

Land For Sale

10181 & 10199 McKinley Highway
Osceola, Indiana



Development Potential | Expansion Land Available Separately



Snapshot

Land:	5.24 +/- Acres (Combined Parcels)
Frontage:	88' (10181 McKinley Highway) 73' (10199 McKinley Highway)
Zoning:	R-1 Single Family
Utilities:	Gas, Electric, Well & Septic
List Price:	\$140,000 Per Acre*

**Both parcels are available and listed for sale separately for \$140,000 per acre.*

Property Details

Located at 10181 McKinley Highway is 2.85 +/- acres with 88' road frontage. Zoned R-1 Single Family. Currently there is a 2,592 SF single-family residence on the property with a 672 SF detached garage. The site is served by private well and septic system.

Available for sale separately is the contiguous parcel to the west, located at 10199 McKinley Highway and includes 2.39 +/- acres with 73' road frontage. Zoned R-1 Single Family. Currently there is a 1,152 SF single-family residence on the property.

Both sites are served by separate and private well and septic.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

ROY ROELKE
Senior Broker
574.485.1537 (o) | 574.286.9159 (c)
rroelke@cressy.com

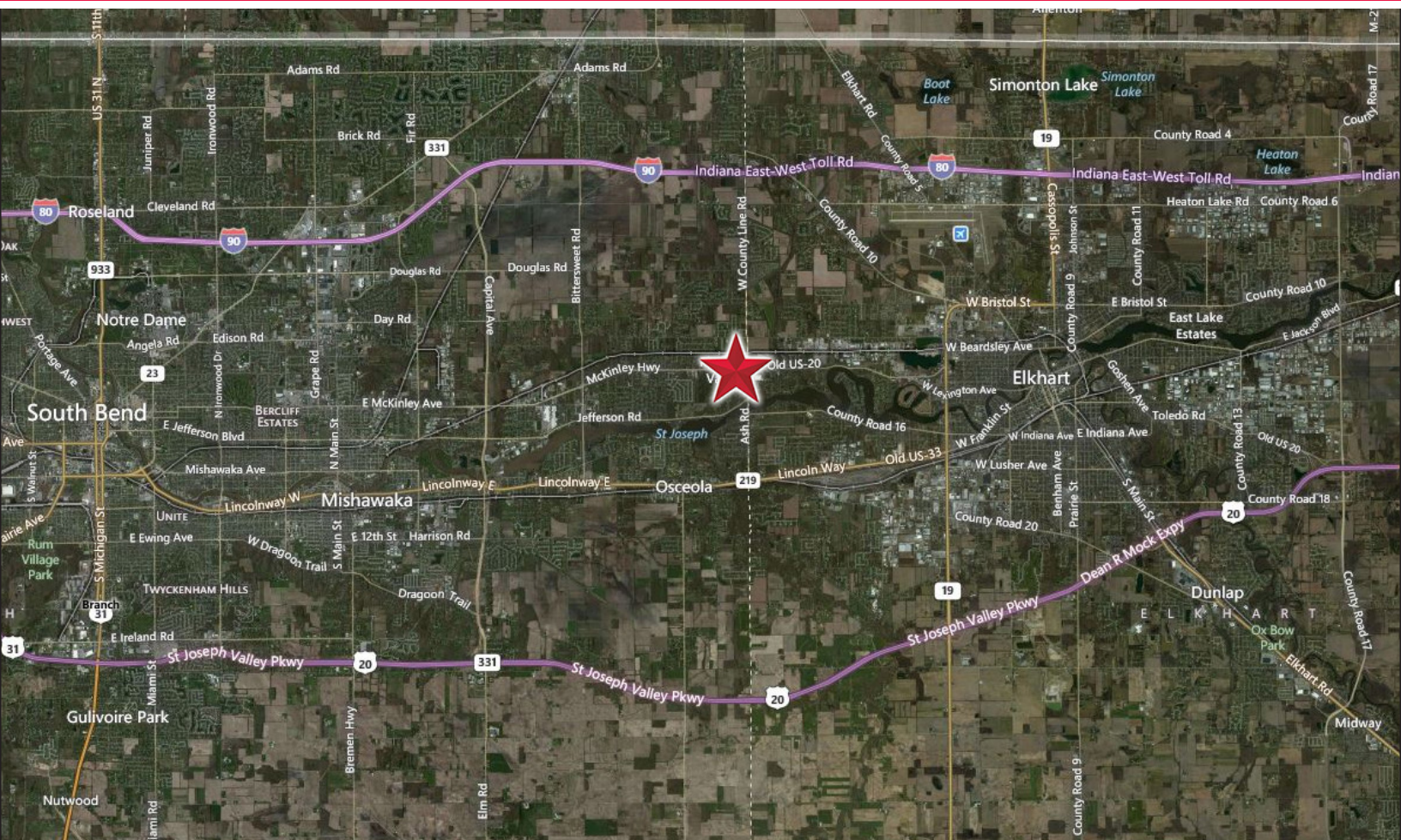
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Land For Sale

10181 & 10199 McKinley Highway
Osceola, Indiana



High-Traffic Corridor Connecting South Bend, Mishawaka & Elkhart



2013 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,881	29,554	77,380
NUMBER OF HOUSEHOLDS	1,407	10,772	28,380
AVERAGE HOUSEHOLD INCOME	\$63,235	\$61,799	\$58,547
AADT (AVERAGE DAILY TRAFFIC COUNTS)	Over 17,000 cars drive by daily on McKinley Highway		

Location

The properties are located on a major thoroughfare connecting South Bend, Mishawaka and Elkhart. McKinley Highway is a four-lane road with center turn lane. Both sites are located minutes from the Capital Avenue extension (SR 331) which connects to the I-80/90 Indiana Toll Road to the north, and the US 20/31 ByPass to the south. The properties are within close proximity to Penn High School, Schmucker Middle School, AM General, and just west of Bittersweet Road (another highly traveled north/south road).

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

ROY ROELKE
Senior Broker
574.485.1537 (o) | 574.286.9159 (c)
rroelke@cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.