



I-69 LAND

RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715

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Property Summary



OFFERING SUMMARY

Sale Price:	\$48,900 - \$579,900
Lot Size:	9.459 Acres
Zoning:	C-4
Price / SF:	\$0.12

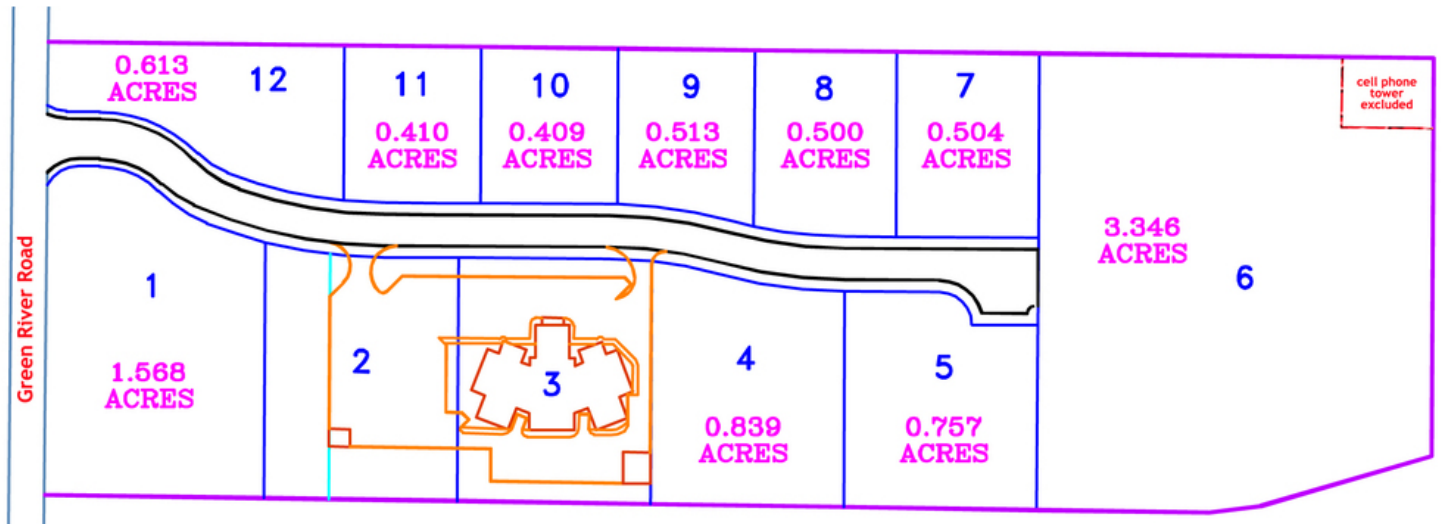
PROPERTY OVERVIEW

Conveniently located off of the I-69 bypass and S. Green River Road in Evansville,IN. There are currently 10 separate lots that would be ideal for those needing access to the highway. The highly traveled commercial property is pad ready and comes with all utilities adjoining this site. The lots are flat and have been sloped with pre-grading, and are pre-engineered with storm retention in place.

PROPERTY HIGHLIGHTS

- I-69 frontage lots available
- Wide range of sizes & uses available
- Great traffic counts
- I-69 visibility from North & South

Land Lots

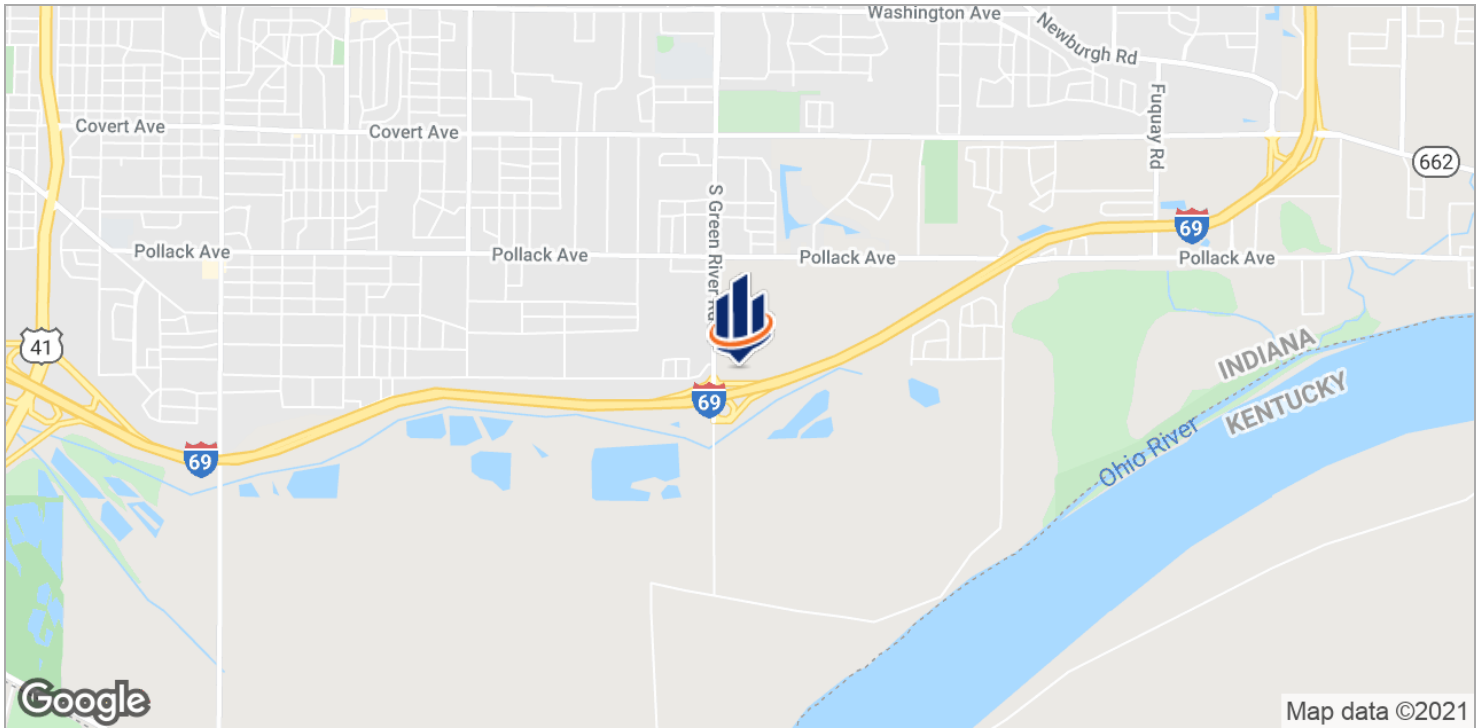


RIVERWIND POINTE SUBDIVISION

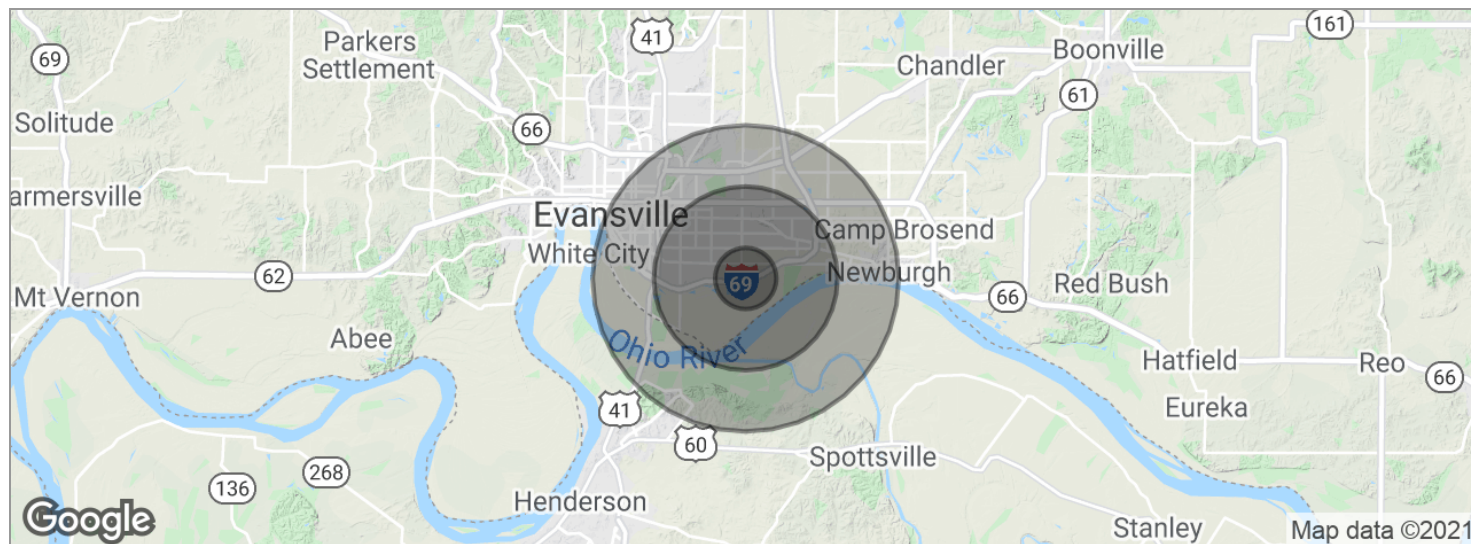
OF LOTS 10 | TOTAL LOT SIZE 0.409 - 3.346 ACRES | TOTAL LOT PRICE \$48,900 - \$579,900 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1			Retail	1.568 Acres	\$412,900	
Available	4			Retail	0.839 Acres	\$219,900	
Available	5			Retail	0.757 Acres	\$199,900	
Available	6			Retail	3.346 Acres	\$579,900	
Available	7			Retail	0.504 Acres	\$60,900	
Available	8			Retail	0.5 Acres	\$59,900	
Available	9			Retail	0.513 Acres	\$51,900	
Available	10			Retail	0.409 Acres	\$48,900	
Available	11			Retail	0.41 Acres	\$49,900	
Available	12			Retail	0.613 Acres	\$74,590	

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,576	47,431	102,629
Median age	37.2	37.9	36.6
Median age [Male]	33.1	35.0	34.4
Median age [Female]	41.8	41.0	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,348	20,363	43,069
# of persons per HH	2.4	2.3	2.4
Average HH income	\$48,337	\$55,590	\$54,525
Average house value	\$82,568	\$146,131	\$138,577

* Demographic data derived from 2010 US Census

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