



Corner Lot At Green River Rd Near I-69

4825 Riverwind Pointe Dr
Evansville, Indiana 47715

Property Highlights

- 1.49 AC corner parcel with strong visibility
- Immediate access to I-69 ramps
- Located just off Green River Road—major retail and dining corridor
- 23,363 AADT along I-69 at this intersection
- Ideal for fuel station, convenience store, or other traffic-oriented commercial use
- Surrounded by established commercial and residential development

For More Information



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BROCHURE

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Property Description

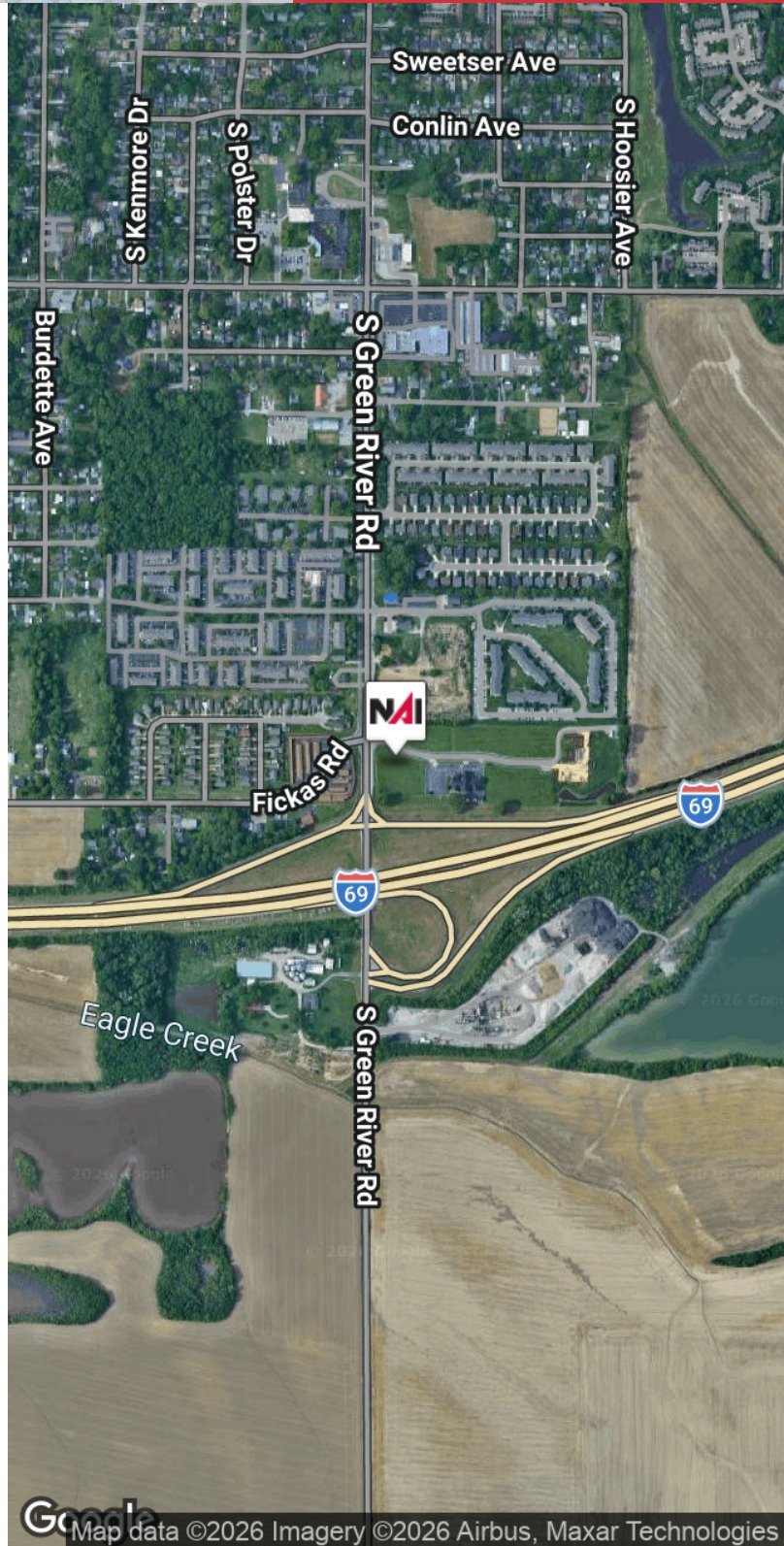
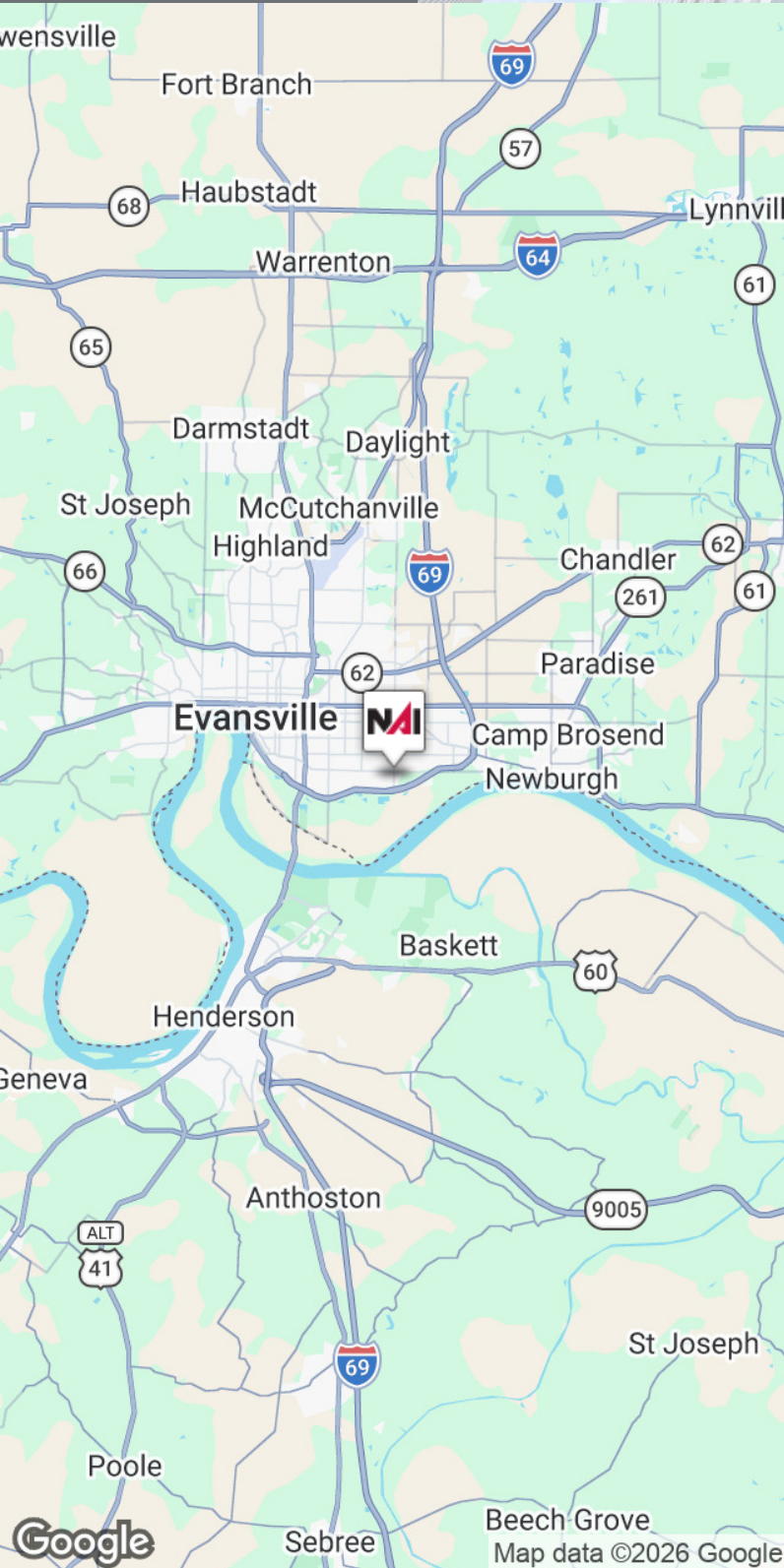
Positioned at one of Evansville's most strategic growth corridors, this 1.49-acre corner parcel at Riverwind Pointe Drive offers exceptional visibility and access directly off the I-69 on/off ramps. The site sits just east of Green River Road, one of the region's dominant commercial arteries lined with national retailers, restaurants, hotels, and service destinations drawing consistent daily traffic from across Southern Indiana and Western Kentucky.

With 23,363 AADT traveling along I-69 just west of the site, this corridor already carries one of the region's heaviest traffic volumes. The frontage road currently sees 8,731 AADT, but that number is expected to rise sharply with the completion of the new I-69 Ohio River Crossing, which will shift the primary river crossing closer to the Green River Road interchange. As traffic is funneled toward this interchange, the site becomes an increasingly critical gateway for commuter, logistics, and regional travel—positioning it for exceptional long-term visibility and demand.

The property's corner configuration, excellent access, and proximity to interstate ramps make it an ideal candidate for a fuel station, c-store, QSR, or other high-traffic user seeking maximum exposure and convenience. Utilities are readily accessible, and surrounding development patterns support strong daytime and residential demand.

Location Description

Situated on the south end of Green River Road at the I-69 on/off ramp, this site offers quick and east right-in access to any traffic exiting the interstate. Green River Road is a home to shopping and dining destinations and is one of the most heavily trafficked road in the region.



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Progress to Date

-  Kentucky and Indiana entered a Bi-State Development Agreement to construct the I-69 bridge in late 2025.
-  The Kentucky Public Transportation Infrastructure Authority (KPTIA) is the primary authority for financing, development, construction, operation and maintenance of Section 2.
-  The procurement process is underway, and the Section 2 contract is expected to be awarded in late 2026. Three shortlisted proposers were identified in late 2025.



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ORX **QUARTERLY CONNECTION**
Your I-69 ORX Update

ORX 69 OHIO RIVER CROSSING

Section 1: Kentucky

That's a wrap! After three years of work in Henderson, **Section 1** is substantially complete. The project, which included the approach work in Kentucky, finished on budget and on schedule.

Gov. Andy Beshear and local leaders celebrated with a ribbon cutting in November 2025.

One Step Closer to the Crossing: An ORX Celebration followed in the afternoon. Participants were able to walk or bike nearly two miles of the new KY 3690 roadway while learning fun facts about the project along the way. Participants also received commemorative medallions.



Three final major elements of the project opened to traffic late last year, including more than two miles of new KY 3690 (future I-69) roadway, the new U.S. 60 interchange in its final configuration, and the new U.S. 41 interchange in its long-term interim configuration.



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Section 2: I-69 Bridge

Construction of the future I-69 bridge is expected to begin in spring 2027.

ORX Section 2 will be a design-build project, allowing final design and construction to occur simultaneously, saving time and often identifying efficiencies to save costs. Construction is expected to be complete in 2031.



The procurement process is underway, and the Section 2 contract is expected to be awarded in late 2026. Three **shortlisted proposers** were identified in late 2025.

Kentucky and Indiana entered into a Bi-State Development Agreement to construct the I-69 bridge in late 2025. The bridge will be owned equally by both states, consistent with the historic shared ownership of bridges.

SECTION 2 TIMELINE



Section 3: Indiana

A lot of progress is being made on **Section 3** and construction in Evansville is 75% complete! Three new approach bridges are taking shape. The project is on budget and on schedule and is expected to be complete by the end of the year.

Beams for the third and final approach bridge were delivered and set this month. The three bridges include a total of nearly 200 concrete beams ranging in length from 125 feet to 188 feet. The beams are among the largest precast concrete beams used in any construction project in the Midwest.

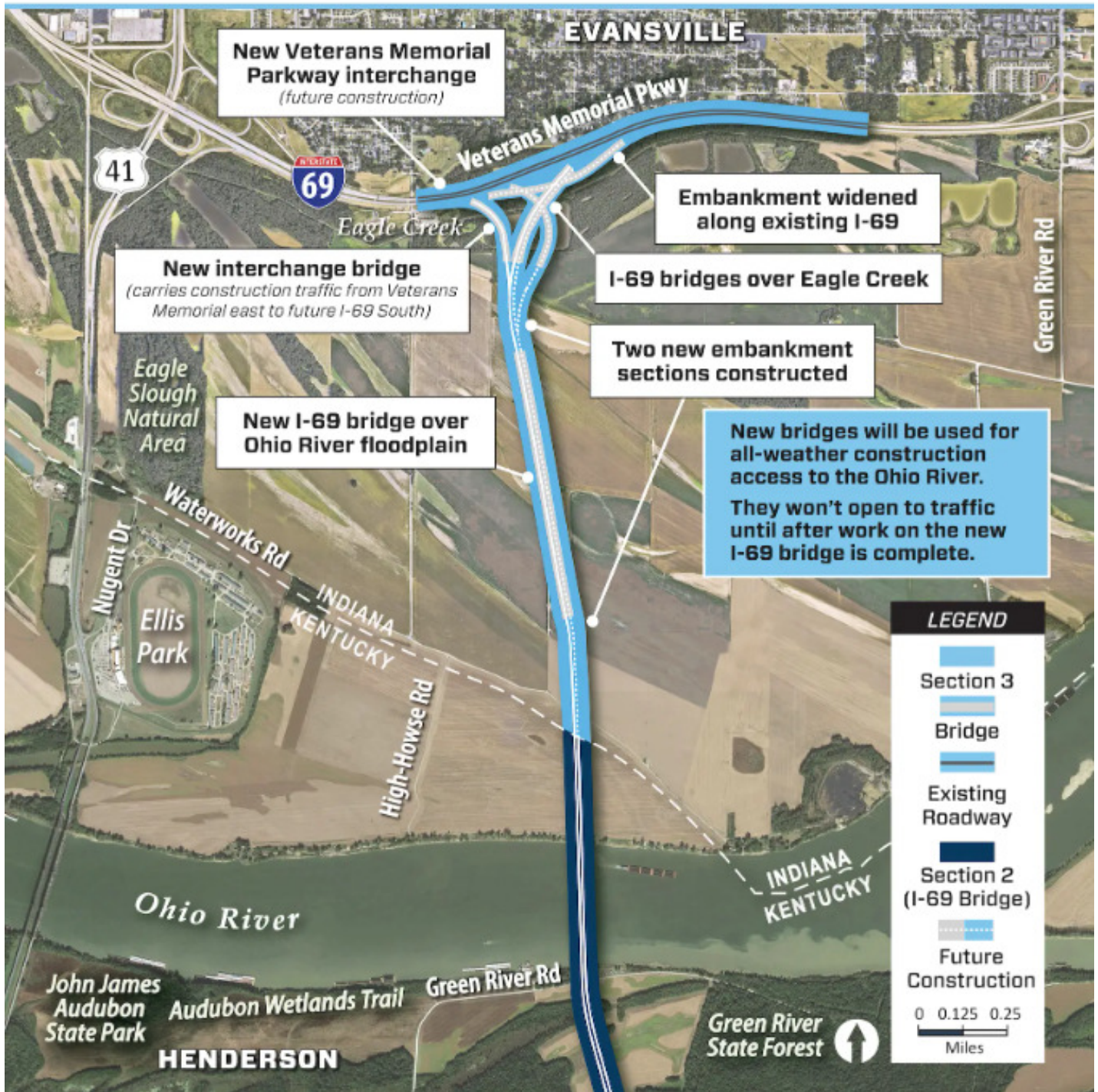
Bridge deck pours will continue this spring with warmer temperatures. The largest pours will each last around 12 hours and require around 185 truckloads of concrete.



Bridges under construction mark the path to the future I-69 bridge and will provide all-weather access for crews to build the new bridge. The approach bridges and roadways in Evansville will open to traffic after the new I-69 bridge is complete.



SECTION 3: INDIANA



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