

Auburn Retail

3252 County Road 46A Auburn, IN 46706

Land
3.10 Acres

FOR SALE



Lot 1
Gas Station

Lot 2
Retail

Corporate Commercial Group
11495 N Pennsylvania Street Ste. 225
Carmel, IN 46032

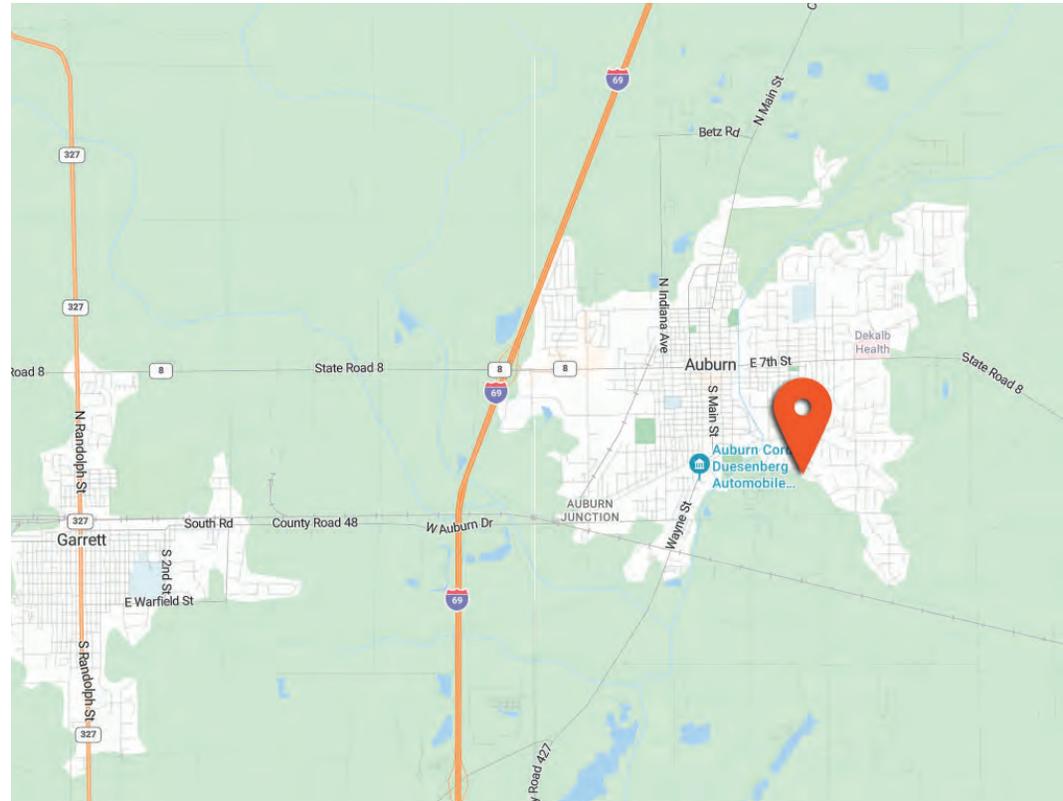
Keith Dedrick CCIM, SIOR
keith@ccgbrokers.com
317-502-3622



Property Details

3252 County Road 46A Auburn

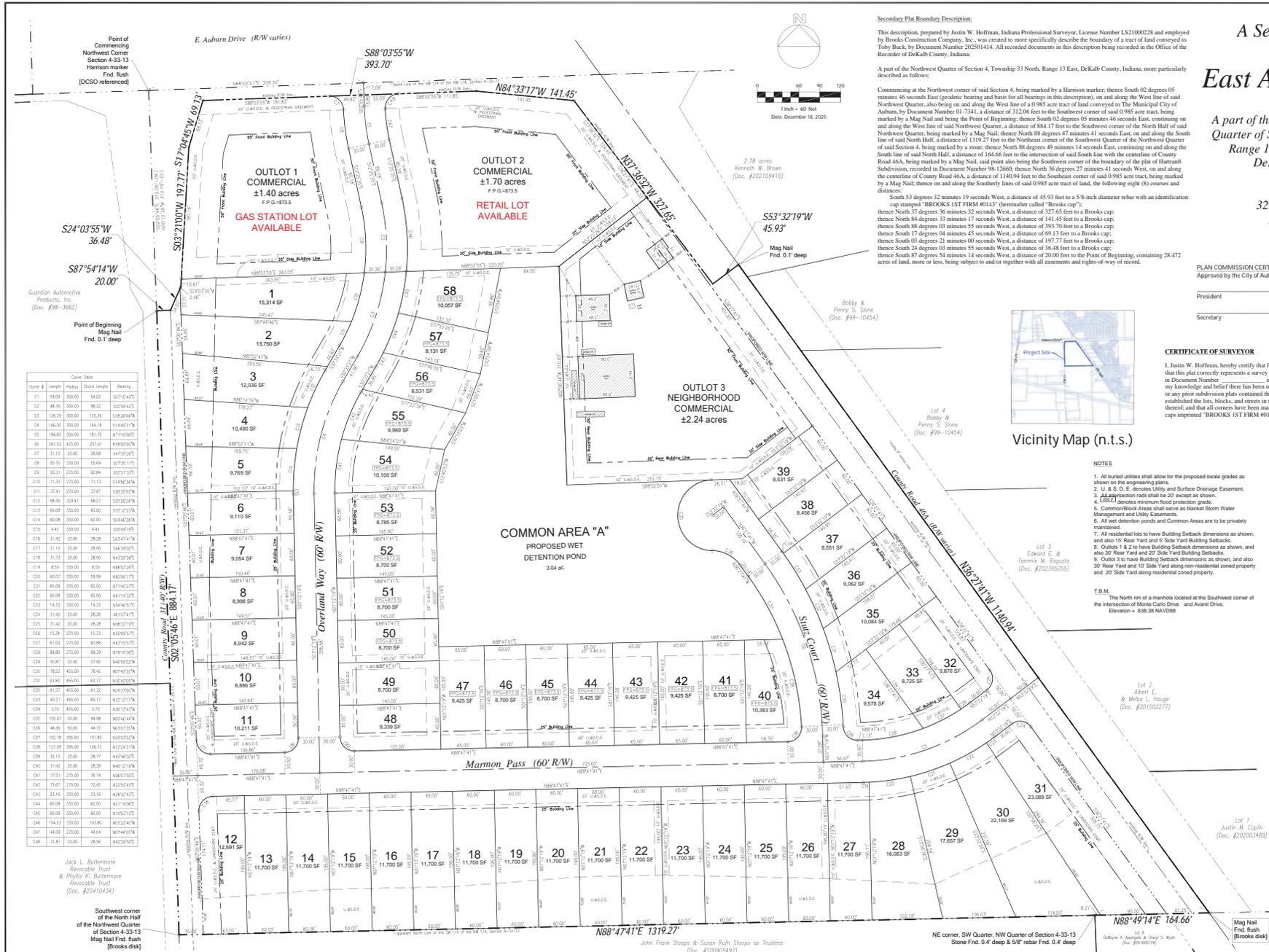
Asking Price:	Contact Brokers
Total Acreage:	3.10 Acres
Lot 1:	1.40 Acres
Lot 2:	1.70 Acres
Parcel ID:	17-10-04-100-001.000-009
County:	DeKalb
Visibility:	6,161(vehicles per day)



Site Plan



Site Plan



Secondary Plat Boundary Description:

This description, prepared by Justin W. Hoffman, Indiana Professional Surveyor, License Number LS21000228 and employed by Brooks Construction Company, Inc., was created to more specifically describe the boundary of a tract of land conveyed to Toby Buck, by Document Number 202501414. All recorded documents in this description being recorded in the Office of the Recorder of DeKalb County, Indiana.

A part of the Northwest Quarter of Section 4, Township 33 North, Range 13 East, DeKalb County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Section 4, being marked by a Harrison marker; thence South 02 degrees 05 minutes 46 seconds East (geodetic bearing and basis for all bearings in this description), on and along the West line of said Northwest Quarter, also being on and along the West line of a 0.985 acre tract conveyed to the Municipal City of Auburn, by Document Number 01.7214, a distance of 31.206 feet to the Southwest corner of said 0.985 acre tract, being marked by a Mag Nail and being the Point of Beginning; thence South 02 degrees 05 minutes 46 seconds East, continuing on and along the West line of said Northwest Quarter, a distance of 884.17 feet to the Southwest corner of the North Half of said Northwest Quarter, being marked by a Mag Nail; thence North 88 degrees 47 minutes 41 seconds East, on and along the South line of said North Half, a distance of 1149.94 feet to the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 4, being marked by a stone; thence North 88 degrees 49 minutes 14 seconds East, continuing on and along the South line of said North Half, a distance of 164.66 feet to the intersection of said South line with the centerline of County Road 46A, being marked by a Mag Nail, said point also being the Southwest corner of the boundary of the plat of Harman Subdivision, recorded in Document Number 96.12600, thence North 36 degrees 27 minutes 41 seconds West, on and along the centerline of County Road 46A, a distance of 1140.94 feet to the Southeast corner of said 0.985 acre tract, being marked by a Mag Nail; thence on and along the Southerly lines of said 0.985 acre tract of land, the following eight (8) corners and distances:

South 53 degrees 32 minutes 19 seconds West, a distance of 45.93 feet to a 5/8-inch diameter rebar with an identification cap stamped "BROOKS 1ST FIRM 601437" (hereinafter called "Brooks cap"); thence North 37 degrees 36 minutes 32 seconds West, a distance of 327.65 feet to a Brooks cap; thence North 84 degrees 33 minutes 17 seconds West, a distance of 141.45 feet to a Brooks cap; thence South 88 degrees 03 minutes 55 seconds West, a distance of 393.70 feet to a Brooks cap; thence South 17 degrees 04 minutes 45 seconds West, a distance of 69.13 feet to a Brooks cap; thence South 03 degrees 21 minutes 00 seconds West, a distance of 197.77 feet to a Brooks cap; thence South 24 degrees 03 minutes 55 seconds West, a distance of 36.48 feet to a Brooks cap; thence South 87 degrees 54 minutes 14 seconds West, a distance of 20.00 feet to the Point of Beginning, containing 24.472 acres of land, more or less, being subject to and/or together with all easements and rights-of-way of record.

A Secondary Plat of:

East Auburn Estates

A part of the North Half of the Northwest Quarter of Section 4, Township 33 North, Range 13 East, Jackson Township, DeKalb County, Indiana

Site Address:
3252 County Road 46A
Auburn, IN 46706

PLAN COMMISSION CERTIFICATION
Approved by the City of Auburn Plan Commission this _____ day of _____, 2025.

President _____
Secretary _____

CERTIFICATE OF SURVEYOR

I, Justin W. Hoffman, hereby certify that I am a Land Surveyor lawfully registered to practice in the State of Indiana; that this plat correctly represents a survey completed by me on March 10, 2025, having Job Number 752001, recorded as Document Number _____ in the Office of the Recorder of DeKalb County, Indiana; that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the aforementioned survey, or any prior subdivision plans contained therein, on any lines that are common with the new subdivision; that I have established the lots, blocks, and interests in the foregoing plat in accordance with the true and established boundaries thereof; and that all corners have been marked by steel rebar 24 inches long and 5/8 inches in diameter with plastic caps stamped "BROOKS 1ST FIRM 601437" or as otherwise noted.



Vicinity Map (n.t.s.)

NOTES

- All buried utilities shall allow for the proposed swale grades as shown on the engineering plans.
- U. & S. D. E. denotes Utility and Surface Drainage Easement.
- All easement rods shall be 3/4" except as shown.
- 0.025" denotes minimum flood protection grade.
- Common-Brooks Area shall serve as Shared Storm Water Management and Utility Easements.
- All wet detention ponds and Common Areas are to be privately maintained.
- All residential lots to have Building Setback dimensions as shown, and also 15' Rear Yard and 5' Side Yard Building Setbacks.
- Outlots 1 & 2 to have Building Setback dimensions as shown, and also 30' Rear Yard and 5' Side Yard Building Setbacks.
- Outlot 3 to have Building Setback dimensions as shown, and also 30' Rear Yard and 10' Side Yard along non-residential zoned property and 20' Side Yard along residential zoned property.

T.B.M.

The North iron of a manhole located at the Southwest corner of the intersection of Monte Carlo Drive and Avarit Drive.
Elevation = 838.38 NAVD83

Justin W. Hoffman
Indiana Professional Surveyor



Blockchain & Wetland Certification:
- This property lies in Zone "X", as the property plots by scale on FIRM Map No. 18032C021E, effective date 9/29/2006.
- There are no wetlands shown on the property, according to the National Wetlands Inventory website, as of 9/18/2025.

Owner:
Toby Buck
6310 Senate Court
Pendleton, IN 46064

Developer:
Keith Dedrick
Corporate Commercial Group
11495 N. Pennsylvania
Carmel, IN 46032
(317) 502-3622

Professional Surveyor:
Justin W. Hoffman, P.E., P.S.
Brooks Construction Company, Inc.
6525 Ardmore Avenue
Fort Wayne, IN 46809
(260) 478-1990



Jack L. Buttemore
Reversible Trust
& Phyllis K. Buttemore
Reversible Trust
(Doc. #20410434)

Southwest corner of the North Half of the Northwest Quarter of Section 4-33-13
Mag Nail Fnd. 0.1' deep
(Brooks disk)

John Frank Stoops & Susan Ruth Stoops as Trustees
(Doc. #20090497)

NE corner, SW Quarter, NW Quarter of Section 4-33-13
Stone Fnd. 0.4' deep & 5/8" rebar Fnd. 0.4' deep

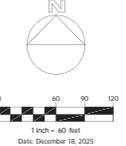
Lot 1
Justin M. Coplin
(Doc. #210203489)

Lot 2
Albert E. & Wanda L. Hoag
(Doc. #201502777)

Lot 3
E. Caplan E. & Tamara M. Rogala
(Doc. #202305255)

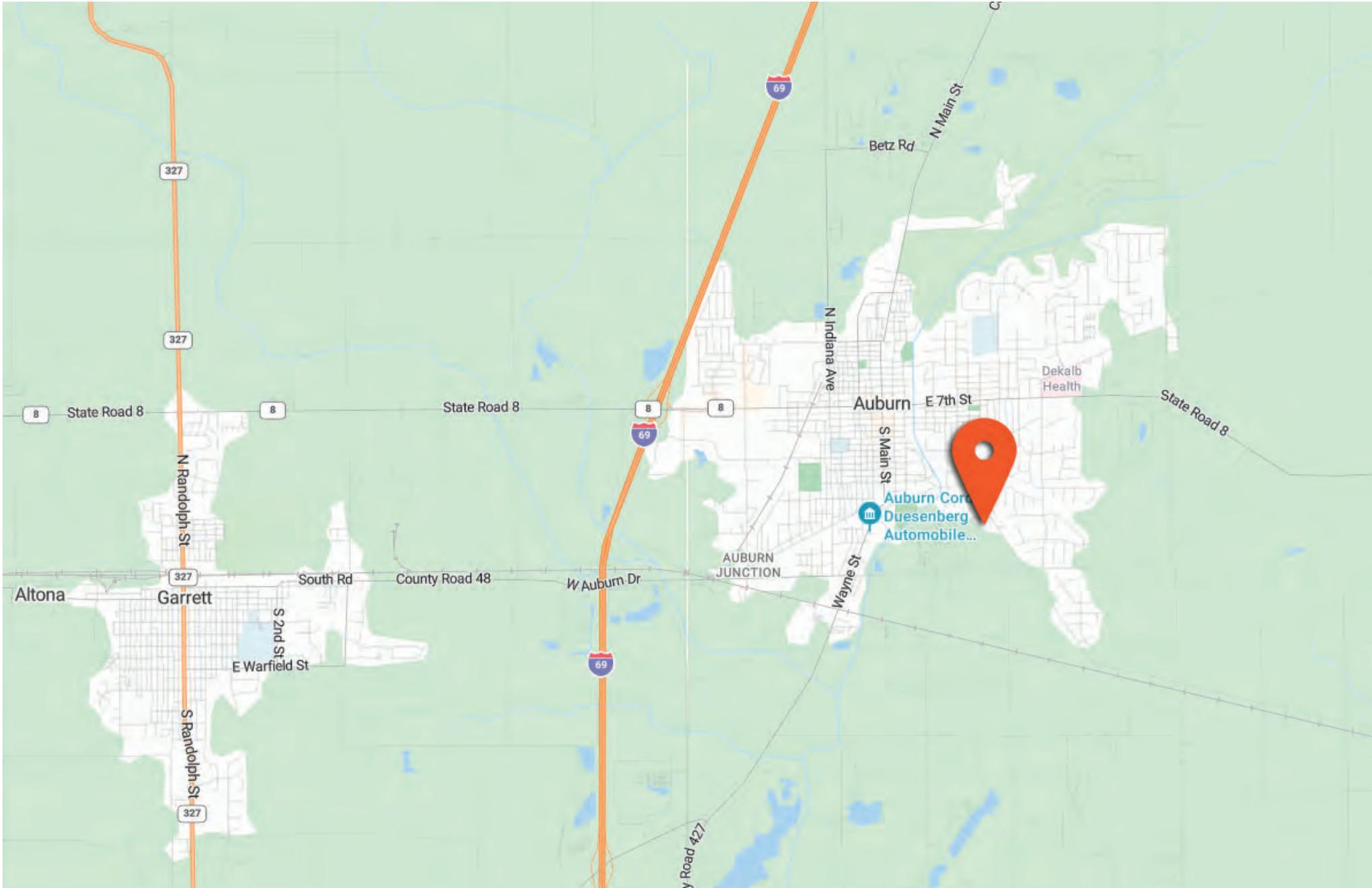
Lot 4
Bobby & Penny S. Stone
(Doc. #99-10454)

2.78 Acres
Kenneth W. Brown
(Doc. #202109410)



1 inch = 60 feet
Date: December 18, 2025

Location Overview



Demographics

KEY FACTS

5 miles



23,411

Population



40.2

Median Age



2.5

Average Household Size

HOME VALUES

5 miles



\$165,043

2023 Median Home Value (Esri)



\$195,739

2023 Average Home Value (Esri)



\$173,550

2028 Median Home Value (Esri)



\$206,390

2028 Average Home Value (Esri)

BUSINESS

5 miles



874

Total Businesses



12,331

Total Employees

EMPLOYMENT

5 miles



White Collar

51%



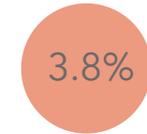
Blue Collar

37%



Services

11%



Unemployment Rate

INCOME

5 miles



\$64,287

Median Household Income



\$34,064

Per Capita Income



\$162,808

Median Net Worth

Variables	1 mile	3 miles	5 miles
2023 Total Population	2,796	16,096	23,411
2023 Total Households	1,190	6,669	9,440
2023 Average Household Size	2.35	2.38	2.45
2023 Median Household Income	\$62,942	\$63,373	\$64,287
2023 Median Age	41.4	40.7	40.2



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