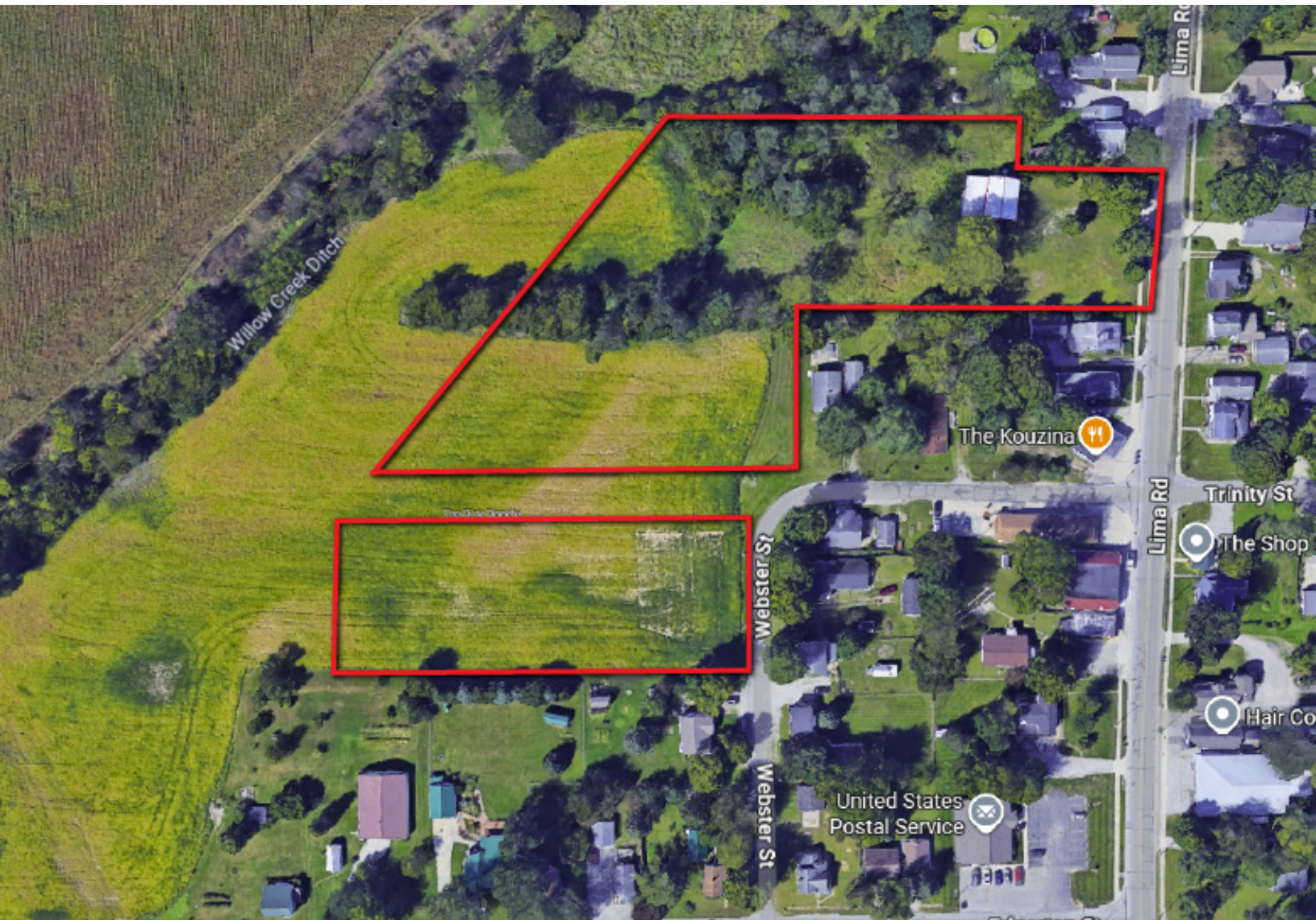


AVAILABLE LAND DOWNTOWN HUNTERTOWN

15823 LIMA ROAD , HUNTERTOWN, IN 46748



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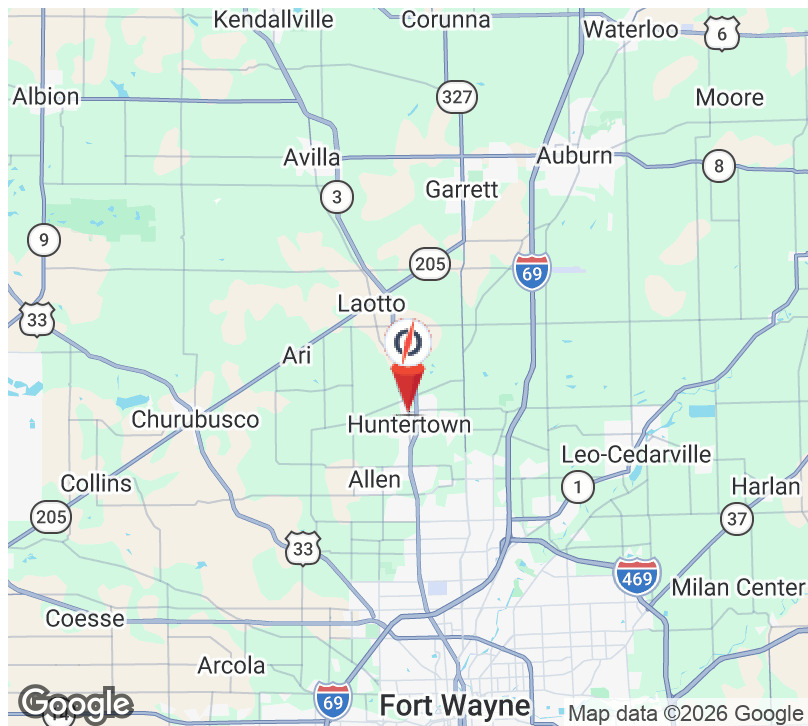
mmiller@xplorcommercial.com

DOWNTOWN HUNTERTOWN LAND

15823 Lima Road , Huntertown, IN 46748



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	5.45 Acres
Price / Acre:	\$59,633
Zoning:	AI - Agricultural
Market:	Northwest Allen County
Submarket:	Downtown Huntertown
Traffic Count:	3,500

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Huntertown, IN. This prime property offers 145' of frontage on old Lima Rd. in Downtown Huntertown, making it an ideal location for mixed residential and potential commercial uses. Additionally, the City of Huntertown owns 23.918 acres to the rear of the property for a planned community park, adding a unique appeal to the area. Situated in the heart of the fast-growing Huntertown, this property presents an unparalleled opportunity for land or office investors looking to capitalize on the potential of this thriving location.

PROPERTY HIGHLIGHTS

- Located in the heart of fast growing Huntertown, IN
- City of Huntertown owns 23.918 Acres to the rear of the property for a planned community park
- Excellent location for mixed residential and potential commercial uses
- 145' of Frontage on old Lima Rd. in Downtown Huntertown

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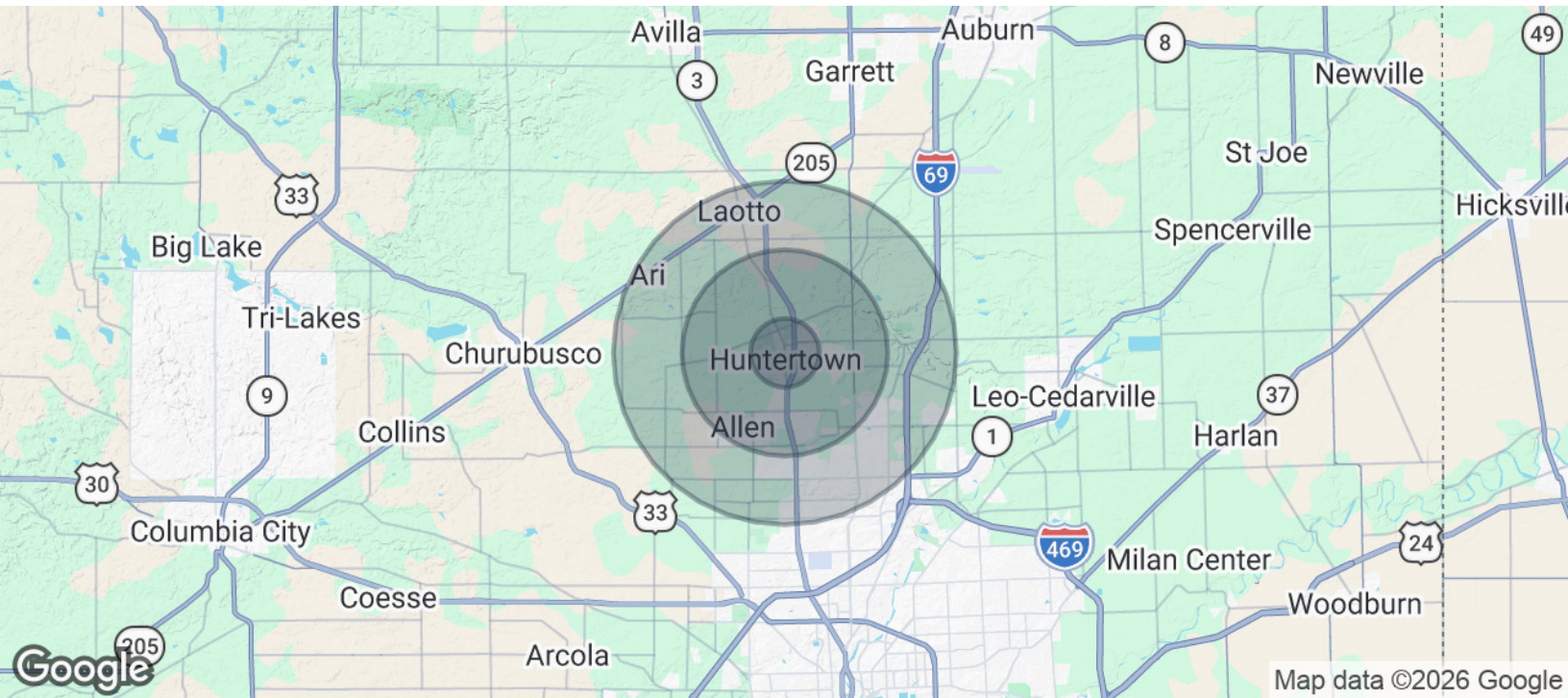
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DOWNTOWN HUNTERTOWN LAND

15823 Lima Road , Huntertown, IN 46748



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,308	20,572	46,671
Average Age	35	37	39
Average Age (Male)	34	36	38
Average Age (Female)	36	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,888	7,136	17,175
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$131,829	\$133,473	\$125,992
Average House Value	\$342,822	\$337,548	\$318,371

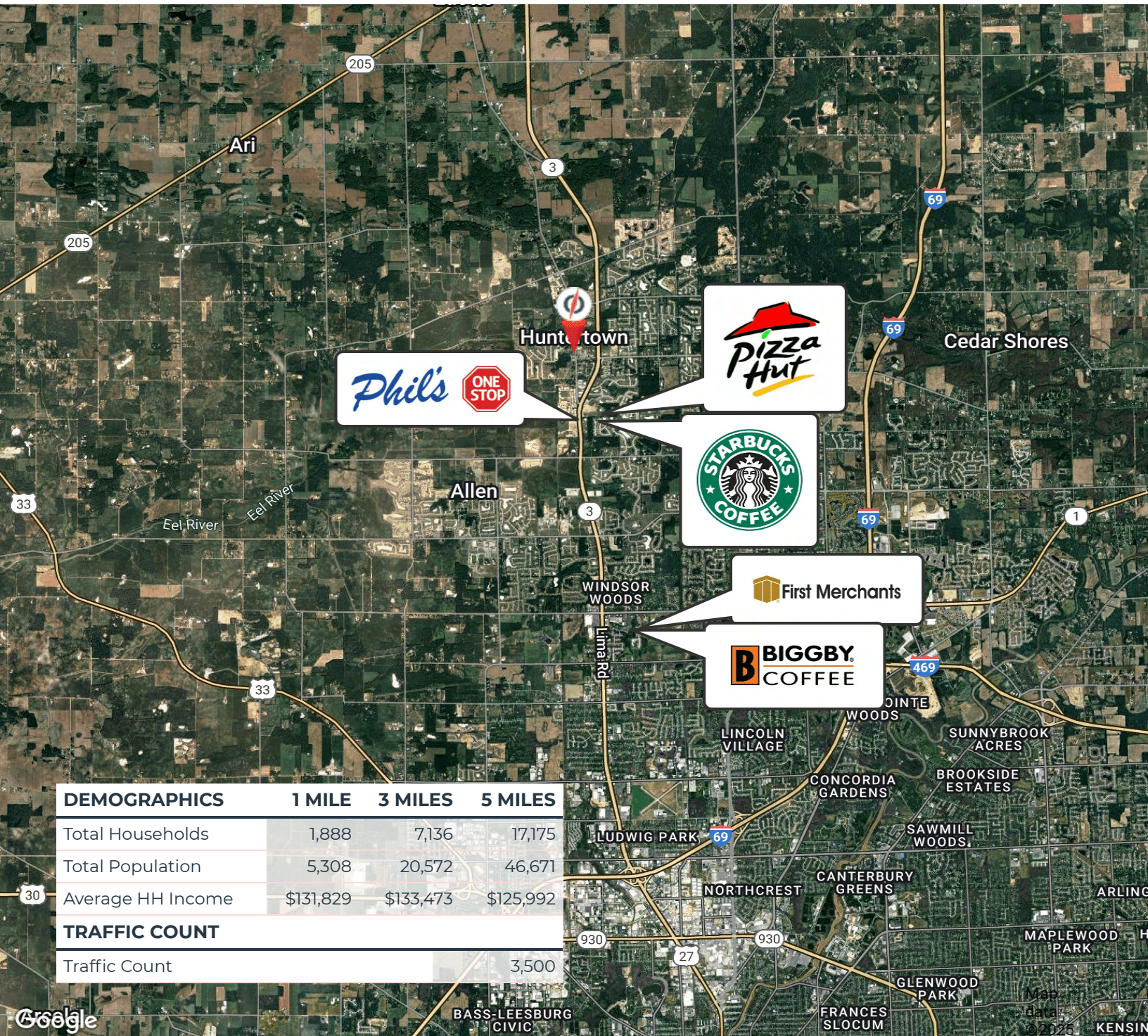
2020 American Community Survey (ACS)

DOWNTOWN HUNTERTOWN LAND

15823 Lima Road , Huntertown, IN 46748



RETAILER MAP



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DOWNTOWN HUNTERTOWN LAND

15823 Lima Road , Huntertown, IN 46748



PROPERTY DETAILS

SALE PRICE		\$325,000
LOCATION INFORMATION		PROPERTY DETAILS
Building Name	Available Land Downtown	Property TypeLand
	Huntertown	Property SubtypeResidential
Street Address	15823 Lima Road	ZoningA1 - Agricultural
City, State, Zip	Huntertown, IN 46748	Lot Size5.45 Acres
County/Township	Allen/Perry	APN#02-02-18-276-001.000-058
Market	Northwest Allen County	
Submarket	Downtown Huntertown	02-02-18-276-001.002-058
Side Of Street	West	Traffic Count3,500
Nearest Highway	State	
LAND		
Number Of Lots	2	