



FOR **SALE** LAND  
PROPERTY



1834 East 18th Street  
Anderson, IN 46016

# 1 Acre Available For Sale In Anderson, IN

## About The Property

- Located on a hard corner
- 2 curb cuts in place
- 22,425 vehicles per day
- Great visibility
- Sale price: \$475,000



the  
**Zacher**  
company

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

# PROPERTY INFORMATION

## 1 ACRE AVAILABLE FOR SALE IN ANDERSON, IN

### LOCATION/ACREAGE/ZONING

Street Address	1834 East 18th Street
City, State, Zip	Anderson, IN 46016
Total Land Area	1 Acre
Zoning	B-1
Zoning	B-1

### POPULATION DEMOGRAPHICS

1 Mile	7,116
3 Miles	44,222
5 Miles	70,952

### PRICE/AVAILABILITY

Sale Price	\$475,000
Available	Immediately

### PROPERTY TAXES

Assessment: Land	\$361,200
Improvements	\$138,400
Total Assessment	\$499,600
Annual Taxes	\$13,359.66
Tax Year	2024 Payable 2025



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# RETAILER MAP

1 ACRE AVAILABLE FOR SALE IN ANDERSON, IN



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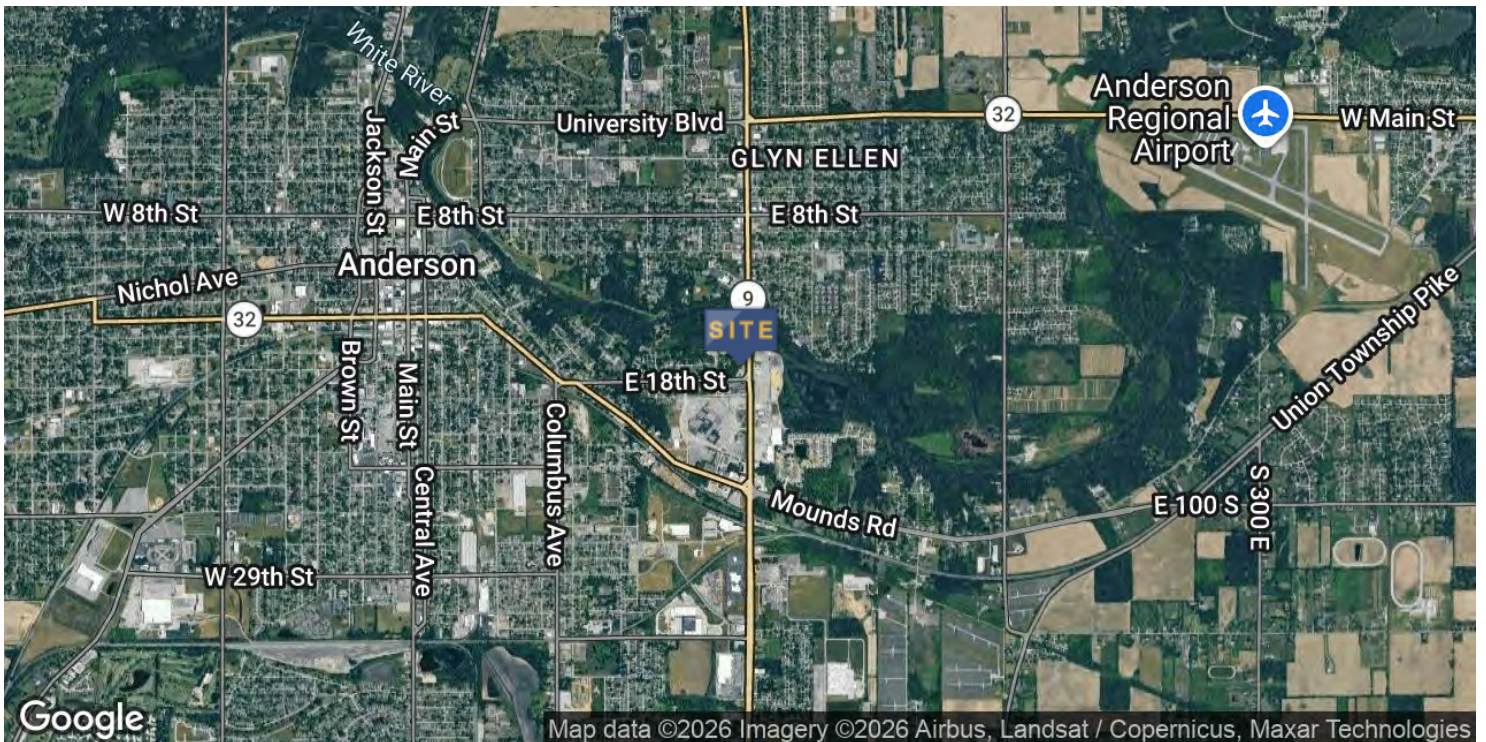
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# LOCATION MAP

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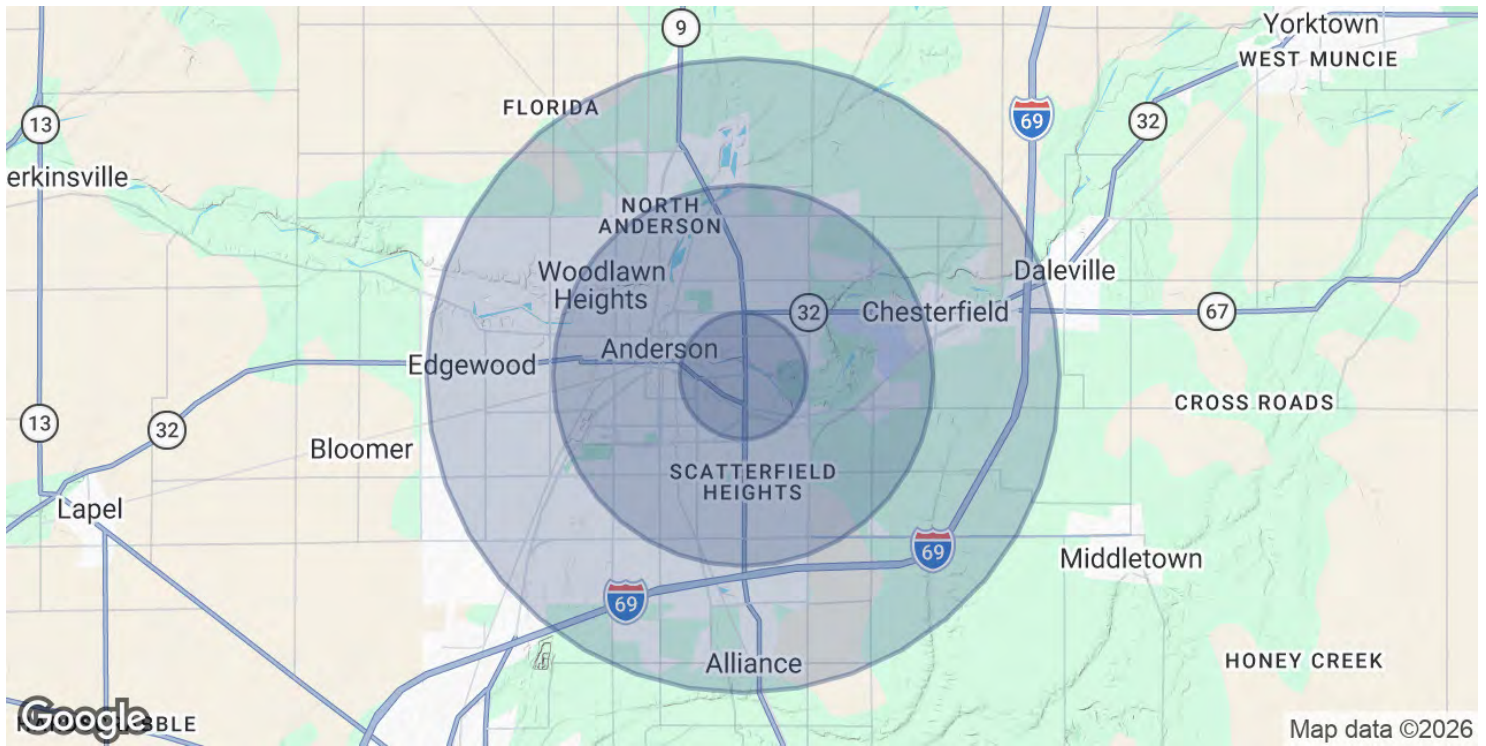
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# DEMOGRAPHICS MAP & REPORT

## 1 ACRE AVAILABLE FOR SALE IN ANDERSON, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,116	44,222	70,952
Average Age	35.0	38.8	41.1
Average Age (Male)	33.7	37.2	39.6
Average Age (Female)	36.5	40.8	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,870	18,983	30,305
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$54,122	\$60,472	\$67,975
Average House Value	\$103,436	\$125,148	\$140,867

2023 American Community Survey (ACS)



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