

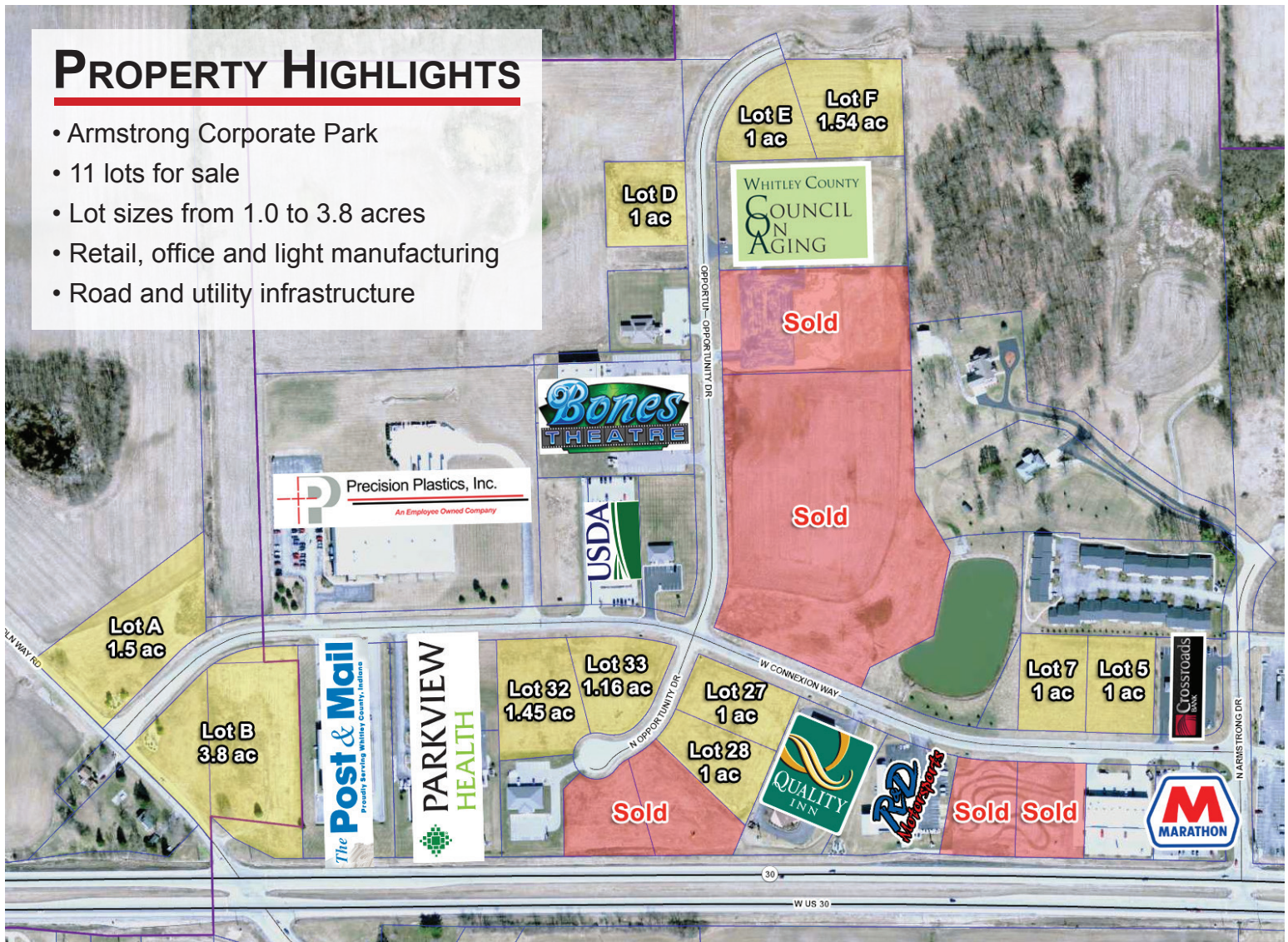
# LOTS FOR SALE - COLUMBIA CITY, IN



Armstrong • KJ24W

## PROPERTY HIGHLIGHTS

- Armstrong Corporate Park
- 11 lots for sale
- Lot sizes from 1.0 to 3.8 acres
- Retail, office and light manufacturing
- Road and utility infrastructure



**Listing Agent: Kevin Jordan**  
**800-451-2709 • 260-229-1904**

**SCHRADER**  
 Real Estate and Auction Company, Inc.

*The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.*





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**City/State/Zip** : Columbia City, IN 46725  
**County** : Whitley **Township** : Columbia

**Total Acreage** : 15.45±  
**Zoning** : A-1, I-1 and GB

**Sewer** : On Site - Columbia City Municipal - 10 inch  
**Water** : On Site - Columbia City Municipal - 10 inch  
**Gas** : On Site - NIPSCO - 2 inch  
**Electric** : On Site - Columbia City Municipal - (IMPA)  
**Telephone** : Century Link  
**Rail Access** : N/A

**Traffic Count** : US 30 (lots 29 & 30) - 21,216 VPD

#### **DEMOGRAPHICS**

**City** : \$40,109 Median HH Income, 8,831 Population  
**County** : \$51,666 Median HH Income,  
 33,292 Population

**Nearest Hwy** : Adjacent - US 30  
**Dist. to Interstate** : 20 miles - 20 miles  
**Dist. to Airport** : 30 miles - Fort Wayne International

| Lots For Sale |       |       |           |
|---------------|-------|-------|-----------|
| Zoning        | Lot # | Acres | Price     |
| A-1           | A     | 1.5   | \$220,000 |
| GB            | B     | 3.8   | \$745,000 |
| GB            | D     | 1     | \$60,000  |
| I-1           | E     | 1     | \$90,000  |
| I-1           | F     | 1.54  | \$75,000  |
| GB            | 5     | 1     | \$200,000 |
| GB            | 7     | 1     | \$205,000 |
| GB            | 27    | 1     | \$180,000 |
| GB            | 28    | 1     | \$170,000 |
| GB            | 32    | 1.45  | \$260,000 |
| GB            | 33    | 1.16  | \$210,000 |

Tax Abatement possible

#### **ADDITIONAL PARCEL NUMBERS**

92-06-03-716-005.000-004  
 92-06-03-716-007.000-004  
 92-06-03-746-027.000-004  
 92-06-03-746-028.000-004  
 92-06-03-746-032.000-004  
 92-06-03-746-033.000-004  
 92-06-03-000-043.000-003  
 92-06-04-000-108.000-003  
 92-06-04-000-107.000-003

#### **MAJOR EMPLOYERS IN WHITLEY CO.**

Steel Dynamics  
 C & A Tool Engineering Inc.  
 Ultra Electronics-USSI  
 Advanced Assembly, LLC  
 BRC Rubber Group  
 80/20  
 Parkview Whitley Hospital  
 Micropulse  
 Warner Electric  
 Reelcraft Industries

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