

COMMERCIAL LAND FOR SALE

11.62 ACRES AVAILABLE

LAGRANGE, INDIANA



State Rd. 9 & E 200 N, LaGrange, Indiana 46761

- Zoned B-3/Light Commercial
- Near operating medical facilities
- Good visibility and traffic counts
- May be divisible
- Soil boring report available
- \$329,000 total price - \$0.65 per sq. ft.



For more information contact:

Brian G. Bean, bbean@zacherco.com
Steven K. Zacher, SIOR, CCIM, @zacherco.com

Office: 260.422.8474 Fax: 260.422.9301 www.zacherco.com

Industrial, Office, Retail, Land, Brokerage Services,
Tenant/Landlord Representation, Site Search and Selection,
Valuation and Appraisal, Property Management



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STATE RD. 9 & E 200 N, LAGRANGE, IN 46761

ACREAGE/LOCATION/ZONING

Total Land Area	11.62 Acres
Street Address	State Rd. 9 & E 200 N
City, State, Zip	LaGrange, IN 46761
County/Township	LaGrange/Bloomfield
Former Use	Agricultural
City Limits	Outside
Zoning	B-3/Light Commercial

TRANSPORTATION

Major Road Nearest Site	State Rd. 9
Distance to Interstate	I-80/I-90 - 5.5 Miles
Distance to Airport	South Bend Regional - 48 Miles
Traffic Count	7,199 Vehicles Per Day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,039	5,469	9,962
Median Age	35.9	34.4	32.4
Average HH Income	\$45,247	\$51,127	\$54,922

AVAILABILITY/PRICE

Date Available	Immediately
Sale Price	\$329,000 (\$0.65 psf)

PROPERTY TAXES

Parcel Number	44-07-07-300-012.002-001
Real Estate Taxes	\$11,900 (\$0.22 psf)
Tax Year	2013 payable 2014

UTILITIES

Electric Source	Lagrange REMC
Gas Source	NIPSCO
Water & Sewer Source	Well & Septic

There is a hydrant located on the southwest corner of the property and the sewer is located at the intersection of St. Rd. 9 & E 200 N.

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LOCATION MAP



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Please contact Steven K. Zacher, SIOR, CCIM or Brian G. Bean of The Zacher Company/CORFAC International at (260) 422-8474.

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