STURGES PROPERTY GROUP

# New Carlisle Development Assemblage

56160 Timothy Road
New Carlisle, IN 46552




## High Visibility Land For Sale

Excellent development opportunity encompassing ±155.5 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

- ±155.5 AC
- Located at intersection of SR 2 and Timothy Rd
- 18,454 VPD
- Zoned A - Agricultural
- **FOR SALE: Unpriced**

**NEAL BOWMAN, SIOR**
Senior Broker
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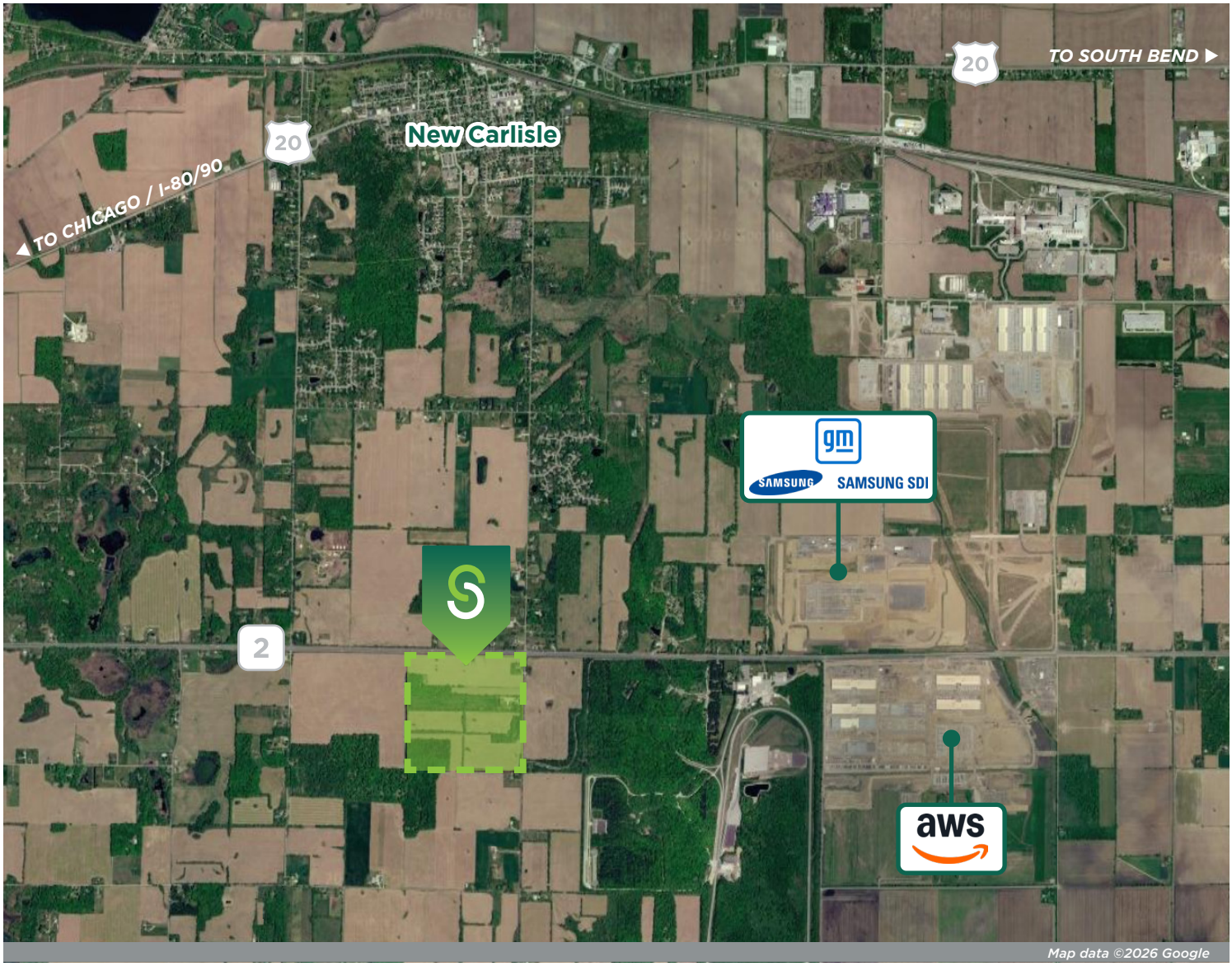
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## SR 2 Corridor

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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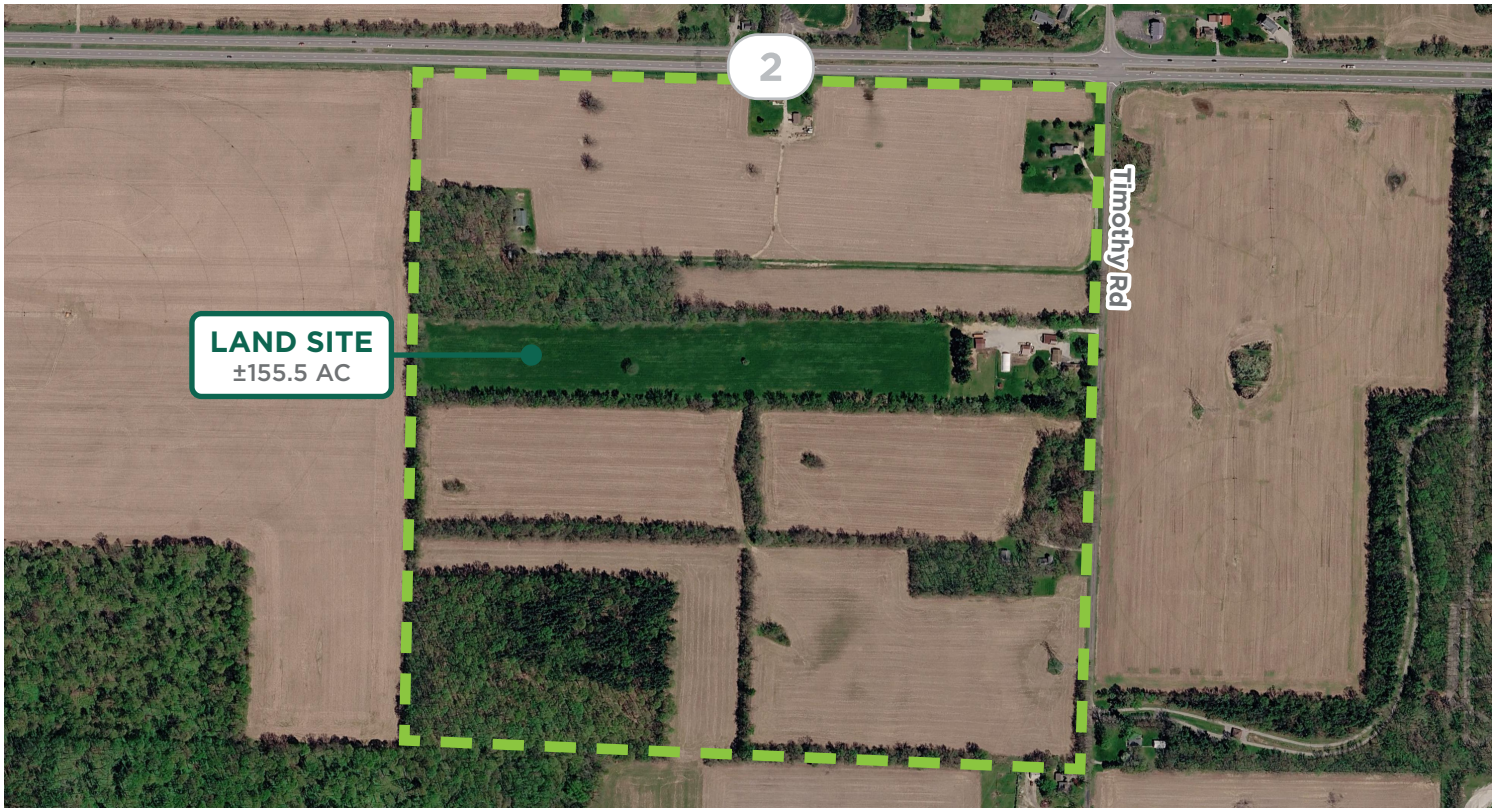
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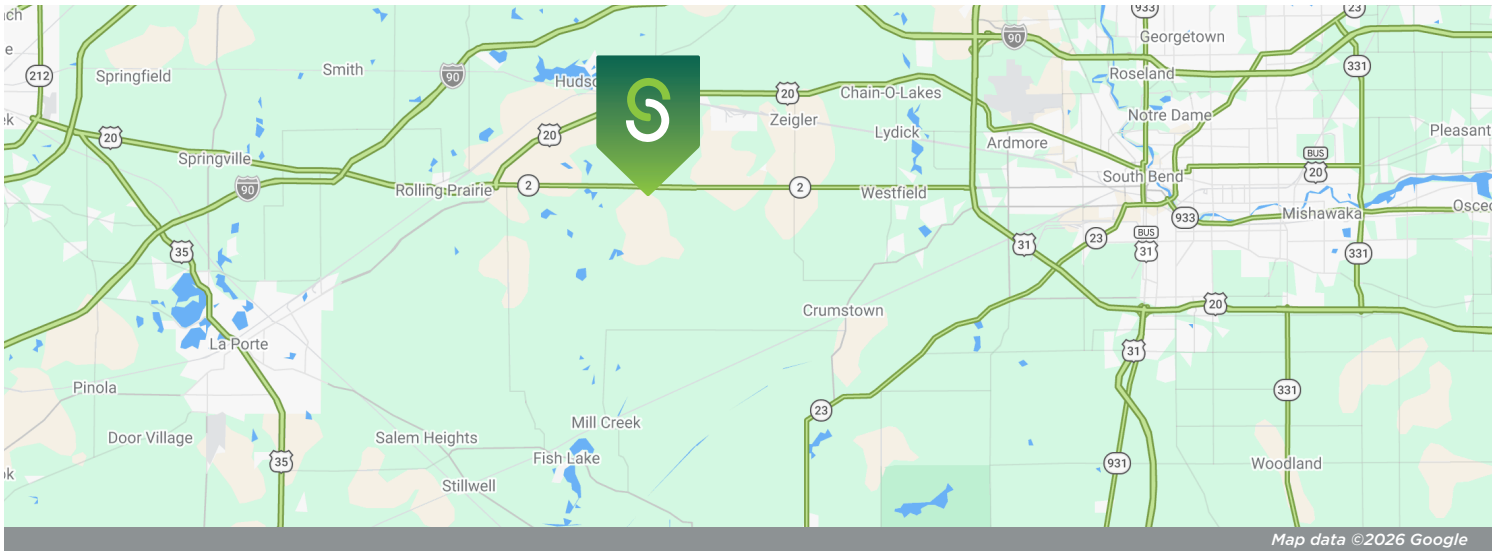
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## PROPERTY INFORMATION

| | |
|---|---|
| Address | 56160 Timothy Rd |
| City, State, Zip | New Carlisle, IN 46552 |
| County | St. Joseph |
| Township | Olive |
| Parcel Numbers | 71-06-10-400-003.000-017<br>71-06-10-400-002.000-017<br>71-06-10-400-001.000-017<br>71-06-10-400-004.000-017<br>71-06-10-400-005.000-017<br>71-06-10-400-004.000-017 |




## SALE INFORMATION

| | |
|---|---|
| Price | Unpriced |
| Terms | Cash at close |

## SITE DATA

| | |
|---|---|
| Site Acreage | ±155.5 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

## UTILITIES

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

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