### **FOR SALE // LAND** +/- 80 acres of land in McCordsville

5401 W 700 N, McCordsville, IN 46055

# KAISER LAND COMPANY



### **PROPERTY HIGHLIGHTS:**

Sale Price:	\$3,040,000 (\$38,000/acre)	Mark Hartman
Acres: Zoning:	+/- 80.0 (adjacent +/- 80 acres also available) R-3 Residential District w/ commitments (Victorian Estates)	Advisor Cell: (317) 691-3295 Office: (317) 843-8448 markhartman@gmail.com
Location:	Located in growing McCordsville, just east of Mt. Comfort Road and downtown McCordsville	<b>Jeffrey M Lauer</b> Advisor Cell: (317) 775-0007
Utilities:	All utilities available near site	Office: (317) 843-8448
Frontage:	Frontage along W 700 N Street and Wheeler Road	jlauer@northerncommercial.com

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#### **PROPERTY PHOTOS:**



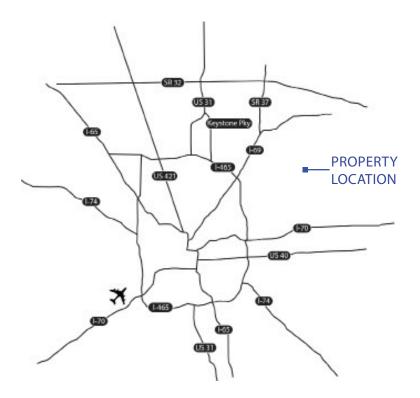
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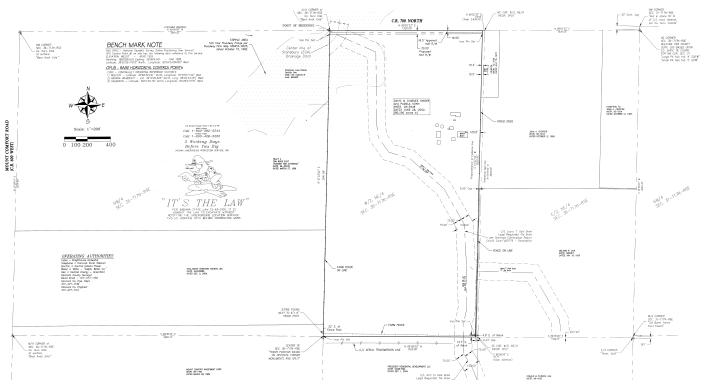
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#### **PROPERTY LOCATION:**

- Property is located in fast-growing McCordsville, IN with close access to the US Highway 36/Pendleton Pike, I-69 and Mt. Comfort Road/Olio Road
- Located just southeast of downtown McCordsville and the newly proposed town center development
- Property was previously zoned, surveyed, and engineered
- Immediately located around new subdivisions like Fischer Homes' Woodhaven neighborhood
- 13 minutes to I-465
- 25 minutes to downtown Indianapolis





### **PRIOR SURVEY:**