

**COMMERCIAL
BUILDING LOTS**

**WABASH, IN
WABASH CO | NOBLE TWP**

FOR SALE

MORRETT BUSINESS PARK - 13.68+/- Total Acres

With over 900 feet of frontage on HWY 13, the park is ideally suited for:

BUSINESS OFFICES | SMALL MANUFACTURERS | RETAIL STORES

HWY 13 is a main road of transportation traveling north to North Manchester and onto Indiana's lake region, especially in the summer.

About a 1/2 mile north, HWY 13 runs perpendicular to US 24, connecting travelers east to Fort Wayne

8 LOTS



**2+/- Acre
\$50,000/lot**

LOTS: 3 - 8

**1+/- Acre
\$50,000/lot**

LOTS: 1 & 2



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HLS# FHH-2702 (21)

PROPERTY LOCATION

On the northeast corner of Wabash, located 1/2 mile south of US 24 on the west side of HWY 13. The Indiana State HWY Garage joins the property on the north, and 10X Engineered Materials joins the property on the south side. The sports complex, on the property's west side, has several softball and baseball diamonds, soccer fields, and other recreation facilities.

UTILITIES

Sanitary Sewer: an eight inch sewer line run along the west side of HWY 13. An extension of this sewer has now been run back to the Morrett Sports Complex, alongside the Field of Dreams Parkway.

Water: a ten inch water line along the west side of HWY 13, which can service this property. This water line has also been run back to the Morrett Sports Complex alongside the Field of Dreams Parkway.

Storm Drainage: majority of this property drains to the west into Charley Creek, which borders the west side of the Morrett Sports Complex. A small amount of the frontage along HWY 13 will drain into the side ditch along HWY 13, and will then go through a culvert under HWY 13. This culvert is towards the north side of the Morett frontage.

Natural Gas: NIPSCO has a six inch high pressure line in the west right-of-way of HWY 13, alongside this property.

Electricity: Duke Energy supplies electricity to this property with a 12 KV service.

ZONING

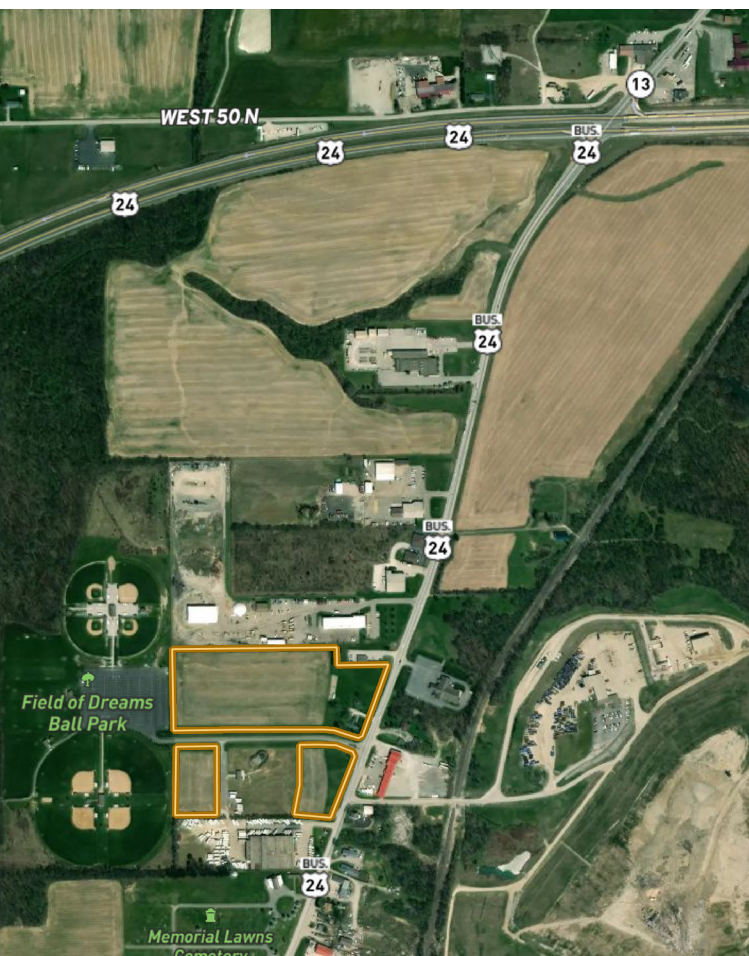
Commercial, Retail

TOPOGRAPHY

Level

ANNUAL TAXES

\$2,430.00



DISCLOSURE

The Morrett Family will evaluate each business wanting to locate in this park.

INTERESTED?

Contact **F. Howard Halderman 260.274.1605** for any questions regarding this property.