



Zoning:	Agriculture, Industrial
Topography:	Flat
Adjacent Available Acres:	200
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	5,000 x 4,000 ft
Sale Price:	\$30,000
Sale Price Note:	30000
Last Updated:	Dec 27, 2023

Site Certification Information

Certified Site Status: Yes
Certified Site: AEP Quality Site

Economic Development Contact

Ashley N. Savieo, CEcD
AEP - Indiana Michigan Power
110 East Wayne Street
Fort Wayne, IN 46802
(260) 408-3629 | ansavieo@aep.com

Property and Area Description

This park is 458 total acres with 434 developable acres and has been certified by a third party as development-ready. The local economic development corporation holds options agreements on all parcels. The park is located in Alexandria, Madison County, Indiana, along State Route 28; just 5 miles west of I-69; 50 miles east of I-65; and 35 miles north of I-70. Norfolk Southern Rail has a mainline adjacent to the property's western boundary. An AEP substation is just north of the property (12 kV line). City of Alexandria water and sewer on site; Vectren Centerpoint Energy delivery of natural gas on site. The property is currently zoned Agricultural (AG) and will be rezoned in late 2019 to general industrial.

Population

	295,062	1,424,025	3,021,547
	20 Mile Radius	40 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Households

	121,620	571,993	1,200,598
	20 Mile Radius	40 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: SR 28 (0.00 mi.)
Nearest Interstate: I-69 (5.00 mi.)
Ingress/Egress Notes: This site can be accessed from SR 28 or CR 100 E.
Nearest Airport: Anderson Municipal Airport (15 mi.)
Nearest Commercial Airport: Fort Wayne International Airport (65 mi.)
Rail Served: Yes
Rail Served By: Norfolk Southern Railway
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Dayne Tate
Rail Contact Email: dayne.tate@nscorp.com

Utilities

Electric: AEP - Indiana Michigan Power
Natural Gas: Vectren Energy
Water: City of Alexandria
Sewer: City of Alexandria
Telecommunications: AT&T

Property Images

