

Kaybee Park (AEPIN)

I-69 and State Road 22/35 | Gas City, IN | Grant County

Available Acres: 70 | Lease Rate: Negotiable | Sale Price: \$25,000 per acre



Zoning:	Industrial
Topography:	Level
Setting:	Mixed-Use Business Park
Within City Limits:	Unknown
Lease Rate:	Negotiable
Last Updated:	Dec 6, 2018

Site Certification Information

Certified Site Status: Yes

Certified Site: Burgess and Niple Reviewed Site

Economic Development Contact

Ashley N. Savieo, CECD

AEP - Indiana Michigan Power

110 East Wayne Street

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Property and Area Description

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. Partial environmental studies completed; no site restrictions. This level site is located in a prime developed area with I-69 adjacent to the west. The available parcel is located on SR 22 and is easily accessible. Infrastructure and utilities are available for expansion to the site with multiple development opportunities. Zoned B-1 Business. Grant County, Indiana, offers: Indiana ranks 1st in the Midwest and 5th in nation as the best place to do business in the Pollina Corporate Top 10 Pro-Business States for 2012 Study (August 2012). Indiana ranks 5th in the nation for business friendliness and 7th for cost of living in CNBC's "America's Top States for Business" report (July 2012). Indiana Ranks 1st in the midwest and 11th nationally in the Tax Foundation's 2012 Business Tax Climate Index (October 2012). Two World Class Universities: Taylor University and Indiana Wesleyan University. State of the Art: Ivy Tech Community College. As of December 2012, labor force is at 265,000. A survey by Pathfinders, Inc. found that only 2% of the underemployed and 4% of the unemployed individuals, who are actively seeking work, have less than a high school degree (October 2010). In the last 10 years, companies have invested or reinvested over \$2,000,000.00. Located close to I-69.

Population



Source: ESRI®, 2018

Households



Source: ESRI®, 2018

Transportation

Nearest 4-Lane Hwy: SR 22 (0.10 mi.)

Nearest Interstate: I-69 (4.00 mi.)

Nearest Airport: Fort Wayne International Airport (46.00 mi.)

Nearest Commercial Airport: Marion Municipal Airport (10.00 mi.)

Rail Served: Norfolk Southern Railway

Rail Infrastructure in Place: Possible

Utilities

Electric: AEP - Indiana Michigan Power

Natural Gas: Vectren Corporation

Water: Gas City Utilities

Sewer: Gas City Utilities

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Property Images

