

**Springhill Excess Land**

1849 Springhill Road

Warsaw, IN 46580

**Land For Sale in Warsaw, Indiana**

9.22-acre land site now available for sale just off US 30 near SR 15 in Warsaw, Indiana. This site offers high visibility on US 30 and easy access via Springhill Road, just off US 30. The site is surrounded by many major medical users, retailers, restaurants, and offices, including Lutheran Kosciusko Hospital, Parkview Kosciusko Hospital, Zimmer Biomet, Meijer, Starbucks, and more. The land is also adjacent to Warsaw Missionary Church and Pike Lake and is an excellent location for development or investment. Traffic counts exceed 25,000 vehicles per day.

Property Highlights

- ▶ 9.22 acres of development land along US 30
- ▶ Zoned R1 - Residential
- ▶ Public utilities to site
- ▶ **FOR SALE: \$645,400**

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Fantastic Location

This land site is located on US 30 on the north side of Warsaw, Indiana. It is accessed via a lighted intersection at US 30 and Springhill Road. Directly across US 30 is the Parkview Kosciusko Hospital and the Parkview Warsaw YMCA, and further west down US 30 are Zimmer Biomet, Meijer, Starbucks, Moe's Southwest Grill, Panda Express, and an exit to SR 15. The site benefits from high traffic visibility on US 30 with easy access via Springhill Road.

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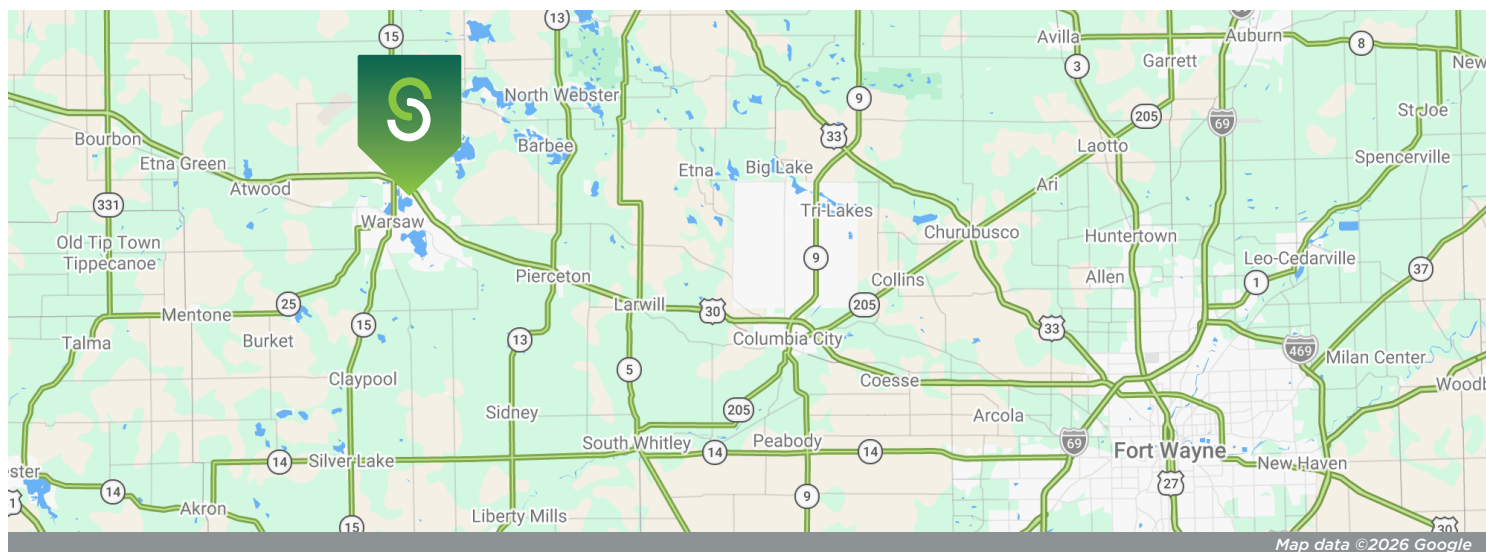
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PROPERTY INFORMATION

Address	1849 Springhill Road (behind)
City, State, Zip	Warsaw, IN 46580
County	Kosciusko
Township	Wayne
Parcel Number	43-11-04-200-100.000-032



SALE INFORMATION

Price	\$645,400
Terms	Cash at close

SITE DATA

Site Acreage	9.22
Zoning & Description	R1 - Residential
Nearest Interstate	US 30; 36 miles to I-69
Traffic Count	26,275 - US 30 3,098 - Springhill Road

AVAILABLE LOTS

Lot Number	Size	Total
• Entire Parcel	9.22 AC	\$645,400

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Warsaw
High Speed Data	Comcast/Metronet

ADDITIONAL INFORMATION

- Development land on US 30
- Utilities to site

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