

MULTI-USE LAND FOR SALE



CROSSROADS PARK

US 30 & SR 15, WARSAW, IN 46580

FEATURES:

- Commercial lots available with infrastructure in place
- Located at the corner of US 30 and State Road 15 ($\pm 20,000$ AADT)
- Accessible from signalized intersection at State Road 15
- Soil boring on file
- Indiana-American water & municipal sewer
- Aerial view:
<https://youtu.be/H4PZOhm9X7A>
- See lot pricing on next page



KIRK ZUBER
Senior Broker
574.267.8556
kzuber@bradleyco.com

ALEX REED
Broker
574.306.0790
areed@bradleyco.com

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LOT	ACRES	PRICE
1	0.59	\$90,000
2	0.59	UNDER CONTRACT
3	0.57	UNDER CONTRACT
4	0.57	UNDER CONTRACT
5	0.76	UNDER CONTRACT
6	0.85	UNDER CONTRACT
7	0.43	UNDER CONTRACT
8	0.40	UNDER CONTRACT
9	0.40	\$105,000
10	0.40	\$105,000
11	0.59	\$70,000
12	0.72	\$105,000
14	1.29	\$115,000
15	1.35	\$115,000
16	0.45	\$105,000
17	0.45	\$78,000
18	0.55	\$78,000
19	0.65	\$85,000
20	0.68	\$85,000
21	0.65	\$70,000
22	0.93	\$82,000
23	0.8	\$90,000
24	0.66	\$90,000
25	0.63	UNDER CONTRACT
26	0.96	\$105,000



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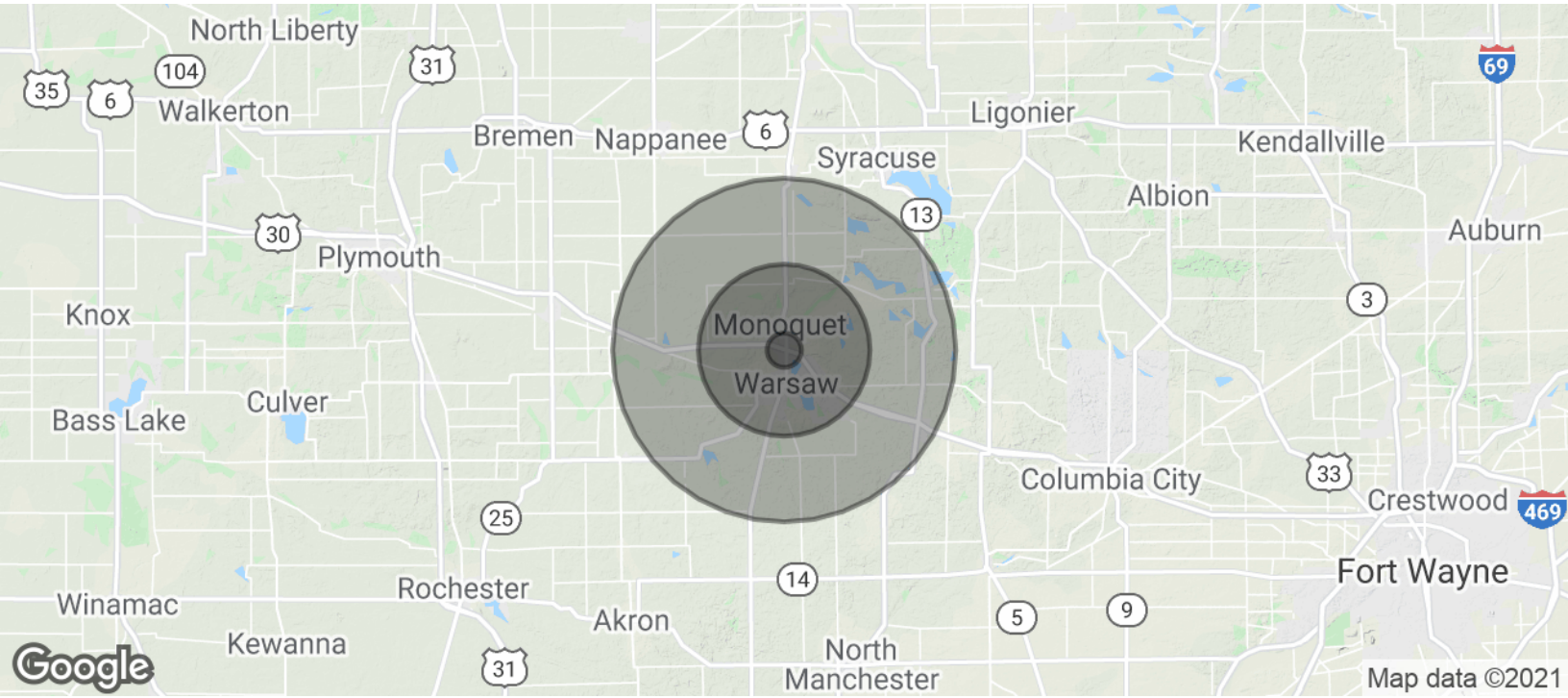


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,554	24,962	52,116
Average age	36.2	35.8	36.6
Average age (Male)	33.1	33.8	35.3
Average age (Female)	39.6	38.8	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	656	10,254	20,679
# of persons per household	2.4	2.4	2.5
Average household income	\$55,308	\$56,483	\$59,862
Average house value	\$146,601	\$174,298	\$175,721

** Demographic data derived from 2010 US Census*



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