



SR 18 & I-69 Land

6256 E SR 18
Marion, IN 46953



Commercial Land For Sale

This 3.93-acre commercial parcel is located at the I-69 and SR 18 interchange (Exit 264) in Marion, Indiana. The site offers strong visibility from the interstate and convenient access for both regional and local traffic. Zoned General Business, the property accommodates a broad range of commercial uses, including retail, restaurant, hospitality, and service-oriented development. The acreage provides ample room for building footprint, parking, and site circulation. This is an excellent opportunity to secure a well-positioned interchange site with interstate exposure and flexible zoning.

Property Highlights

- ▶ 3.93 AC
- ▶ Zoned B1 - General Business
- ▶ Good visibility and access to interstate
- ▶ Versatile development site
- ▶ Located at the intersection of I-69 and SR 18
- ▶ **FOR SALE: \$589,500**

NEAL BOWMAN, SIOR

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PHILIP HAGEE

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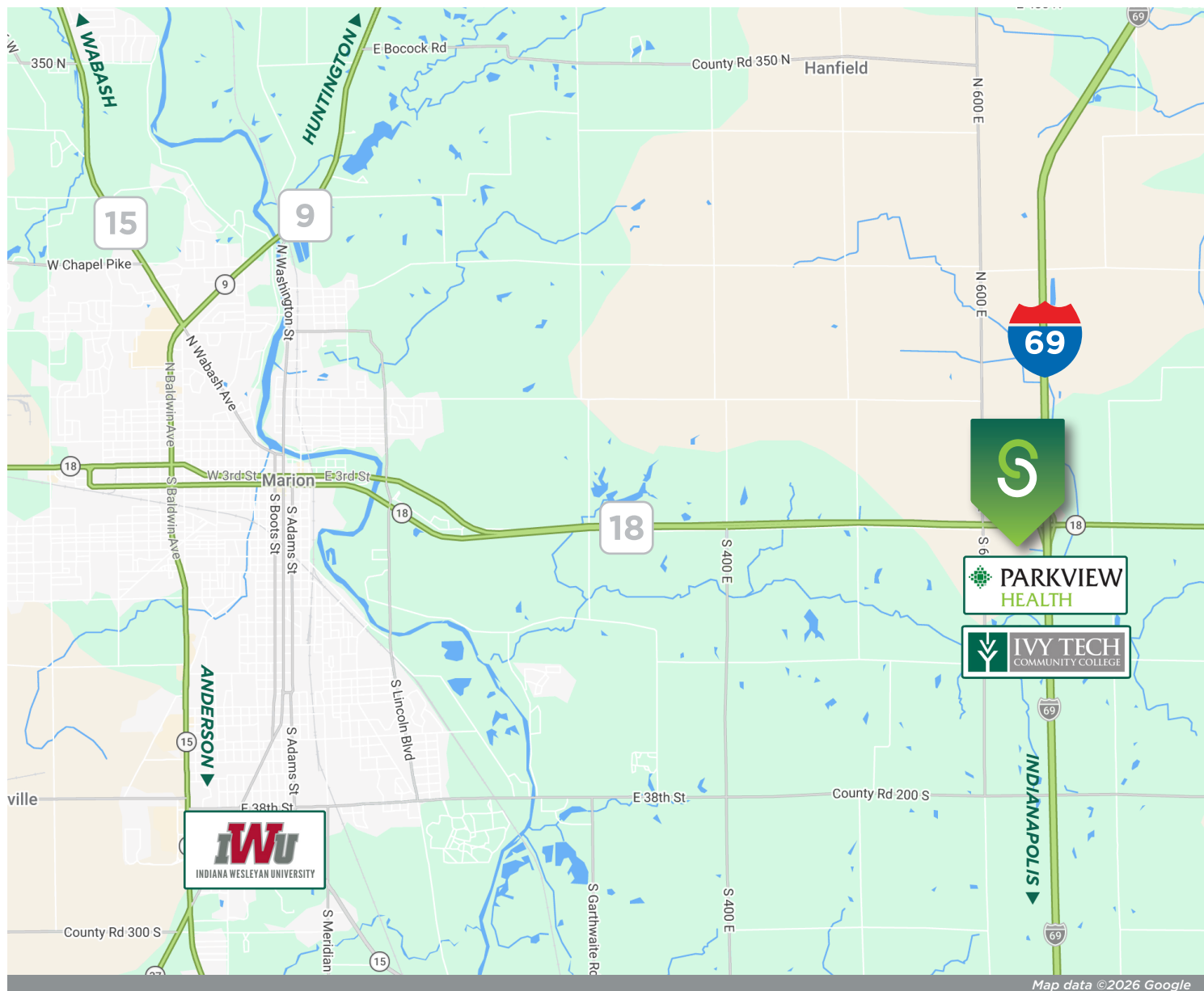
IAN SMITH

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Excellent Location

This land site is located right next to I-69 and just 5 miles from downtown Marion. Marion is the county seat of Grant County in north-central Indiana. The city is home to Indiana Wesleyan University, the largest private university in the state.

Neighboring businesses to the site include BP, Arby's, Harley-Davidson, America's Best Value Inn & Suites, Dollar General Distribution Center, and Ivy Tech Community College. Directly adjacent to this site is a planned development of Parkview Health, slated to open mid-2027.

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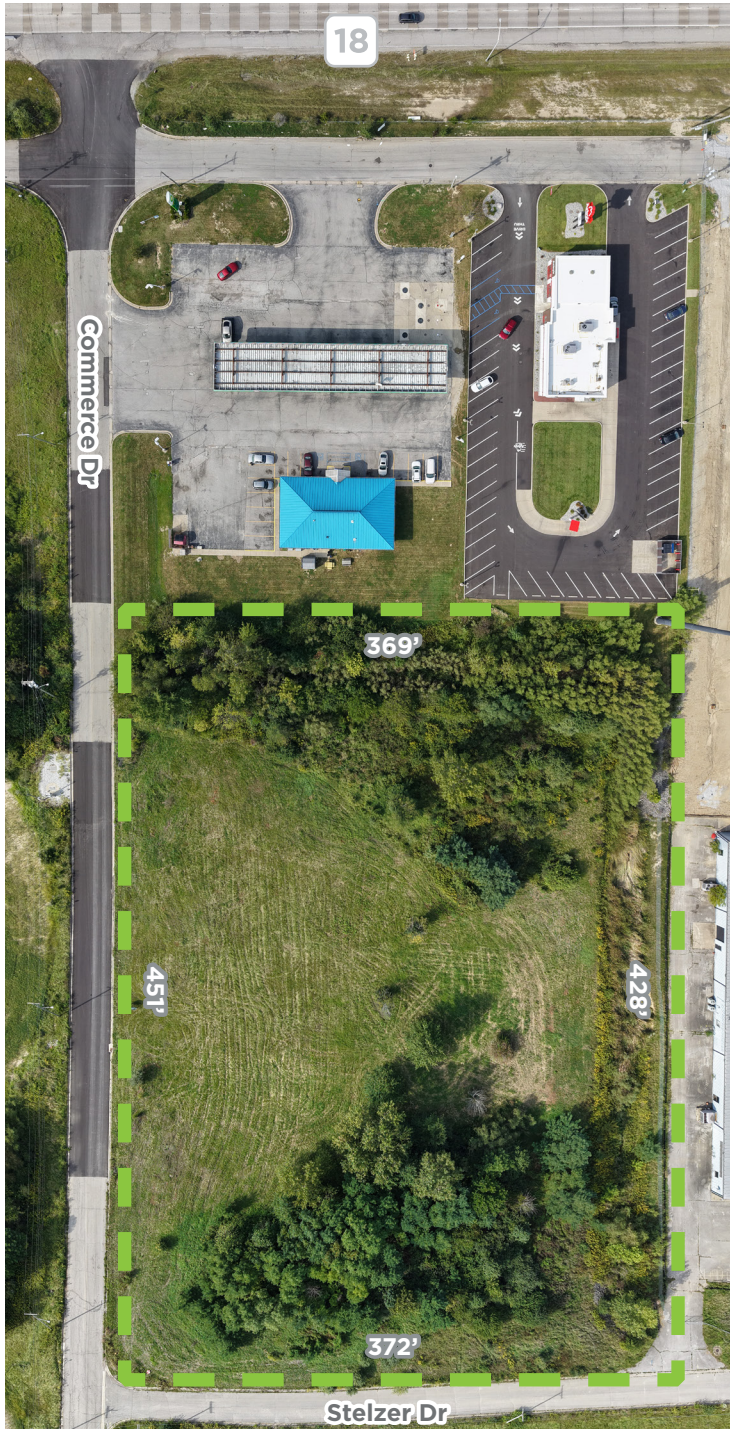
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Site Plan - 3.93 AC



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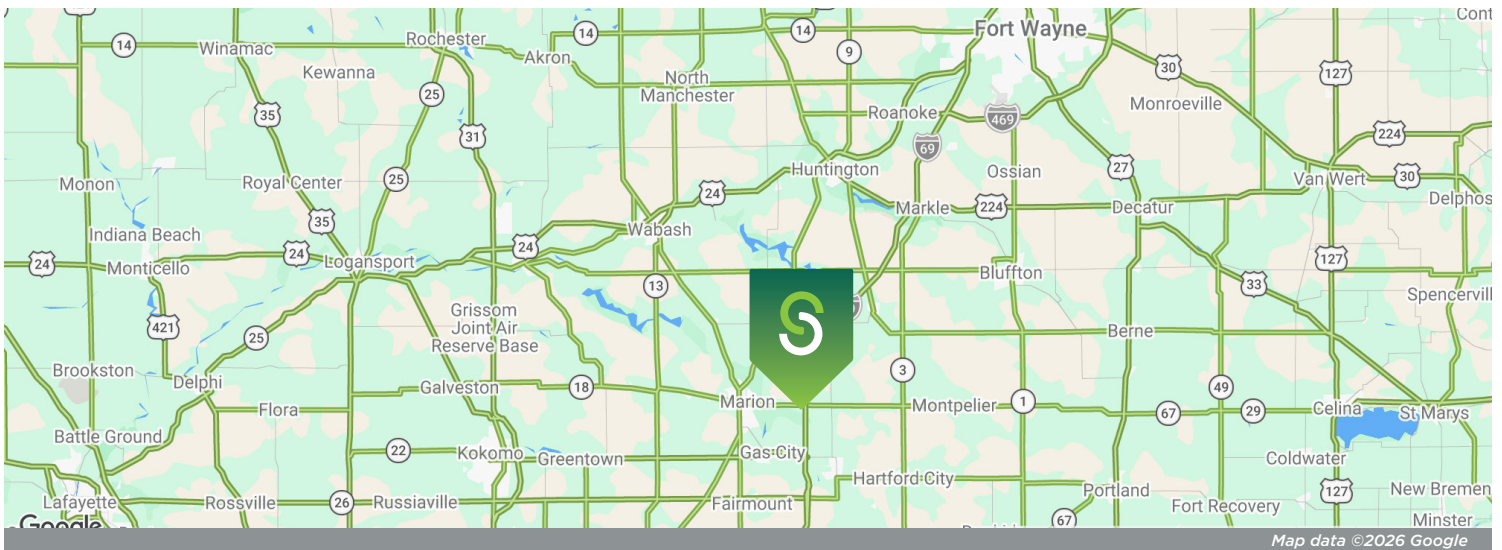
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PROPERTY INFORMATION

Address	6256 E SR 18
City, State, Zip	Marion, IN 46953
County	Grant
Township	Monroe
Parcel Number	27-08-07-200-003.001-040 27-08-07-200-003.005-040
2025 Tax/Payable 2026	\$5,010.00

**SALE INFORMATION**

Price	\$589,500
Terms	Cash at close

UTILITIES

Electric Provider	AEP
Natural Gas Provider	CenterPoint
Water & Sewer Provider	Marion Municipal

ADDITIONAL INFORMATION

- Good visibility and access
- Located at I-69 and SR 18 intersection
- Versatile development site

SITE DATA

Site Acreage	3.93 AC
Zoning & Description	B1 - General Business
Nearest Interstate	I-69
Traffic Count	27,000 (I-69) 11,600 (SR 18)

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