



New Carlisle Development Land

56160 Timothy Road
New Carlisle, IN 46552



High Visibility Land For Sale

Excellent development opportunity encompassing 43.5 acres of high-visibility frontage along SR 2 at the southwest corner of Timothy Rd. The site is positioned on the border of the expanding Indiana Enterprise Center, offering level topography suited for a variety of industrial and commercial uses. Additional land is available. Contact Broker for more details.

The SR 2 corridor in New Carlisle has emerged as an epicenter for high-tech investment, anchored by multi-billion-dollar investments by Amazon Web Services (AWS) and the General Motors/Samsung SDI joint venture.

Property Highlights

- ▶ ±43.5 AC
- ▶ Zoned A - Agricultural
- ▶ Located at intersection of SR 2 and Timothy Rd
- ▶ **FOR SALE: Unpriced**
- ▶ 18,454 VPD

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Phenomenal Location

This site is located at the intersection of SR 2 and Timothy Road, and sees over 18,000 vehicles per day. It is also near major data centers for Amazon Web Services (AWS) and the newly developed Samsung SDI / GM battery plant.

This area of southern New Carlisle is primed for industrial development and already seeing steady growth in this sector. As the site is located on SR 2, south of US 20, and southeast of the I-80/90 Toll Road, it provides easy access to several major thoroughfares leading primarily to Chicago but also to South Bend, Michigan, and Fort Wayne.

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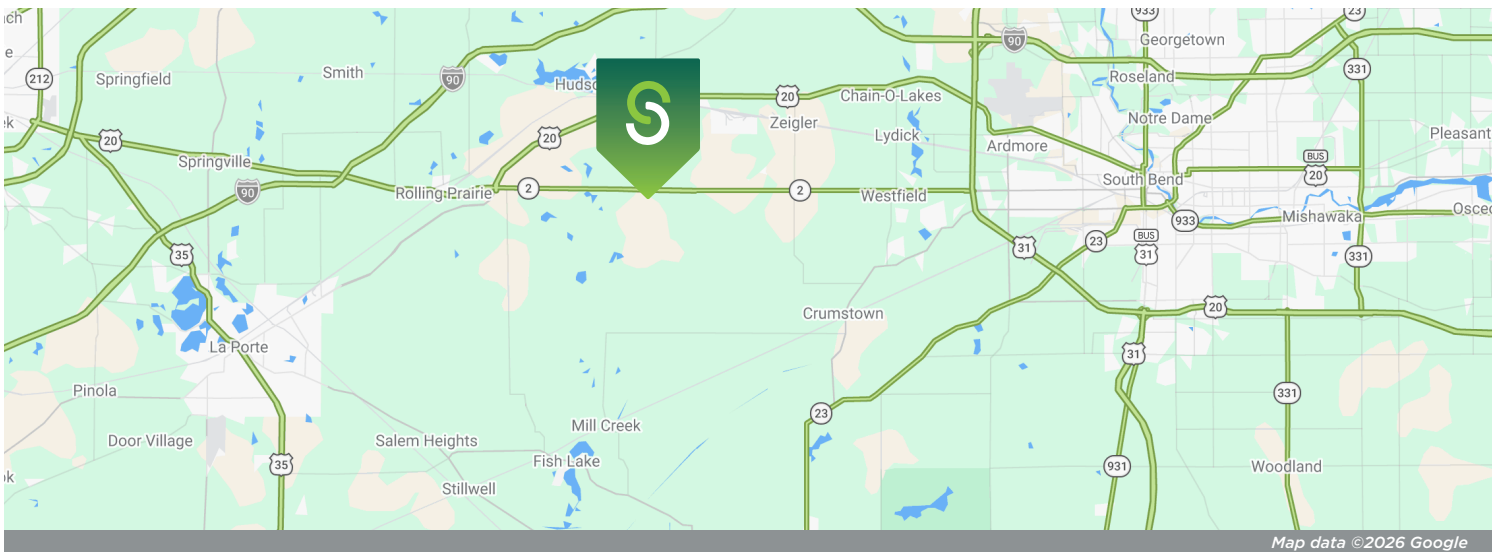
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PROPERTY INFORMATION

Address	56160 Timothy Rd
City, State, Zip	New Carlisle, IN 46552
County	St. Joseph
Township	Olive
Parcel Number	71-06-10-400-003.000-017 71-06-10-400-002.000-017 71-06-10-400-001.000-017
2025 Tax/Payable 2026	\$9,796.92



SALE INFORMATION

Price	Unpriced
Terms	Cash at close

SITE DATA

Site Acreage	±43.5 AC
Zoning & Description	A - Agricultural
Nearest Interstate	I-80/90 - 11.2 miles
Traffic Count	18,454 VPD - SR 2

ADDITIONAL INFORMATION

- Located at SR 2 and Timothy Rd, near AWS data center and Samsung SDI / GM battery plant
- Easy access to I-80/90 Toll Road
- Excellent visibility on a high traffic road
- Additional land available; contact broker

UTILITIES

Electric Provider	AEP
Natural Gas Provider	TBD
Water & Sewer Provider	Well and septic

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