



AVAILABLE FOR SALE

# GRABER COMMONS OF HERON LAKE

CR 427 & CR 11A AUBURN,  
IN 46706

## DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

## KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

## TYLER BINKLEY

Vice President/Broker

M: 260.414.0617

E: tbinkley@xplorcommercial.com

9601 Coldwater Road

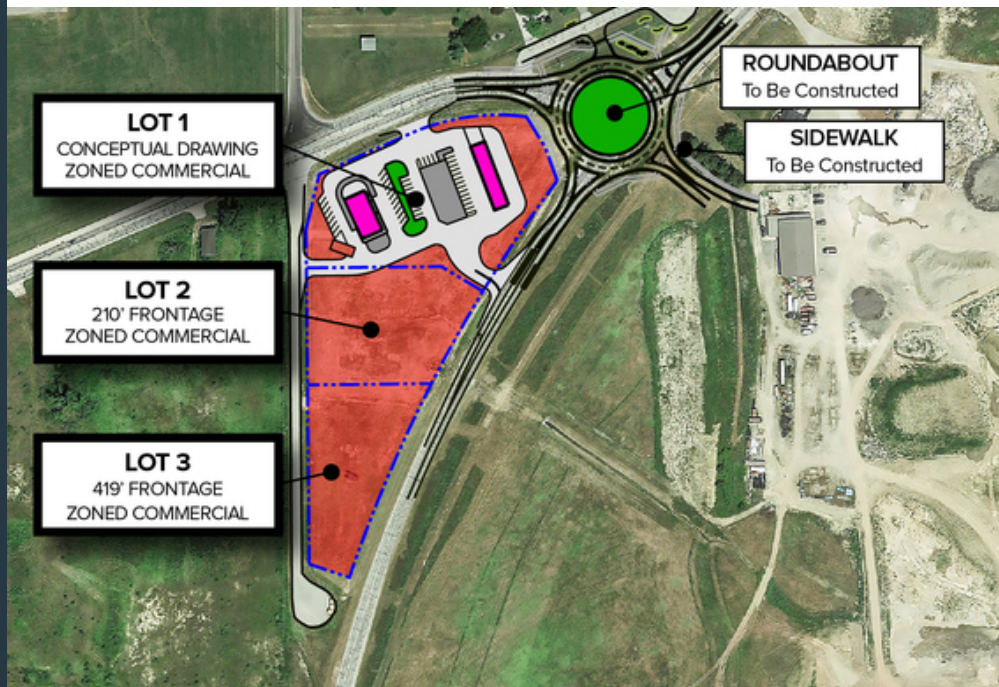
Fort Wayne, IN 46825

A MIKE THOMAS AFFILIATE

**AVAILABLE** 1.35 - 5.78 ACRES  
**SALE PRICE** \$4.00 - \$6.00 /SF

### PROPERTY HIGHLIGHTS

- Commercial land located on the hard corner of CR 427 and CR 11A
- A part of the Heron Lake PUD, the only development of this caliber in the State of Indiana
- Less than 1/2 mile East of I-69 at Exit 326
- Heron Lake is a 306 acre mixed-use development with a 100 acre, private, all-sport lake at its core
- Lots are developed for immediate construction!
- All utilities in place including high speed fiber optics



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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Highly unique opportunity, a part of a 306 acre mixed-use development 1/2 a mile from I-69. Heron Lake is a 100 acre all-sport, man made, private lake just 10 miles North of Fort Wayne and 2.5 miles South of Auburn. Key project details in the planned development includes 60 acres for private, luxury residence and 32 acres for commercial use. Private lakes and developments of this caliber are exceedingly rare in Indiana. Heron Lake is the only PUD with a private all sport lake in the state!

Location of development lends itself to easy access to all major MSAs via Interstate 69 and Interstate 90.



## OFFERING SUMMARY

Sale Price:	\$4.00 - \$6.00 /SF
Lot Size:	1.35 - 5.78 Acres
Zoning:	Commercial
Development	Construction Ready

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## HERON LAKE DEVELOPMENT PLAN



**DENNIS CALLISON**  
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**KIENAN O'ROURKE**  
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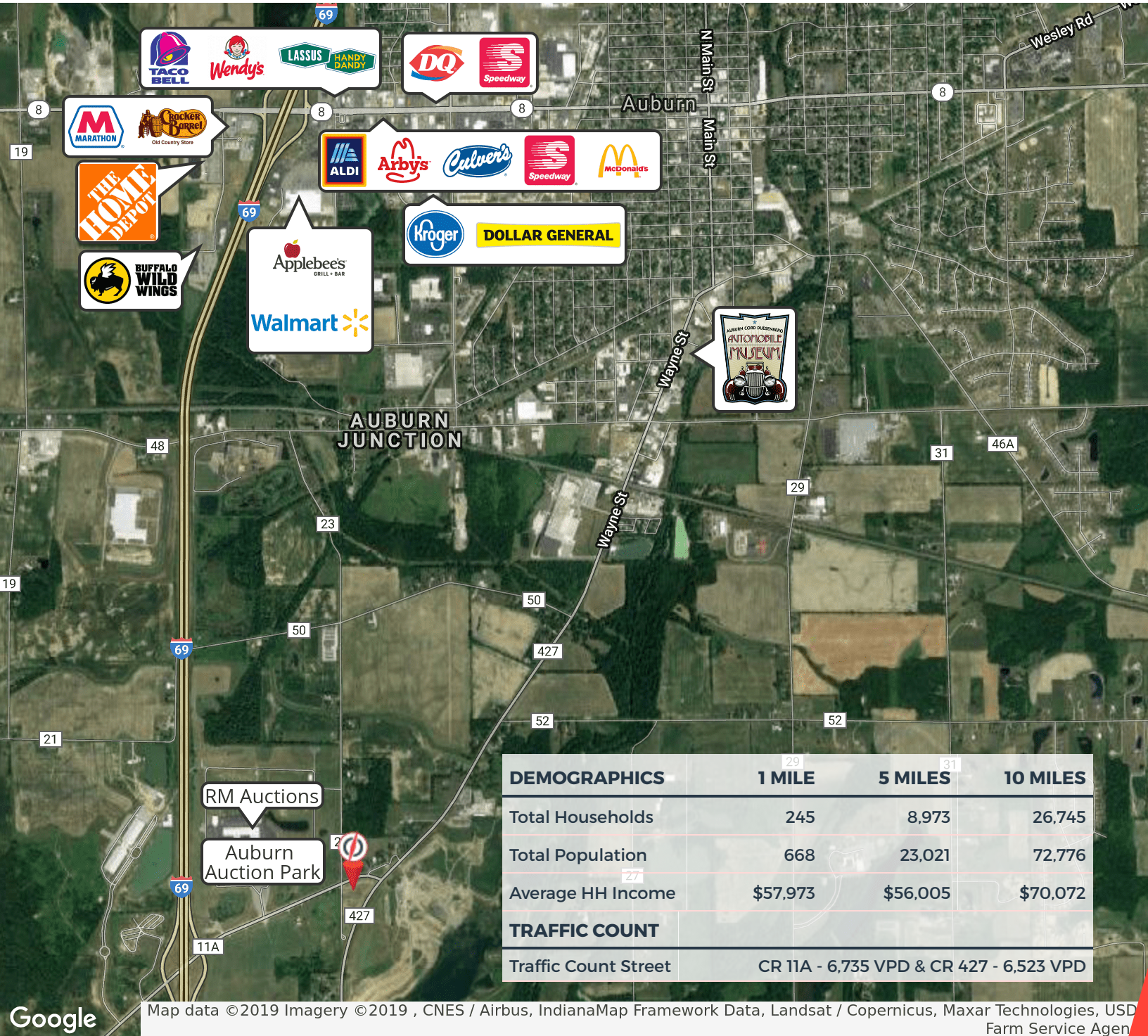
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## RETAILER MAP



Map data ©2019 Imagery ©2019, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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## PROPERTY DETAILS

**SALE PRICE** **\$4.00 - \$6.00 /SF**  
**AVAILABLE** **1.35 - 5.78 AC**

### LOCATION INFORMATION

Development Name Graber Commons of Heron Lake  
Street Address CR 427 & CR 11A  
City, State, Zip Auburn, IN 46706  
County/Township DeKalb/Jackson  
Cross Streets CR 427 & CR 11A

### LAND

Number Of Lots 3  
Best Use Commercial  
Developed Yes  
Water City of Auburn  
Sewer City of Auburn  
Power City of Auburn  
Gas NIPSCO  
Internet Fiber Optic

### PROPERTY DETAILS

Property Type Land  
Property Subtype Retail  
Total Sale Price \$1,050,000  
Lot Size 5.78 Acres  
APN# 17-10-07-300-011.000-009  
17-10-07-300-013.000-009  
17-10-07-300-012.000-009  
Lot Frontage 550'  
Lot Depth 995'  
Corner Property Yes  
Traffic Count Street CR 11A - 6,735 VPD  
CR 427 - 6,523 VPD  
Interstate-69 - 8,811 VPD  
Nearest Interstate Interstate 69 - 1/2 Mile  
Interstate 90 - 27 Miles  
Access To Major Cities Auburn - 2 Miles  
Fort Wayne - 10 Miles  
South Bend - 63 Miles  
Kalamazoo, MI - 70 Miles  
Toledo, OH - 93 Miles  
Indianapolis - 130 Miles  
Chicago, IL - 136 Miles

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