

2 LOTS OF 8
STILL
AVAILABLE

FOR SALE

MORRETT BUSINESS PARK

HWY 13 ROAD FRONTAGE • COMMERCIAL BUILDING LOT



\$100,000 - 3.91+/- ACRE LOT

\$50,000 - 2+/- ACRE LOT



IDEAL FOR: SMALL MANUFACTURERS
BUSINESS OFFICES | RETAIL STORES

PROPERTY LOCATION

On the northeast corner of Wabash, located 1/2 mile south of US 24 on the west side of HWY 13. The sports complex, on the property's west side, has several softball and baseball diamonds, soccer fields, and other recreation facilities. HWY 13 is a main road of transportation traveling north to North Manchester and onto Indiana's lake region.

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.

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.

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



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