

BND

COMMERCIAL

COMMERCIAL LAND > FOR SALE

68.85 ACRES

2062 SR 8

AUBURN, INDIANA



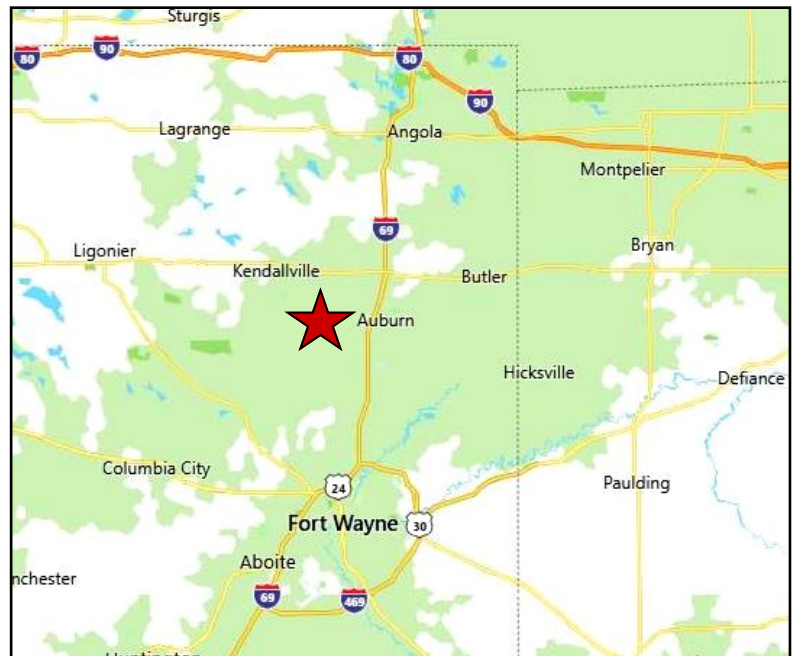
HIGHLIGHTS:

Total Acreage: 68.85 Acres

Zoning: I-1

- Less than 1/2 mile from I-69 exit
- Nearby new construction includes two new hotels and 154-unit Astral at Auburn Senior Living Center
- Neighboring businesses include Home Depot, Walmart, Cracker Barrel, Buffalo Wild Wings, Paradise Buffet, movie theatre and medical facilities
- Less than 1 mile to downtown Auburn amenities

Sale Price: \$20,000 / Acre (Total \$1,376,920)



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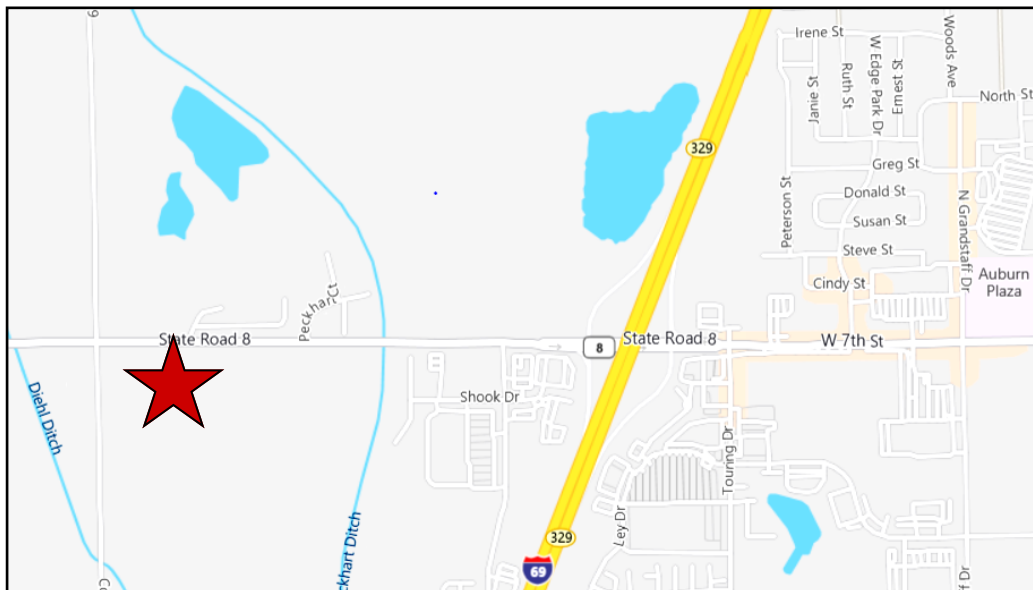
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BND**COMMERCIAL****COMMERCIAL LAND > FOR SALE****68.85 ACRES****2062 SR 8****AUBURN, INDIANA****Property Highlights**

Parcel Number	17-05-36-100-007.000-011
Address	2062 SR 8
City / State / Zip	Auburn / IN / 46706
Sale / Lease	Sale
Land Size	68.846 Acres
Zoning	I-1
Number of Parcels	One
Dimensions	1,169' x 2,634'
Frontage	1,169'
Distance to Interstate	1/2 Mile to I-69



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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BND**COMMERCIAL****COMMERCIAL LAND > FOR SALE****68.85 ACRES****2062 SR 8****AUBURN, INDIANA****Sale Information**

Sale Price	\$1,376,920
Terms	Cash at closing
Annual Taxes	\$1,663.46
Tax Year / Pay Year	2019 / 2020

Utilities

	Company
Gas	NIPSCO
Electric	Auburn Electric
Water / Sewer	City of Auburn

2020 DEMOGRAPHICS

	3 Miles	5 Miles
Population	18,198	25,375
Avg. H/H Income	\$63,858	\$68,726

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