

FOR SALE

SR 57/I-69

DEVELOPMENT LAND ALONG I-69

Evansville, IN 47725

PRESENTED BY:

ANDY MARTIN

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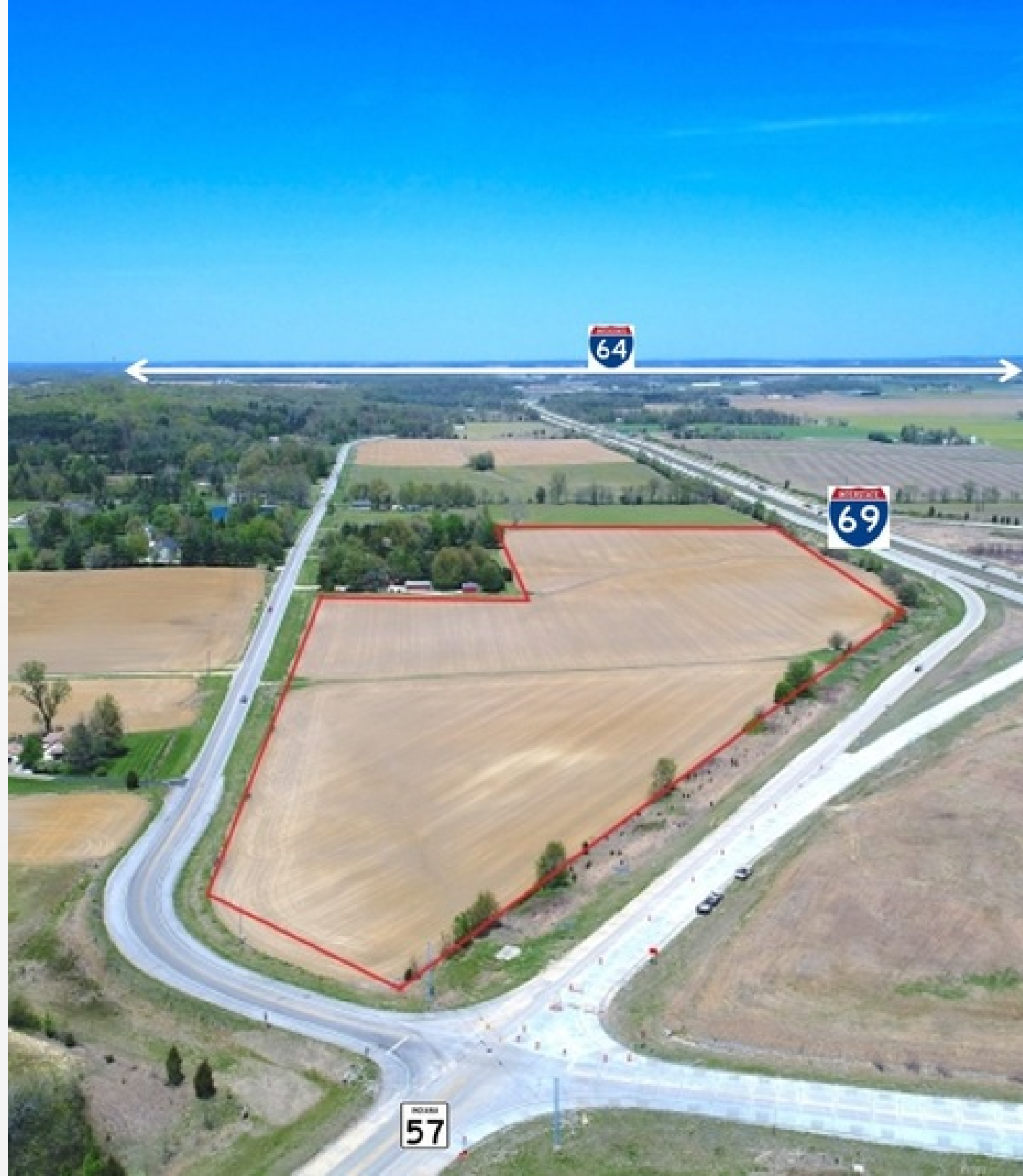
IN #RB14043658

CHRISTOPHER STUARD

O: 812.471.2500

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IN #RB1404888





OFFERING SUMMARY

SALE PRICE:	\$1,350,000
AVAILABLE SF:	
LOT SIZE:	30 Acres
PRICE / ACRE:	\$45,000
ZONING:	A
MARKET:	Southern Indiana
VIDEO:	View Here

PROPERTY OVERVIEW

This 30 acre development site is highly visible from I-69 and is located at the SR -57 interchange to I-69. The property is part of the Evansville MSA located in the northern region of Vanderburgh County. The site has excellent access to the entire Midwest region being located along I-69 and in close proximity to I-64 and Highway 41. Evansville is Indiana's 3rd largest city and is located 60-miles south of the median center of the U.S. population. This site is located 165 miles to St. Louis, MO, 150 miles to Nashville, TN, 170 miles to Indianapolis, IN, 220 miles to Cincinnati, OH, and 120 miles to Louisville, KY. This location is perfect for logistics/fulfillment centers, fueling plazas, or other industrial uses.

PROPERTY HIGHLIGHTS

- Highly visible from newly extended I-69
- Located at intersection of I-69 and SR 57
- Perfect warehouse/distribution location
- Regional proximity to 6 major markets

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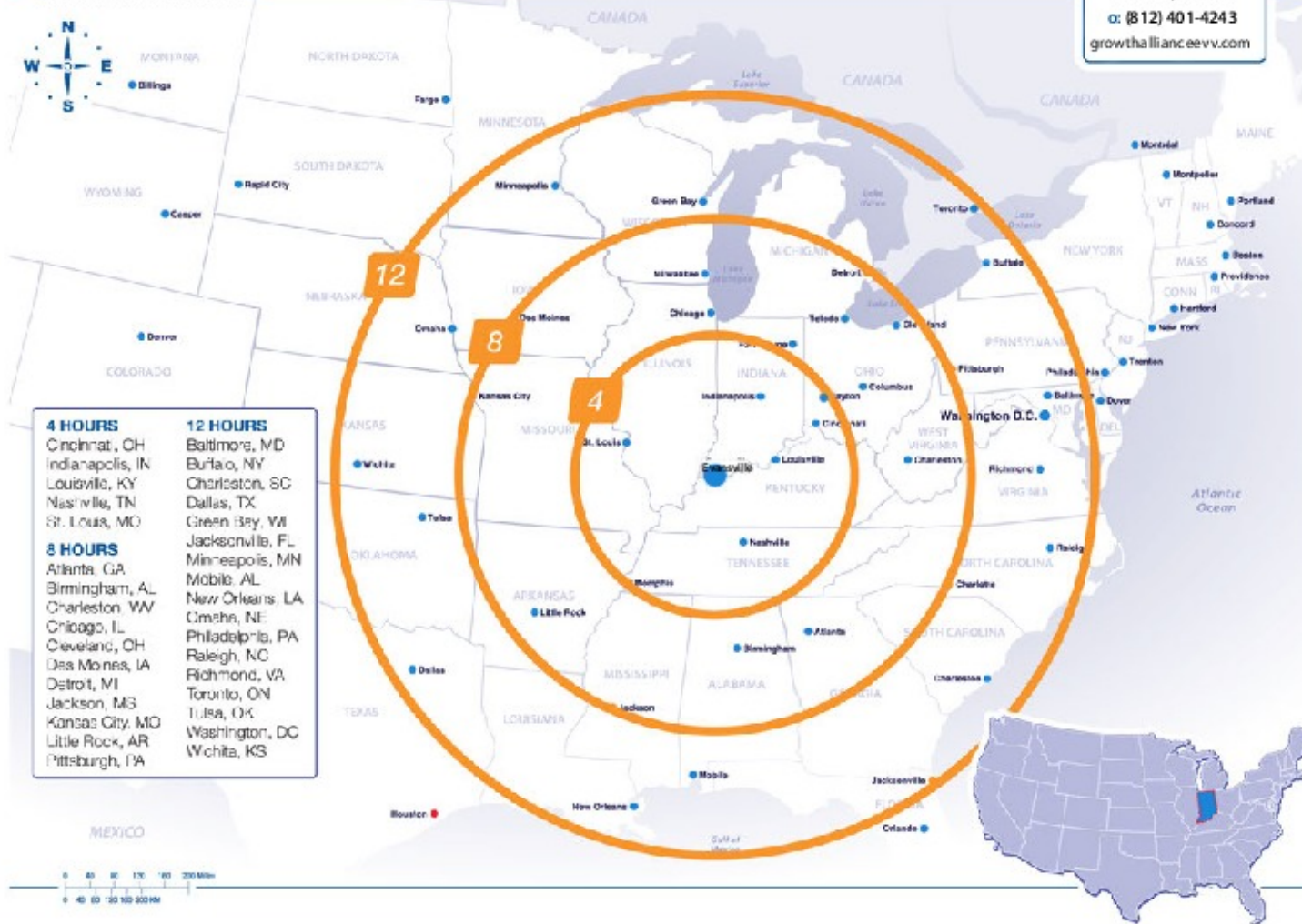
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Greater Evansville Economic Development

Drive Times from Evansville, Indiana

Growth Alliance
 318 Main St, Suite 500
 Evansville, IN 47708
 o: (812) 401-4243
 growthallianceevv.com



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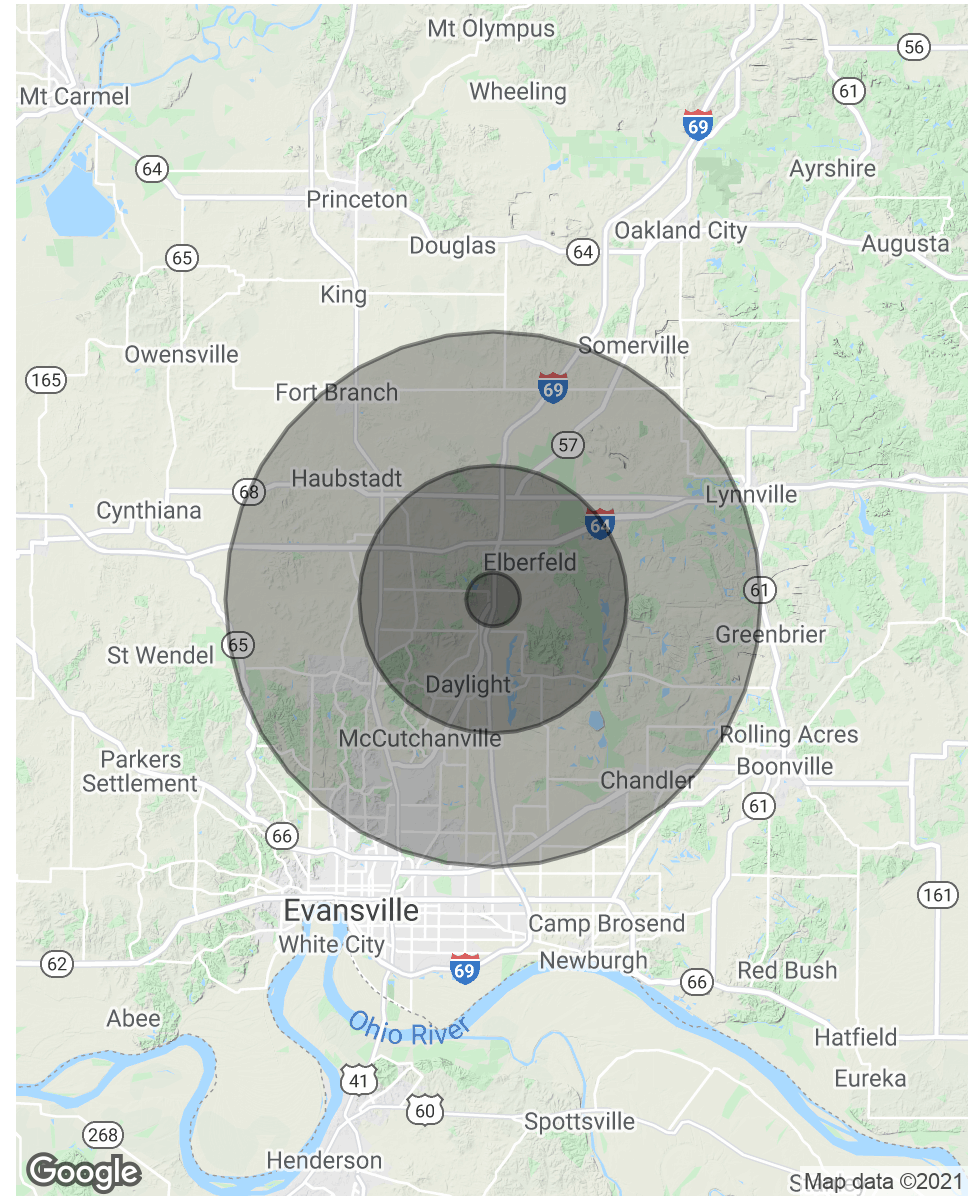
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	503	9,917	66,354
AVERAGE AGE	41.0	40.2	40.0
AVERAGE AGE (MALE)	39.2	38.8	38.3
AVERAGE AGE (FEMALE)	42.1	41.2	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	190	3,730	26,493
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$88,594	\$83,349	\$73,287
AVERAGE HOUSE VALUE	\$136,579	\$170,333	\$172,913

* Demographic data derived from 2010 US Census



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