

BND

COMMERCIAL

COMMERCIAL LOTS AVAILABLE

± 32 ACRES

W STATE ROAD 120

FREMONT, INDIANA



HIGHLIGHTS:

Outlots Available: Up to 32.46 Acres Available

Build-to-Suit Options

Just North of Big Otter Lake

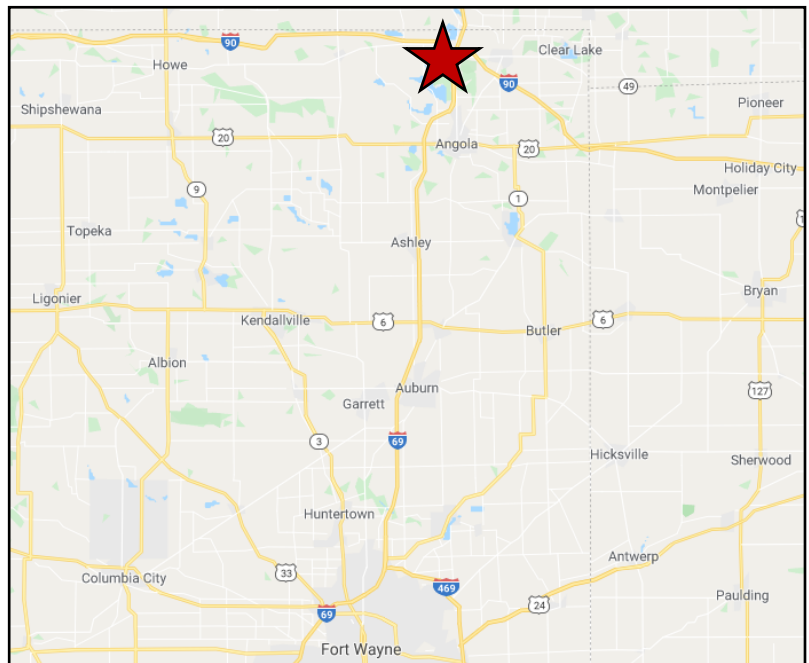
Located at SWC SR 120 and Old US 27 in Fremont, IN

SR 120 Visibility

Zoned GB - General Business

Developed Price: See Page 3 for Lot Pricing

As is Price: \$800,000



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

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**Potential
Development
Rendering**

**Storage
Buildings**

**Office
Building**

Hotel

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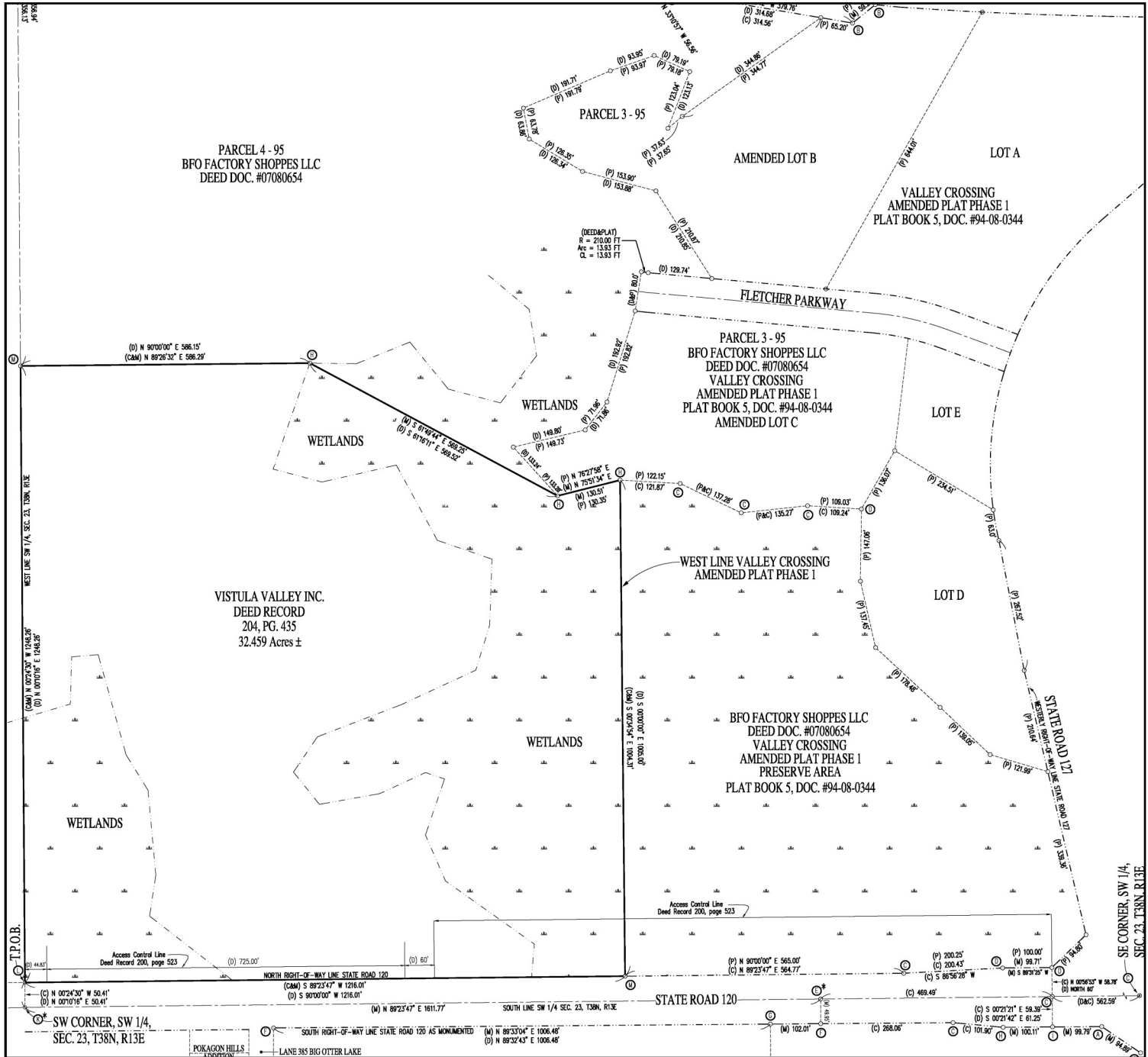
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W STATE ROAD 120 FREMONT, INDIANA



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

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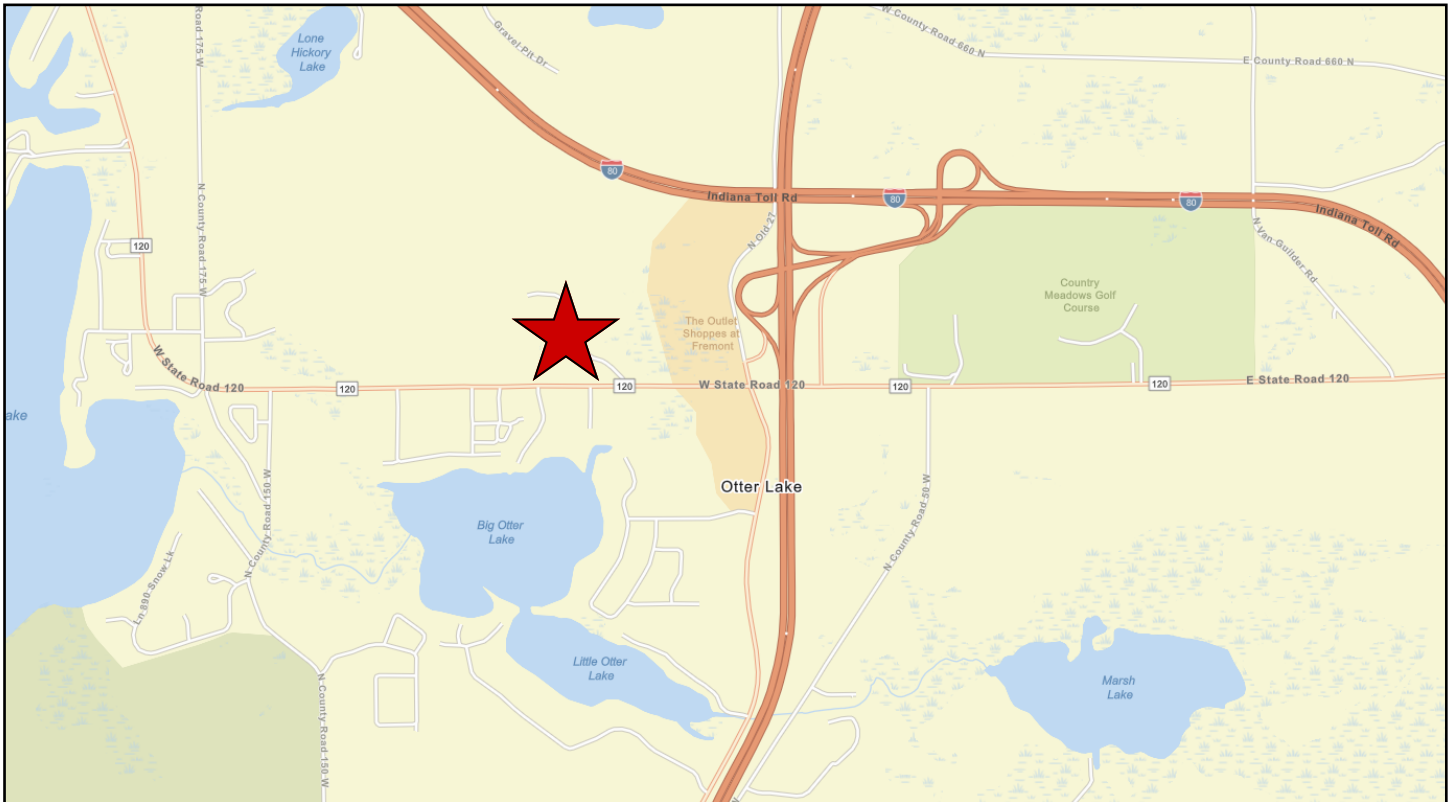
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FREMONT, INDIANA



COMMENTS:

- Build-to-suit option available
- Fast-growing retail development along SR 120
- Signage available
- Excellent visibility with great access
- Flexibility of lot size
- Neighboring tenants include the Fremont Outlet Shoppes
- Detention in place for most users

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BND**COMMERCIAL****COMMERCIAL LOTS AVAILABLE****± 32 ACRES****W STATE ROAD 120****FREMONT, INDIANA****Property Highlights**

Parcel Number	76-03-23-000-030.000-006
Address	West State Road 120
City / State / Zip	Fremont / IN / 46737
Sale / Lease	Sale
Available Land Size	32.46 Total Acres
Zoning	GB - General Business
Number of Parcels	One
Dimensions	Irregular
Nearest Highway	I-69
Distance to Interstate	Approx. 3 miles
Neighboring Tenants	Fremont Outlet Shoppes

Lots For Sale (Developed)

<u>Zoning</u>	<u>Lot #</u>	<u>Acres</u>	<u>Price</u>	<u>Price/SF</u>	<u>Price/Acre</u>
GB	Lot 1	3.75	\$408,375	\$2.50	\$108,900
GB	Lot 2	2.75	\$299,475	\$2.50	\$108,900
GB	Lot 3	.75	\$130,680	\$4.00	\$174,240
GB	Lot 4	4.5	\$784,080	\$4.00	\$174,240
GB	Lot 5	2.5	\$653,400	\$6.00	\$261,360
GB	Lot 6	3	\$784,080	\$6.00	\$261,360

*Contact Listing Agent for Pricing on all 32 Developed Acres - As is Price for all 32 Acres - \$800,000

2019 DEMOGRAPHICS

	3 Miles	8 Miles	15 Miles
Population	3,701	26,242	66,235
Avg. H/H Income	\$72,918	\$55,429	\$53,166

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