



Anchorage Point
US 30 & Anchorage Road
Warsaw, IN 46580



Land For Sale in Warsaw, Indiana

Three lots for sale on Anchorage Road off US 30 in Warsaw, Indiana. These sites have high visibility on US 30 and great access to SR 15 and US 30. The property is also located near many major retailers, restaurants, and new developments, such as the newly constructed Bowen Health Center, Goodwill, Meijer, Starbucks, Lowe's, and Walmart.

Anchorage Road is currently undergoing a \$4.5-million-dollar renovation project to connect SR 15 to US 30. The project will be adding a third lane to the road along with sidewalks, curbs, and improved utilities. This project is among the long list of developments the north side of Warsaw is experiencing.

Property Highlights

- ▶ 0.83 - 2.67 acres of development land available along US 30
- ▶ Access from signalized intersection at Anchorage Road and US 30
- ▶ Adjacent to \$4.5-million renovation project on Anchorage Road
- ▶ **FOR SALE:**
 - ▶ Lots 1 & 2: \$295,000
 - ▶ Lot 7: \$325,000

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Excellent Location

These three parcels are located just off Anchorage Road on the north side of Warsaw, Indiana. Just west on US 30 is the exit to SR 15 which provides access to Warsaw's most popular retail corridor, which houses many national businesses including Lowe's, Walmart, Kohl's, TJ Maxx, and many other retailers, restaurants, and specialty businesses. East on US 30 is a smaller retail area that holds Meijer, Starbucks, Moe's Southwest Grill, and Panda Express, among others.

Known as the 'Orthopedic Capital of the World,' Warsaw is home to several major orthopedic companies, namely Zimmer Biomet nearby this site and Depuy Synthes eastbound on US 30. The town offers economic strength, business innovation, and a small-town quality of life.

JOHN CAFFRAY

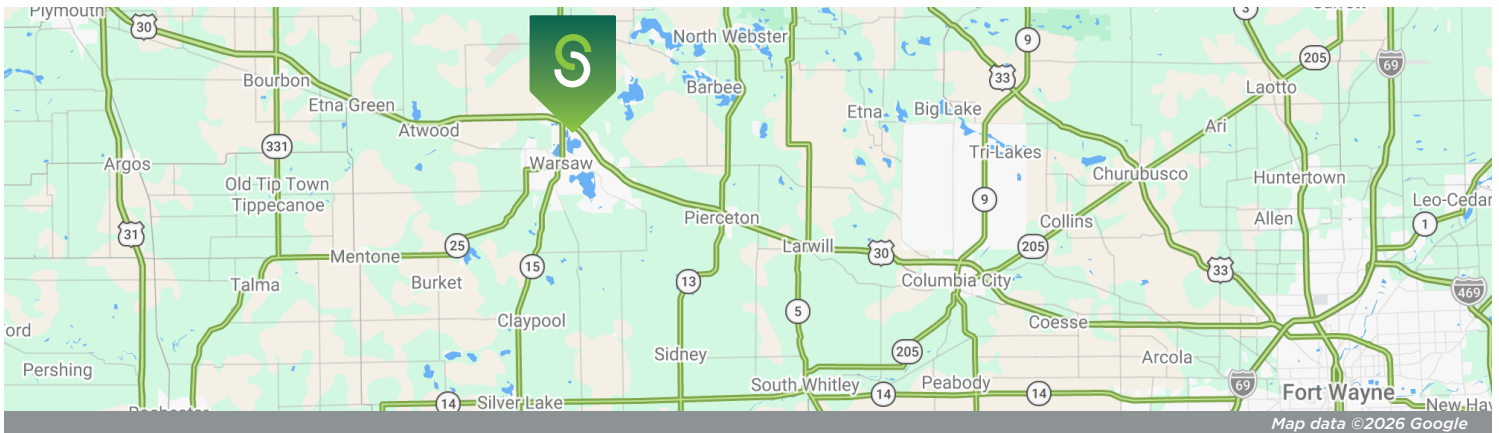
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PROPERTY INFORMATION

Address	US 30 & Anchorage Road
City, State, Zip	Warsaw, IN 46580
County	Kosciusko
Township	Plain
Parcel Number	43-07-32-200-162.000-017 43-07-32-200-163.000-017 43-07-32-200-168.000-017



SALE INFORMATION

Price	\$295,000 - \$325,000
Terms	Cash at close

SITE DATA

Site Acreage	2.67 (total)
Zoning & Description	C3 - Arterial Commercial
Nearest Interstate	US 30
Traffic Count	27,316 - US 30 6,764 - Anchorage Road

AVAILABLE LOTS

Lot Number	Size	Total
• Lot 1	0.83 AC	\$295,000
• Lot 2	0.91 AC	\$295,000
• Lot 7	0.93 AC	\$325,000

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Indiana American Water
High Speed Data	Available

ADDITIONAL INFORMATION

• Utilities to site
• Signalized intersection
• Build-to-suit available

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