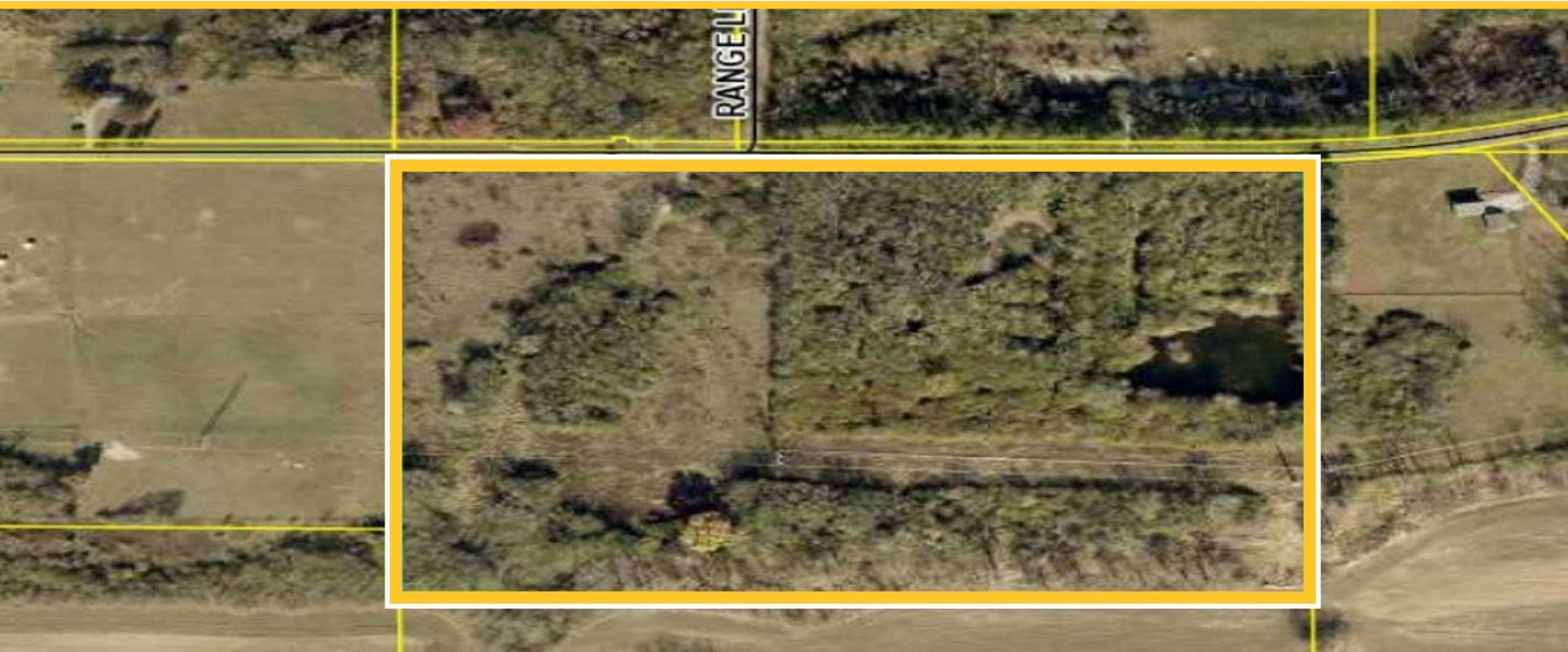




± 30.53 Acres - Industrial Land For Sale

1565 S River Road · West Lafayette, Tippecanoe County, Indiana 47906



TOTAL ACRES

± 30.53

ZONING

I3 Industrial

FRONTAGE

~1,313 FT

COUNTY

Tippecanoe

PROPERTY HIGHLIGHTS

- Zoned I3 (Industrial) Tippecanoe County
- Permitted uses include manufacturing, distribution, logistics, self-storage, outdoor storage, contractor operations, commercial solar, and more
- Located ~2 miles SW of Purdue University campus in West Lafayette, Indiana
- Rectangular parcel: ~1,313 ft of frontage along S River Road × ~1,017 ft depth
- Municipal electric available
- No current agricultural leases in place — available for immediate buyer due diligence
- Gravel ingress/egress from River Road; sloping topography at street grade
- Wetland study completed and can be shared during due diligence
- Pricing: Subject to negotiation

PROPERTY DETAILS

SITE DESCRIPTION

Address:	1565 S River Road, West Lafayette, IN 47906
Parcel No.:	79-06-36-100-001.000-023
Land Size:	30.53 Acres (Subject to survey)
Frontage:	~1,313 ft on River Road
Depth:	~1,017 ft
Zoning:	I3 Industrial — Tippecanoe APC
Utilities:	Municipal electric; no muni water/sewer on site
Access:	Gravel ingress/egress from River Road

ADJACENT USES

- N: River Road, then Purdue University skeet shooting land
S: Floodplain land
E: Single-family homesite
W: Purdue University veterinary farmland

PERMITTED USES (I3 ZONING)

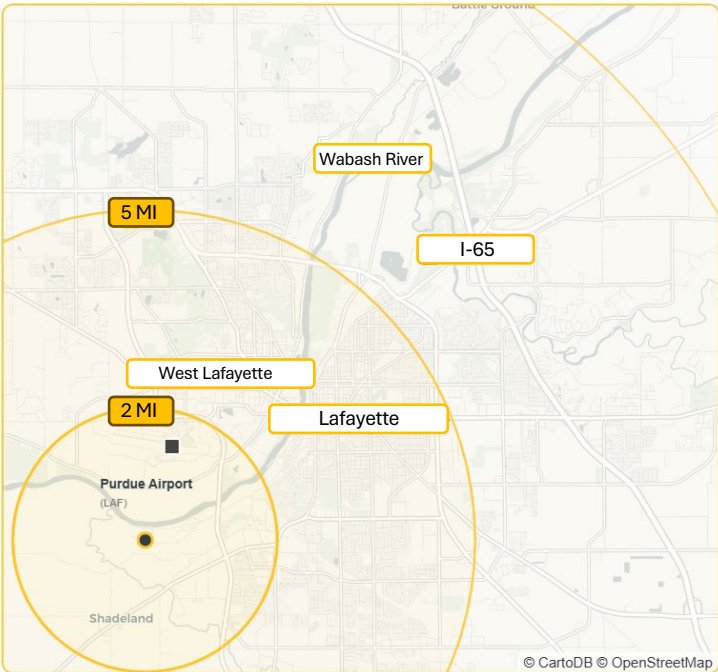
- Manufacturing
- Warehouse & Distribution
- Logistics & Transportation
- Research & Development
- Industrial Outdoor Storage
- Self-Storage / Mini-Warehouse
- Contractor Yards & Equipment Staging
- Truck Terminal / Freight Wholesale Trade
- Commercial & Industrial uses per I3 zoning (buyer to verify with Tippecanoe APC: 765-423-9242)

AREA DEMOGRAPHICS (2024)

	10 Mi	15 Mi	20 Mi
Population	32,193	43,383	91,614
Household Income	\$87,132	\$90,663	\$93,739
Employees	16,150	18,145	29,932
Daytime Pop.	32,860	40,471	73,329

WHY WEST LAFAYETTE?

- Home to Purdue University (~50,000 students) — robust research & tech economy
- Growing industrial corridor along US-52 & I-65 corridors
- Tippecanoe County: expanding workforce, business-friendly climate
- ~65 miles north of Indianapolis metro via I-65
- Strong household income growth in 10–20 mile radius



CONTACT US

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