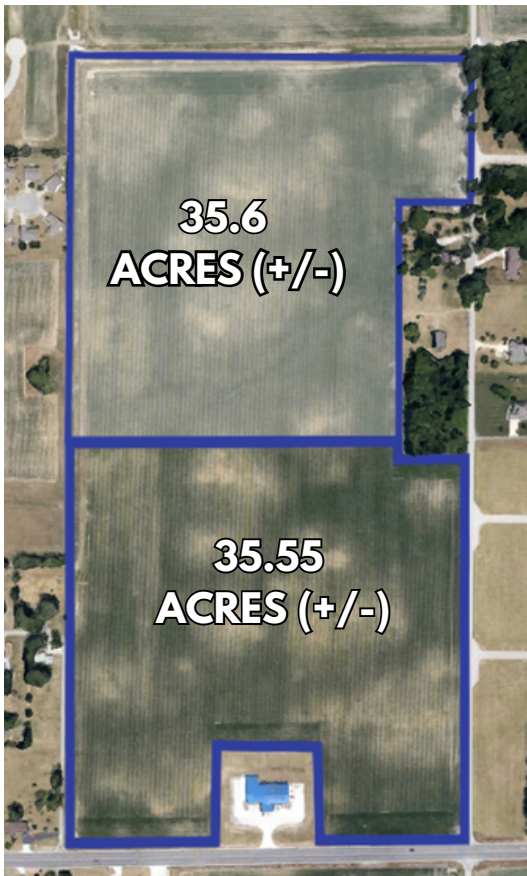


71.10 ACRES (+/-) OFFERED IN ONE OR TWO TRACTS LOCATED IN KOKOMO, IN
Just minutes away from the exciting new battery plant facilities coming soon to Kokomo, IN.



LOT SIZE

71.10 ACRES

PRICE

\$35,000 PER ACRE

ZONED

R-1

PROPERTY DESCRIPTION

This prime land offering presents an exceptional investment opportunity, featuring **two separate parcels** of approximately 35.5 acres each, **OR as one parcel** of 71.10 acres, available for purchase at \$35,000 per acre. The property is situated in a highly sought-after area in the heart of Kokomo, IN, making it ideal for residential development. With ample space and versatile possibilities, this land is a rare find in such a strategic location.

LOCATION DESCRIPTION

Located just a half mile from the interchange to US Highway 31, this property boasts unparalleled convenience and accessibility. Positioned off two major highways, it offers easy access to the broader Kokomo area and beyond. The land is perfectly situated within three miles of a vibrant commercial strip featuring popular chain restaurants such as Buffalo Wild Wings, Starbucks, Panda Express, and McDonald's, as well as the Marketland Mall and various outlet stores. This central Kokomo location combines the tranquility of a residential setting with proximity to essential amenities, making it an excellent choice for future development.

BRAD NEIHOUSER

765-427-5052 | bneiouser@shook.com

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Daily Average Count 2023:

9,981 cars per day **22,584** cars per day **11,989** cars per day

Provided by the Indiana Department of Transportation



Highlights:

Prime Location: Located in the heart of Kokomo, IN, within a half mile of the US Highway 31 interchange.

Development Potential: Ideal for residential development with ample space and versatility.

Accessibility: Excellent access to major highways, enhancing convenience for future residents or developments.

Proximity to Amenities: Just three miles from a bustling commercial area featuring popular chain restaurants, Marketland Mall, and various outlet stores.

Strategic Investment: Rare opportunity to acquire significant land in a rapidly growing area with high potential for appreciation.

2023 Demographics:

1 Mile Radius

Population: 12,012
Households: 5,824

3 Mile Radius

Population: 24,025
Households: 11,649

5 Mile Radius

Population: 36,037
Households: 17,474

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