

10.81 AC ALONG INTERSTATE READY FOR DEVELOPMENT



PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

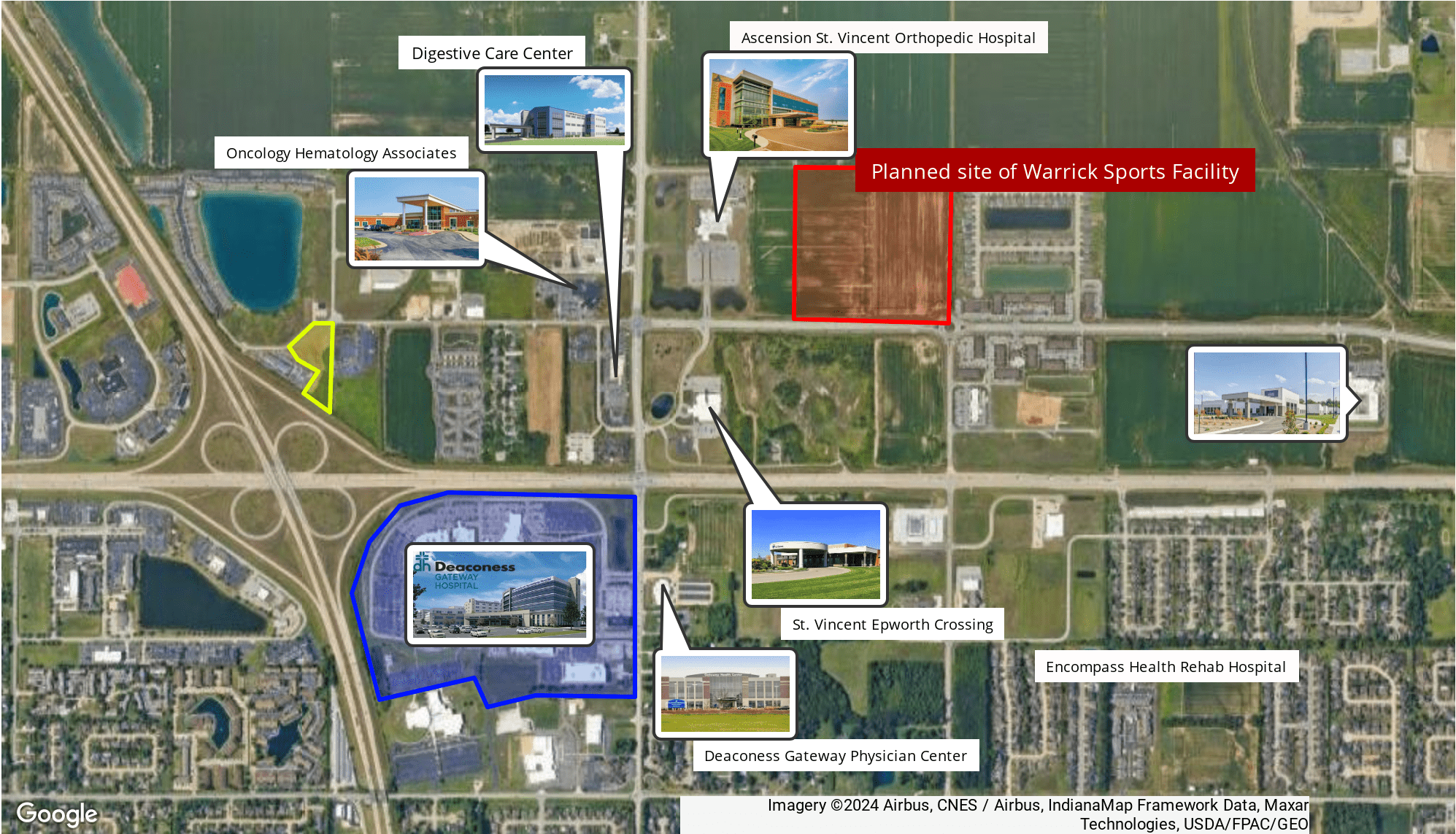
LEASE RATE:	Negotiable
AVAILABLE SF:	
LOT SIZE:	10.81 Acres
ZONING:	C-4
TOPOGRAPHY:	Level
FLOOD ZONE:	X
UTILITIES AVAILABLE:	All

HOLLY EDMOND
C: 812.306.1544
holly.edmond@svn.com
IN #RB22000483

I-69 AND US HWY 66 | Stahl Rd Newburgh, IN 47630



LOCATION MAP



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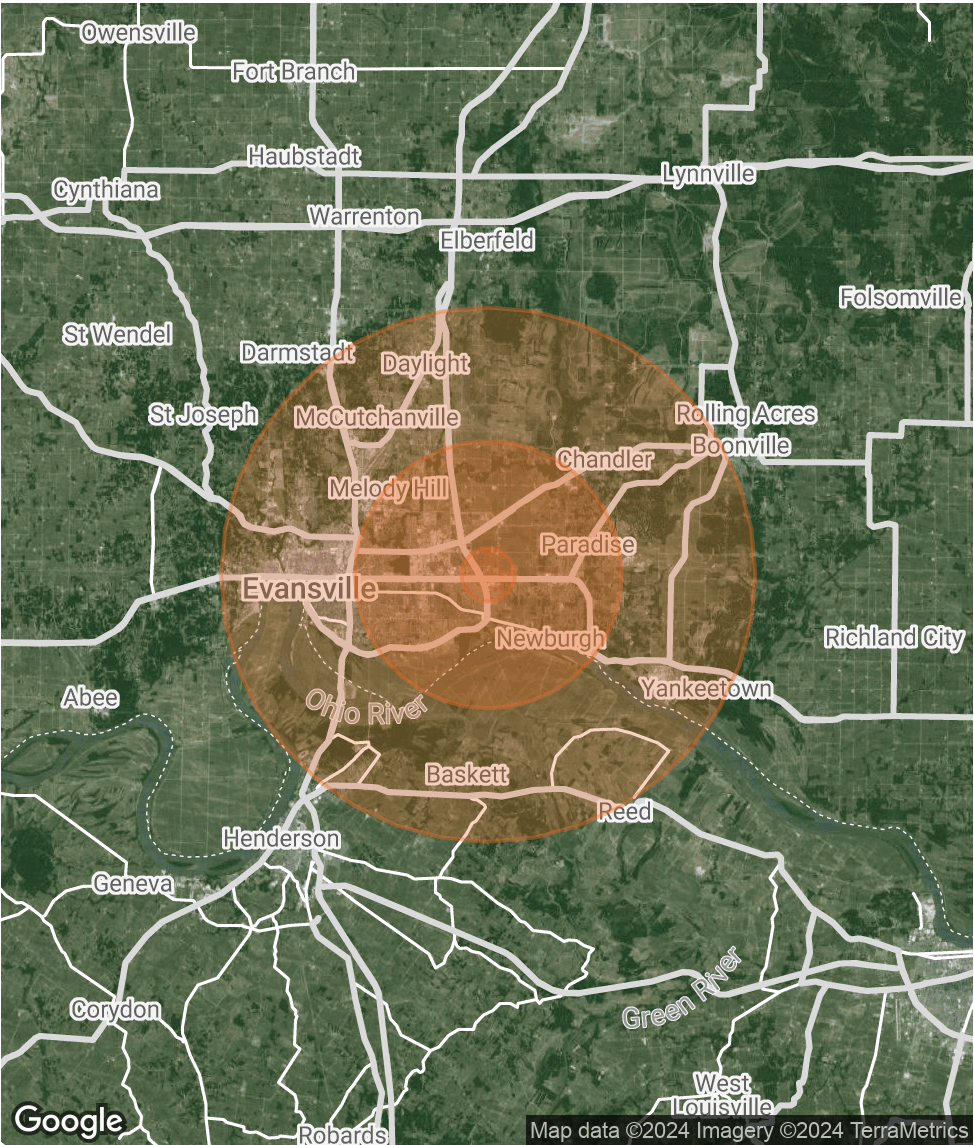


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,034	84,371	216,545
AVERAGE AGE	39.9	39.4	37.9
AVERAGE AGE (MALE)	37.5	36.4	36.1
AVERAGE AGE (FEMALE)	42.1	41.8	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,291	35,447	89,243
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$75,467	\$69,109	\$60,949
AVERAGE HOUSE VALUE		\$166,328	\$152,294

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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