

BND

COMMERCIAL

COMMERCIAL LOTS FOR SALE AUBURN, INDIANA



HIGHLIGHTS:

Total Available Land: ± 53.385 Acres (Divisible)
Flexible Lot Sizes: ± 0.56 Acres up to ± 22 Acres

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

Sale Price: See page 3 & 4 for lot pricing



O. Karl Behrens, CCIM, SIOR

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

Alec Ramsey

Cell: (260) 414-8415
ar@bnd.net

Breck Johnson

Cell: (260) 705-7532
bj@bnd.net

Jake Ramsey

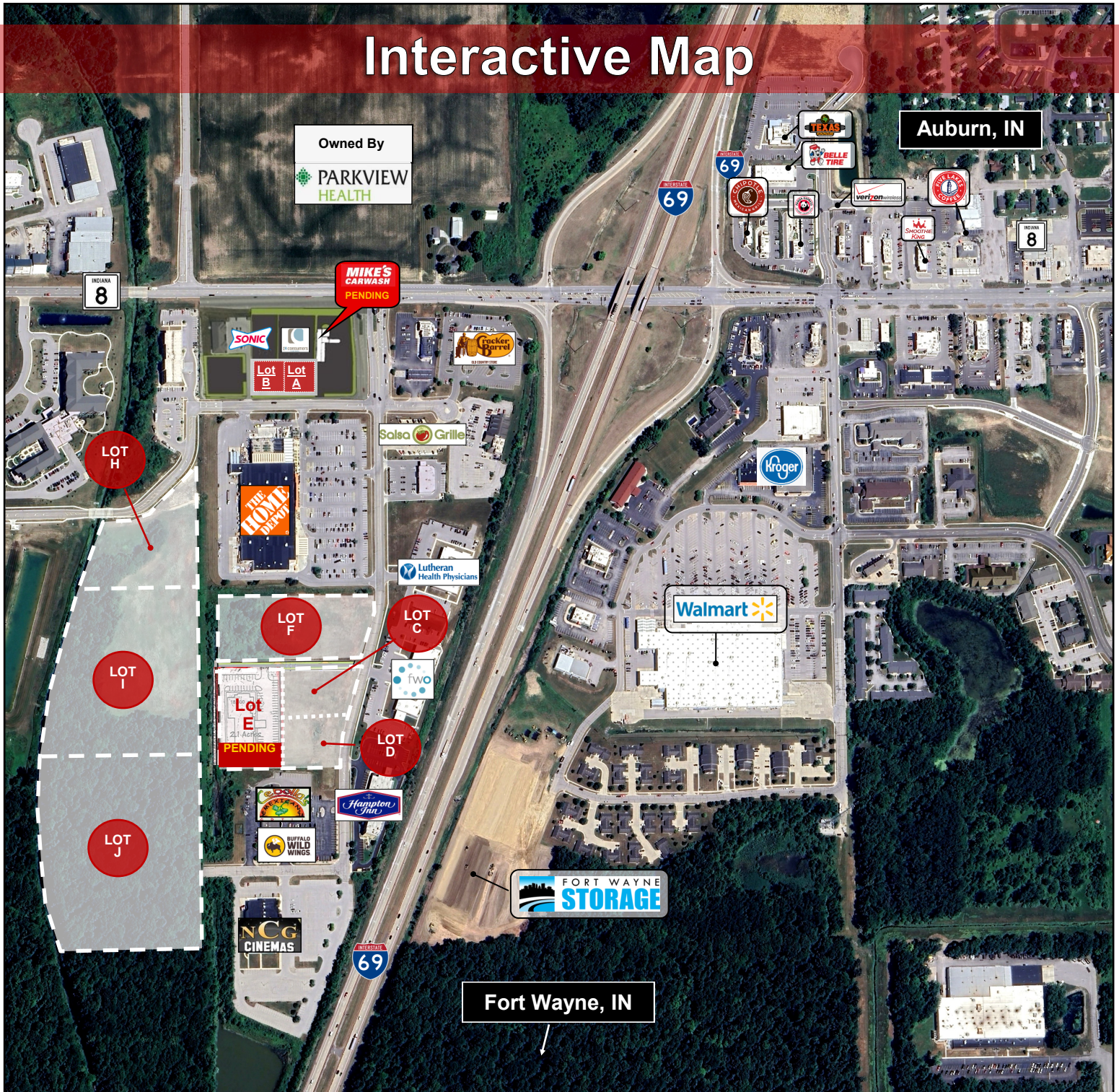
Cell: (260) 450-2916
jr@bnd.net

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Interactive Map



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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Property Highlights

Parcel Numbers	22-05-36-200-003, 19-05-36-100-020, 19-05-36-100-024, 22-02-36-200-030, 22-05-36-200-060
Address	SR 8 at I-69
City / County / State / Zip	Auburn / DeKalb / IN / 46706
Sale / Lease	Sale
Available Land Size	Approximately ± 53.385 acres total
Zoning	Ask Broker(s)
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	0.56	\$524,462	\$21.50	\$936,539
C2	*Lot B	0.995	\$1,083,555	\$25.00	\$1,089,000
C2	Lot C	1.1	\$383,328	\$8.00	\$348,480
C2	Lot D	1.03	\$358,934	\$8.00	\$348,480
C2	Lot E	2.1	SALE PENDING		
C2	Lot F	3.6	\$1,097,712	\$7.00	\$304,920
I1	Lot G	±11.5	POTENTIAL APARTMENT DEVELOPMENT		
I1	Lots 1-7	±9.8	SEE PAGE 4 FOR DETAILS & PRICING INFORMATION		
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

- Lot A: Potential Quick Service Restaurant for Lease or Build to Suit - Please see Broker for Details
- Lot B: Potential Retail Center Available for Lease or Build to Suit - Please see Broker for Details

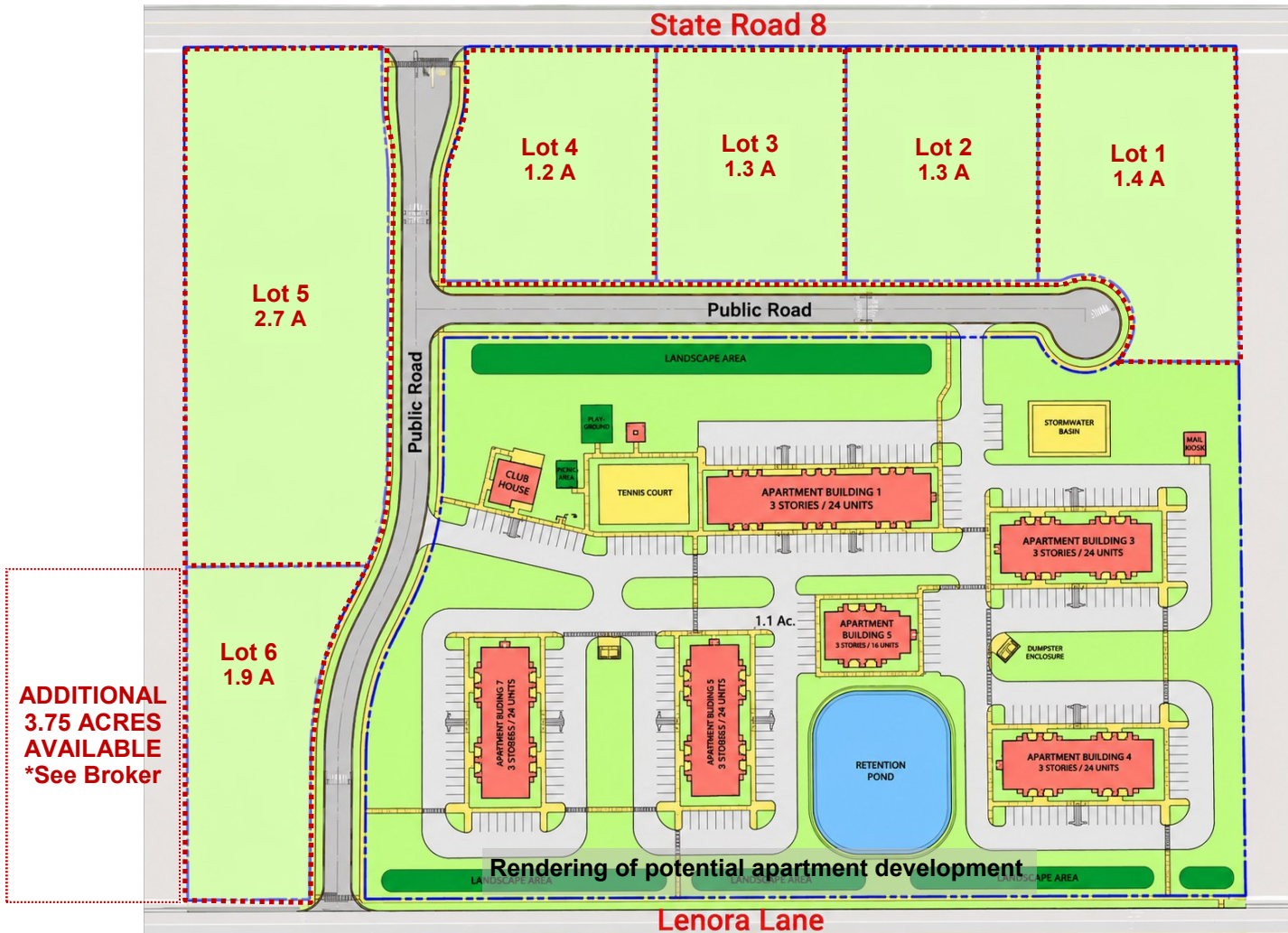
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FOR SALE
AUBURN, INDIANA****Lots For Sale**

Zoning	Lot #	Acres	Price	Price per SF	Price per Acre
I1	1	1.4 A	\$914,760	\$15.00	\$653,400
I1	2	1.3 A	\$849,420	\$15.00	\$653,400
I1	3	1.3 A	\$849,420	\$15.00	\$653,400
I1	4	1.2 A	\$940,896	\$18.00	\$784,080
I1	5	2.7 A	\$2,117,016	\$15.00	\$653,400
I1	6	1.9 A	\$662,112	\$8.00	\$348,480

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