-69
- Signage available
- Located at heavily traveled SR 8 exit into/out of Auburn, IN
- Excellent highway visibility with great access
- Flexibility of lot size
- Neighboring tenants include Home Depot, NCG Cinema, Buffalo Wild Wings, Hampton Inn, and Lutheran Medical Group
- Detention in place for most users

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

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# COMMERCIAL LOTS FOR SALE AUBURN, INDIANA

## Property Highlights

Parcel Numbers	22-05-36-200-030; 22-05-36-200-003; 22-05-36-200-006
Address	SR 8 at I-69
City / County / State / Zip	Auburn / DeKalb / IN / 46706
Sale / Lease	Sale
Available Land Size	Approximately $\pm$ 52.39 acres total
Zoning	C-2 General Commercial (Lot F Requires Rezoning)
Dimensions	Irregular
Nearest Highway	I-69
Distance to Interstate	Approximately 2 blocks
Neighboring Tenants	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
C2	Lot A	$\pm$ 2.49	\$2,711,610	\$25.00	\$1,089,000
C2	Lot B = C D E F	7.9	\$3,441,240	\$10.00	\$435,600
C2	Lot C	1.1	\$574,992	\$12.00	\$522,720
C2	Lot D	1.1	\$574,992	\$12.00	\$522,720
C2	Lot E	2.1	\$731,808	\$8.00	\$348,480
C2	Lot F	3.6	\$1,568,160	10.00	\$435,600
	Lot G	$\pm$ 20	\$2,613,600	\$3.00	\$130,680
C2	Lot H	1.9	\$827,640	\$10.00	\$435,600
C2	Lot I	9.6	\$2,509,056	\$6.00	\$261,360
C2	Lot J	10.5	\$2,286,900	\$5.00	\$217,800

## 2023 POPULATION

	Auburn	DeKalb County
Population	13,697	43,577

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### Sample Site Plan

