

OFFERING MEMORANDUM

KOKOMO INDUSTRIAL BUILDING



1155 E VAILE AVE, KOKOMO, IN 46901

Marcus & Millichap
THE YODER-HARMAN GROUP

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EXECUTIVE SUMMARY

Marcus & Millichap
THE YODER-HARMAN GROUP

EXECUTIVE SUMMARY

KOKOMO INDUSTRIAL BUILDING

1155 E VAILE AVE, KOKOMO, IN 46901



TOTAL PRICE

\$1,000,000



CAP RATE

N/A

SUBJECT PROPERTY OVERVIEW

NOI	N/A
Square Feet	455,402 SF
Price per Acre	\$47,080.98/Acre
Tenant	Vacant
Year Built	1924
Lot Size	21.24 Acres



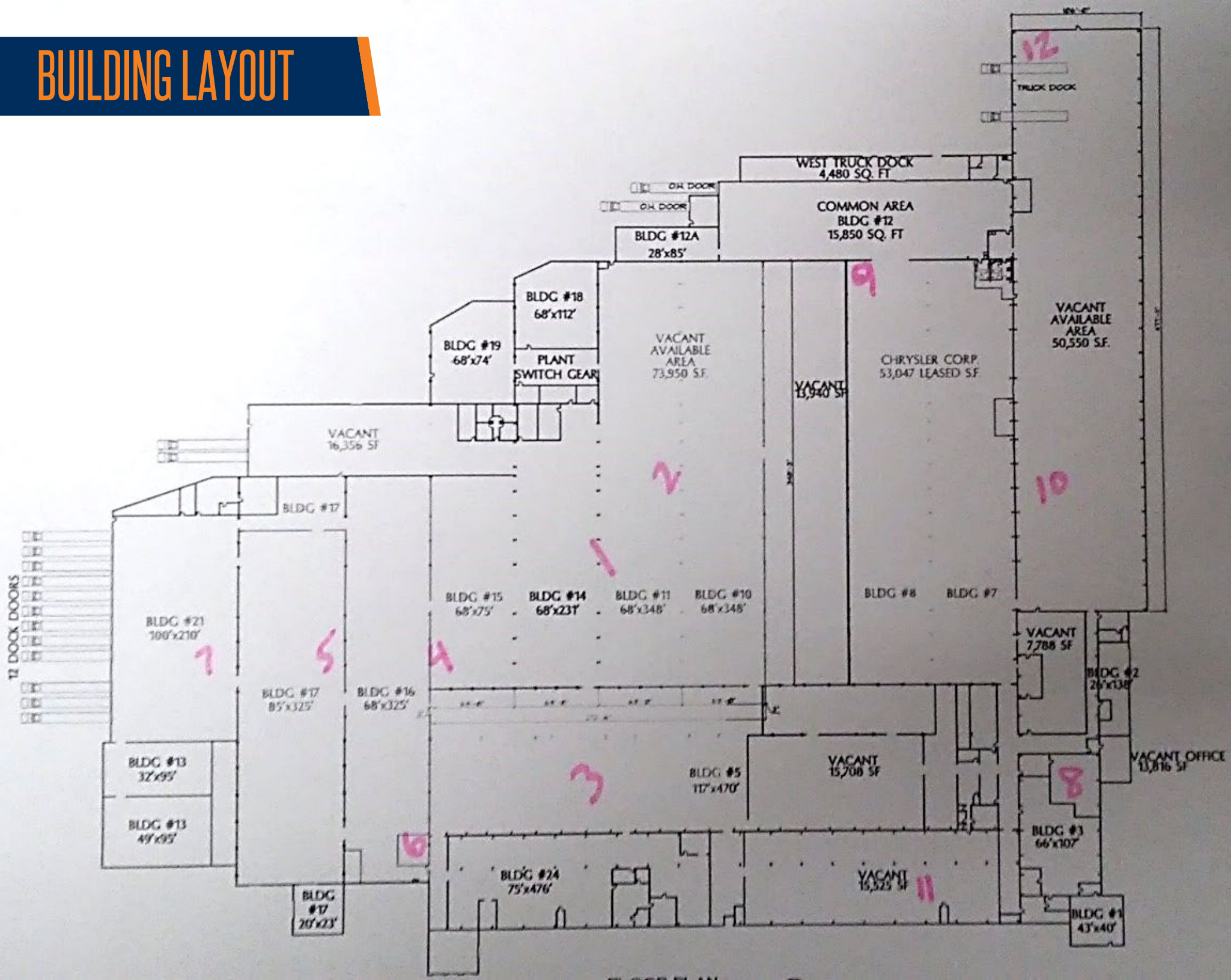
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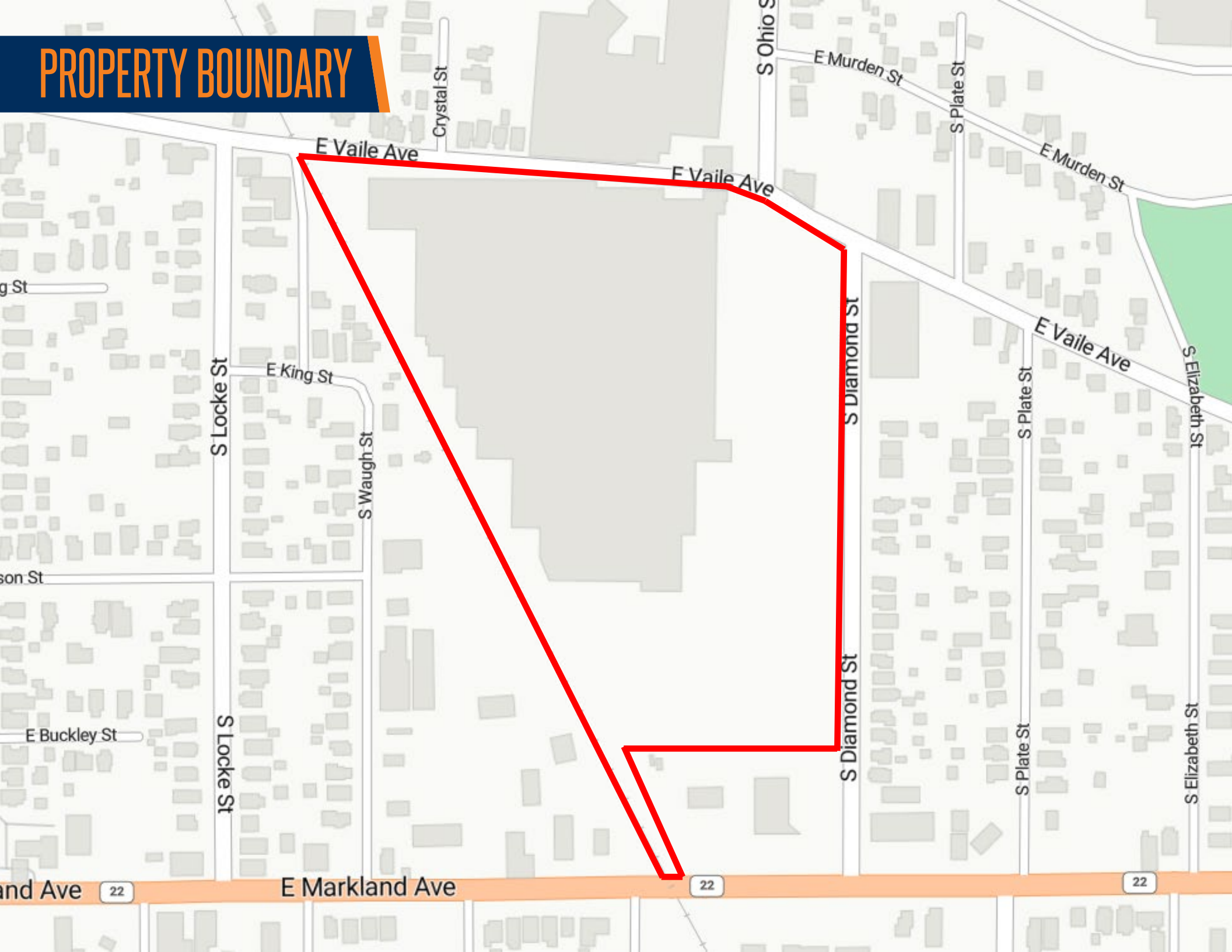
PROPERTY INFORMATION

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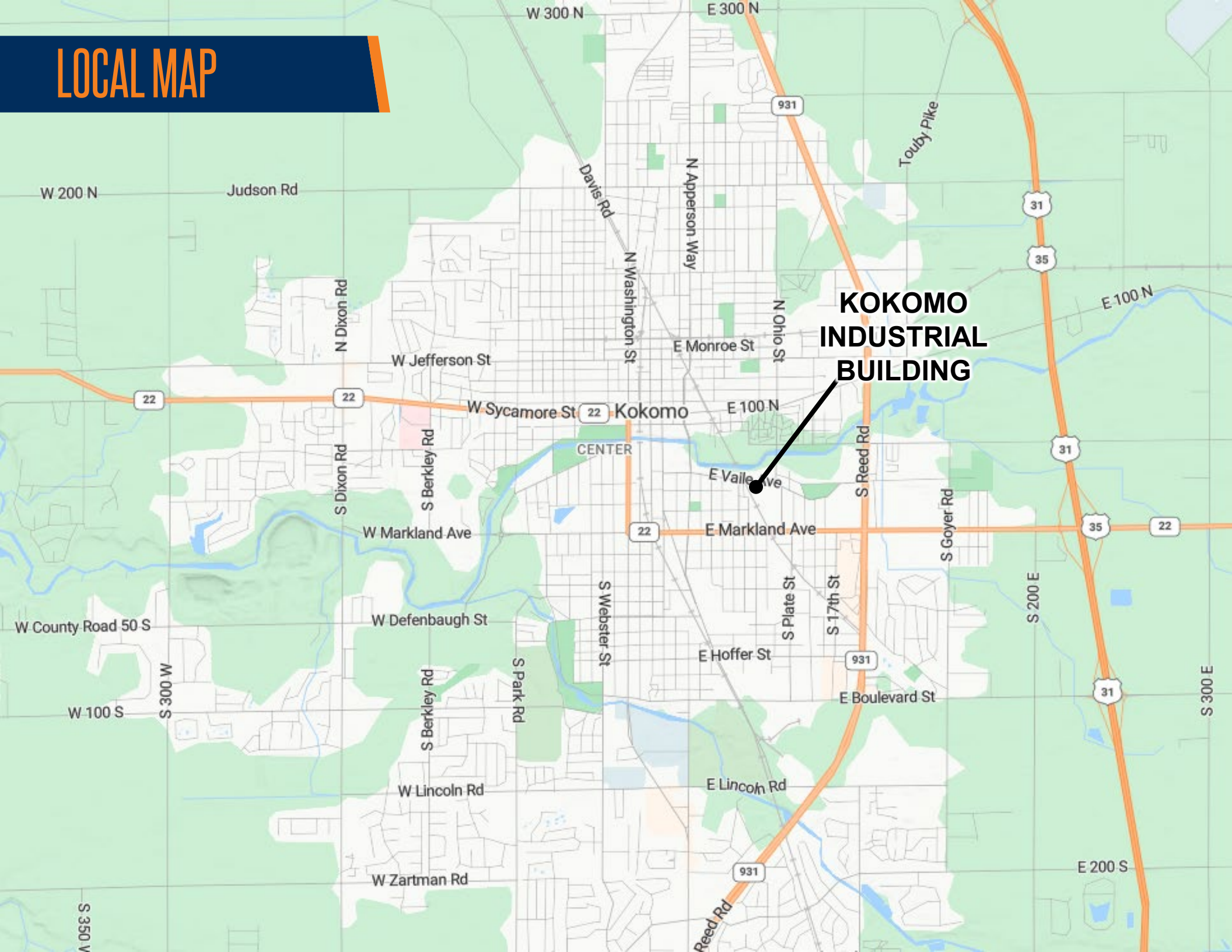
BUILDING LAYOUT



PROPERTY BOUNDARY



LOCAL MAP



A detailed regional map of the Midwest United States, covering parts of Illinois, Indiana, Michigan, Ohio, and Kentucky. The map shows a dense network of major highways (Interstates and US Routes) and numerous cities. A black dot with a line pointing to it is located in central Indiana, near the town of Kokomo, and is labeled "KOKOMO INDUSTRIAL BUILDING". Other major cities visible include Chicago, Indianapolis, Detroit, Columbus, and St. Louis. The map also shows state boundaries and major bodies of water like Lake Michigan and Lake Erie.

Indianapolis
INDIANA-USA
40 Miles

31 US 31
22,720 VPD

CADILLAC
GMC BUICK

BOULEVARD CROSSING
KOHL'S **ULTA**
petco **TJ-maxx**
where the pets are **Aspen Dental**
SHOE CARNIVAL **OLD NAVY**
THE UPS STORE **MALISTER'S DELI**
T Mobile

BorgWarner

FedEx
Ground

CHAMPIONSHIP PARK
KOKOMO

meijer **HOBBY LOBBY**
sam's club **Staples**
Chick-fil-A **wellnow Urgent Care** **SONIC**

soubrain
holdings

SUNRISE STRUCTURES
AndyMark
Lucas
TACO BELL

Walmart **planet fitness**
FAMILY FARM HOME **verizon**
Advance Auto Parts
Valvoline **Wendy's**
PENN STATION **RAC** **Rent-A-Center**
cricket **WU**

McGraw Hill **imi**
HUSTON SUNBELT
SUNBELT RENTALS

Burlington **BEST BUY**
SKECHERS
SALLY BEAUTY **sleep number**
KFC **AT&T** **Starbucks**

gm Components Holdings

IVY TECH
COMMUNITY COLLEGE

O'Reilly **XPO Logistics**
RightWay **ABC Supply Co. Inc.**

FAZOLI'S
Comfort INN **Steak Shake**
Pizza Hut **DOLLAR GENERAL**

JW JAEWON
America

SR 931
24,076 VPD

Elwood Haynes
Elementary School

MENARDS
Gordon BEST ONE
FOOD SERVICE TIRE & SERVICE

OLLIE'S **Aaron's**
DOLLAR TREE
PAPA JOHN'S **boost mobile**
wf **World Finance**

KOKOMO TOWN CENTER
BUFFALO WILD WINGS **Gabe's**
HOTWORX **Panera BREAD**
FIVE GUYS **AMC THEATRES**

STARPLUS ENERGY
SAMSUNG
STELLANTIS
KOKOMO EV BATTERY PLANTS
300+ Acres
Phase 1 (2025): 3.3M SF
Phase 2 - Opening 2027

save a lot **Wendy's**
SUBWAY
Arby's **Hardee's**
FIRST FARMERS BANK & TRUST

SEVEN 7 BREW
Cane's **QDOBA**
SUBWAY **MIDAS**

KOKOMO
DOWNTOWN DISTRICT

SUBJECT PROPERTY

MARKLAND MALL - 0.25 MILES
Target **five BELOW** **ROSS**
HIBBETT **PET SMART**
KAY JEWELERS **GameStop**
Bath & Body Works **Buckle**
maurices **GNC**
carter's **BURGER KING** **Dunham's** **POPEYES** **Arby's**

STELLANTIS
KOKOMO TRANSMISSION & CASTING PLANTS
3.1M SF on 110 Acres

Ascension
St. Vincent
1 Mile

SR 22
14,608 VPD

INDIANA UNIVERSITY
KOKOMO



FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

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Purchase Price	\$1,000,000
Cap Rate	N/A
NOI	N/A
Square Feet	455,402 SF
Price per Acre	\$47,080.98/Acre
Tenant	Vacant
Year Built	1924
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MARKET OVERVIEW

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KOKOMO, IN MSA

2025 POPULATION:
84,082

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KOKOMO, IN MSA

Kokomo is one of those Midwest cities that quietly punches above its weight, especially when it comes to industry and history. Kokomo is the principal city of the Kokomo metropolitan statistical area (MSA), which consists of Tipton and Howard Counties in north central Indiana. The MSA's estimated 2025 population is 84,082, with approximately 60,000 of those people residing in Kokomo.

Kokomo and the surrounding area has deep roots in the automotive industry. It is home to multiple Stellantis (formerly Chrysler) plants that make transmissions, components, and batteries for electrical vehicles, making manufacturing the backbone of the local economy. Because of this, Kokomo tends to have strong industrial wages compared to many similarly sized cities.

Major employers include Stellantis, Haynes International, Community Health Network, and IU Health. Kokomo is experiencing growth in the sectors of advanced manufacturing, logistics, and healthcare and the cost of living is well below the national average, making the area attractive to workers and employers alike.

Downtown Kokomo has seen reinvestment with local restaurants, breweries, murals, and event spaces, while Foster Park, Jackson Morrow Park, and other green spaces provide excellent walking paths and trails and give the city a nice urban/outdoor balance.

There is a noticeable amount of development happening in Kokomo, especially over the last few years and continuing forward. The city has several significant projects underway or that have been recently approved that reflect both residential growth and broader economic momentum. Commercial development in Kokomo is growing stronger and more diversified, marked by modern mixed-use projects blending housing and business spaces, state-backed support for small business growth and quality-of-place improvements, additional hotels, conference spaces, and retail expansion, and industrial growth that is fueling secondary commercial demand across sectors.

KOKOMO, IN MSA

MAJOR DEVELOPMENT PROJECTS

The Elwood – The Elwood is a major mixed-use residential and commercial development project located at the northeast corner of Hoffer and Elizabeth Streets. The project is a \$26 million public-private partnership with the City of Kokomo that includes 114 Class A residential units plus 3,000 square feet of commercial space intended for retail or restaurant uses. The project aims to bring modern, higher-end housing options to the city's urban core and help catalyze additional investment.

READI 2.0 – Kokomo is part of Indiana's Regional Acceleration and Development Initiative (READI 2.0), a state program that directs funding toward quality-of-place projects to support broader infrastructure that enhances livability and access to community-oriented spaces. An example is the \$32.8 million expansion of University Park at Indiana University Kokomo into *The Villages at U Park*, adding hundreds of new housing units and amenities to support workforce and student housing needs.

New Hotel and Conference Center – a new hotel and conference center backed by READI funds and local partners is under construction in downtown Kokomo. The project includes modern meeting and event space, and a hotel expected to open in 2026, aimed at boosting tourism, business travel, and conventions.

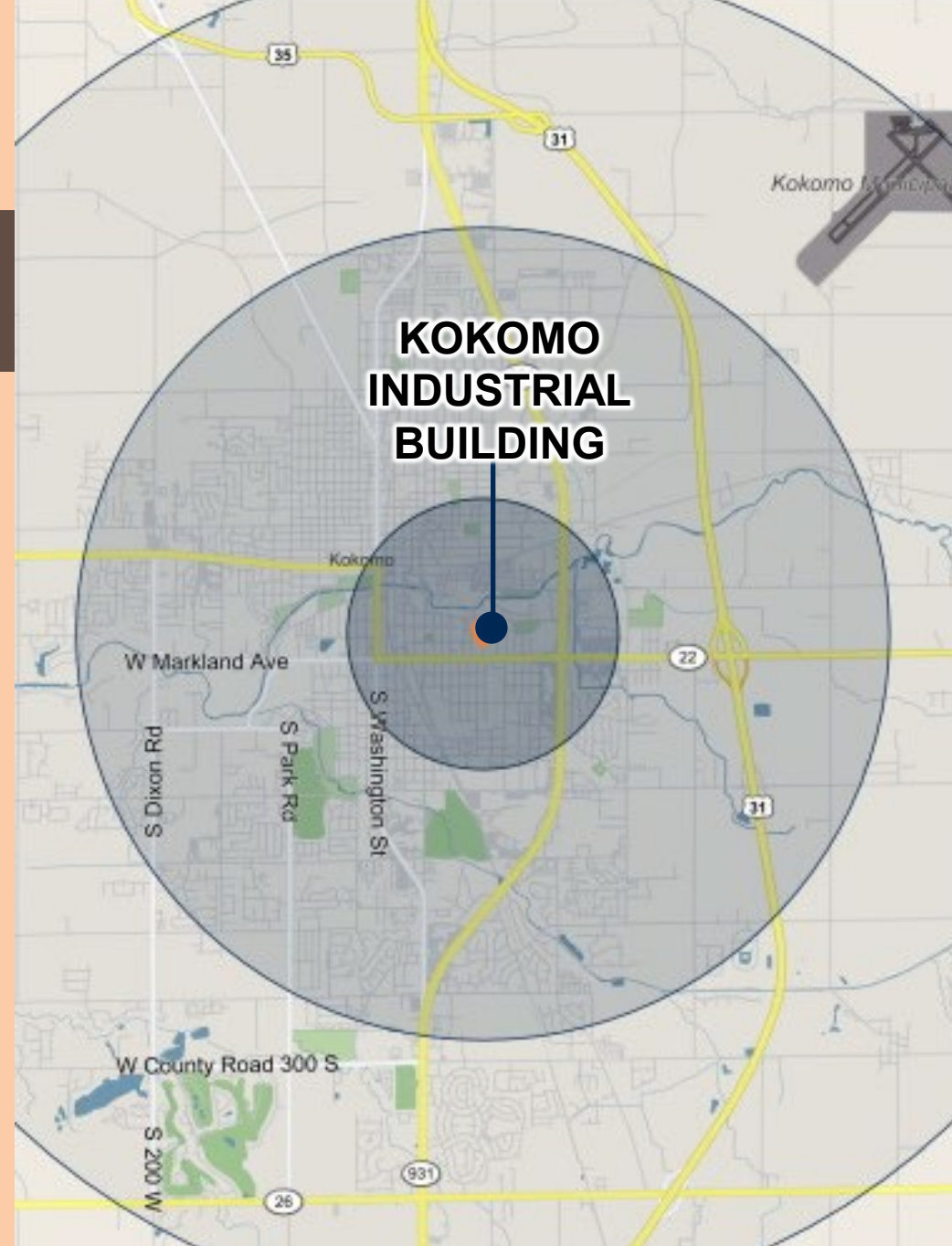
Electric Vehicle Industry Growth – Beyond the construction projects themselves, large industrial investments, such as EV battery manufacturing facilities with multi-billion-dollar commitments are driving economic population growth and private investment interest, which will in turn stimulate housing, retail and service development.

DEMOGRAPHICS

KOKOMO INDUSTRIAL BUILDING

1155 E VAILE AVE, KOKOMO, IN 46901

	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	8,945	47,896	66,590
2025 Estimate	9,040	48,011	66,732
2020 Census	9,162	47,680	66,295
2010 Census	9,156	47,291	65,301
INCOME			
Average	\$46,522	\$63,529	\$72,063
Median	\$36,459	\$51,655	\$59,933
Per Capita	\$21,831	\$28,690	\$31,535
HOUSEHOLDS			
2030 Projection	4,287	21,638	29,563
2025 Estimate	4,267	21,487	29,563
2020 Census	4,228	21,196	28,976
2010 Census	3,956	20,354	27,706
MEDIAN HOME VALUE			
2025	\$94,437	\$136,493	\$165,792
EMPLOYMENT			
2025 Daytime Population	17,798	55,595	67,884



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