



## Anchorage Point

US 30 & Anchorage Road  
Warsaw, IN 46580



## Land For Sale In Warsaw, Indiana

Three lots for sale at Anchorage Point in Warsaw, Indiana. These sites boast a great location just off US 30 and nearby SR 15. It is also located near many major retailers and restaurants, such as Goodwill, Meijer, Starbucks, Walmart, and Kohl's.

## Featured Property Highlights

- › 2.67 AC - Development land along US 30
- › Access from signalized intersection
- › Public utilities to site
- › Tax Increment Financing (TIF) available
- › Build-to-suit available
- › Zoned C3 - Arterial Commercial

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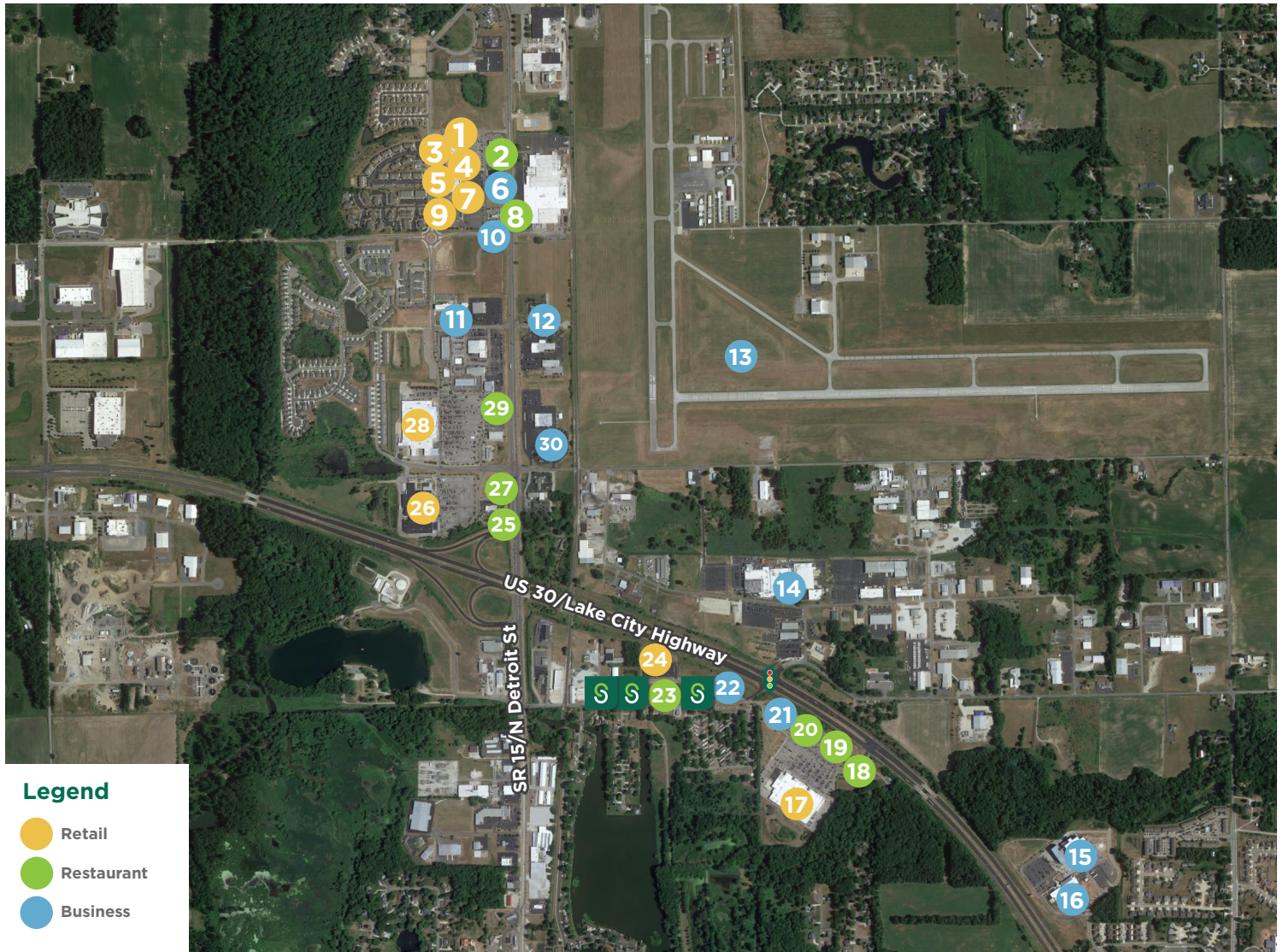
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### Legend

- Retail
- Restaurant
- Business

The land site at US 30 and Anchorage Road is located near many business, including but not limited to:

- |   |                           |
|---|---------------------------|
| 1. TJMaxx                                     | 16. The YMCA              |
| 2. Texas Roadhouse                            | 17. Meijer                |
| 3. PetSmart                                   | 18. Panda Express         |
| 4. Bath & Body Works                          | 19. Starbucks             |
| 5. Maurices                                   | 20. Moe's Southwest Grill |
| 6. Verizon                                    | 21. Belle Tire            |
| 7. Ulta Beauty                                | 22. Aegis Dental Group    |
| 8. Taco Bell                                  | 23. Wong's                |
| 9. Kohl's                                     | 24. Goodwill              |
| 10. Aspen Dental                              | 25. McDonald's            |
| 11. Fairfield Inn & Suites by Marriott Warsaw | 26. Lowe's                |
| 12. Lake City Bank                            | 27. Culver's              |
| 13. Warsaw Municipal Airport                  | 28. Walmart Supercenter   |
| 14. Zimmer Biomet                             | 29. Rise'N Roll Bakery    |
| 15. Parkview Physicians Group                 | 30. Toyota of Warsaw      |

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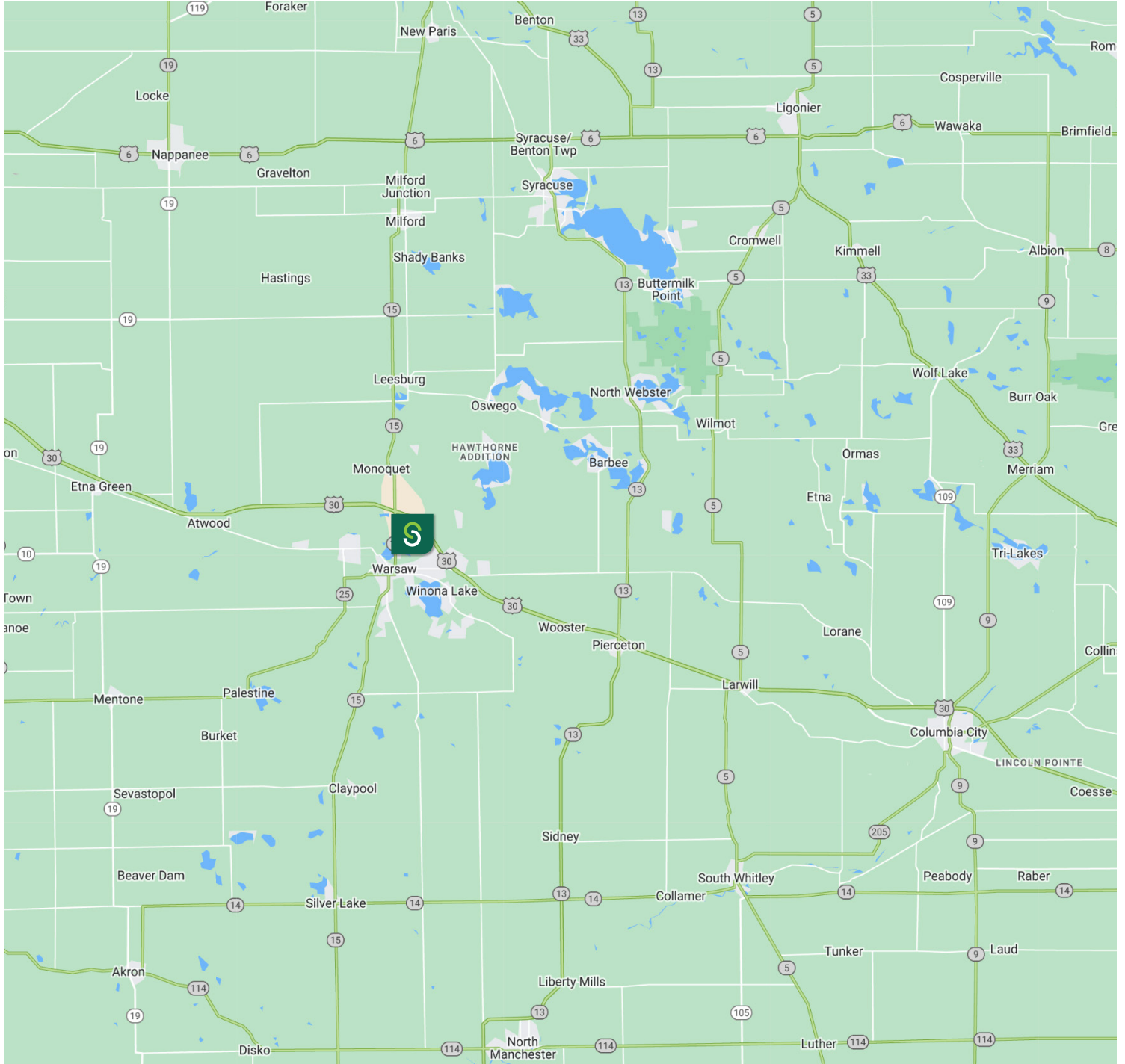
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### LAND FOR SALE

Property Name	Anchorage Point
Address	US 30 & Anchorage Road
City, State, Zip	Warsaw, IN 46580
County	Kosciusko
Township	Plain
Parcel No.	43-07-32-200-162.000-017
	43-07-32-200-163.000-017
	43-07-32-200-168.000-017



### SALE INFORMATION

Price	See available lots below.
Terms	Cash at closing

### SITE DATA

Site Acreage	2.67
Zoning & Description	C3 - Arterial Commercial
Nearest Interstate	US 30
Nearest Rail Service	N/A
Traffic Count	24,360 VPD - US 30
	6,554 VPD - Anchorage Road

### AVAILABLE LOTS

Lot Number	Size	Total
- 1	0.83 AC	\$295,000
- 2	0.91 AC	\$295,000
- 7	0.93	\$325,000

### UTILITIES

Electric Supplier	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Indiana American Water

### ADDITIONAL INFORMATION

- Development land on US 30
- Utilities to site
- Signalized intersection

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**260 424 8448**  
**SturgesProperty.com**

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SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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