

Land For Sale

10.27 Acre Clarksville Development Site

4505 E Highway 31, Clarksville, IN, 47129

Land For Sale

Prepared on July 13, 2026

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Retail, Industrial	Available Date	Now
Total Available Space	10.27 Acres	Days On Market	12 days
Asking Price	\$4,500,000	Date Listed	7/01/2026
Listing Price Per SF	-	Last Modified	7/13/2026
List Price Per Acre	\$438,169	Listing ID	45228807
Cap Rate (Actual)	-	Parking Spaces	-
Possession	Now	Electric Service	-
Signage	Free-Standing	Water	Yes
Show Instructions	Call broker	Sanitary Sewer	Yes

Description

10.27 acre (approx.) Clarksville development site; westside of site borders I-65; property includes leased cell tower and billboard (not leased/owner's); former Theatrain X property that has an 10,483 sf (approx.) vacant building; site is currently zoned AB (adult business);

Property Features

Location Details

Address	4505 E Highway 31, Clarksville, IN, 47...	Parcels	101403300180000011
County	Clark	Name	4505 Highway 31 E

Building Details

Sub Type	Theater
Building Status	Existing
Building Size	10,031 SF
Land Size	11.27 Acres / 490,747 SF
Number of Buildings	1
Number of Floors	1

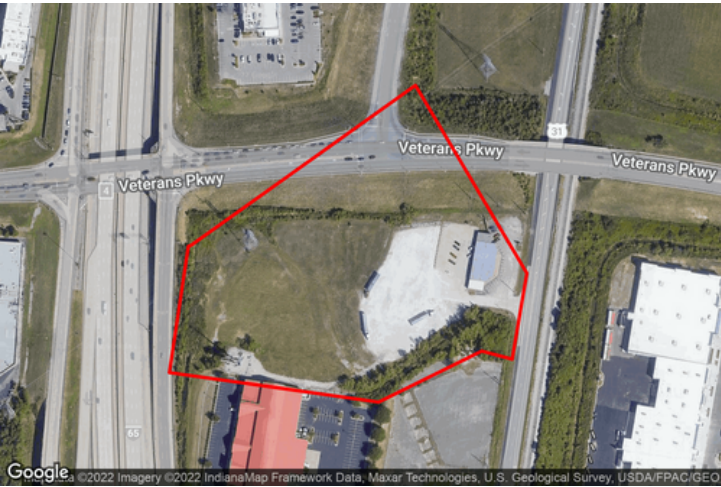
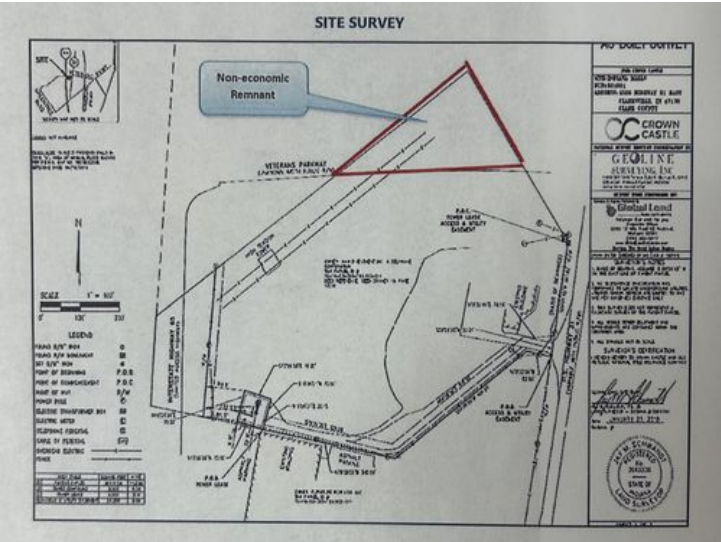
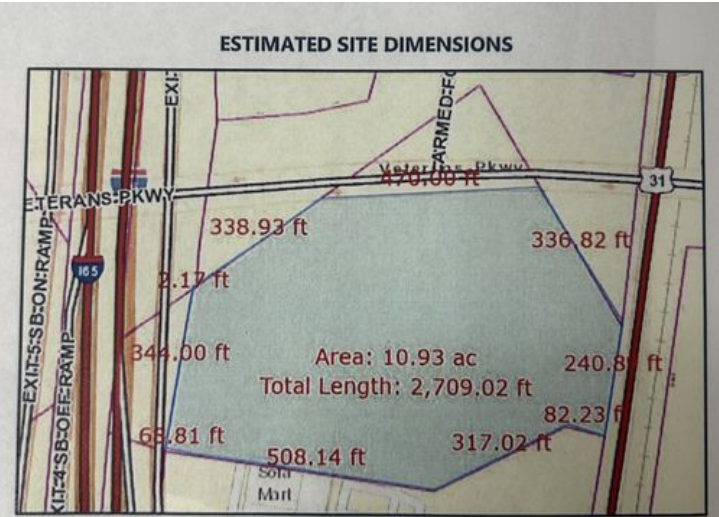
Year Built/Renovated	1955, 1975
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes

Property Listings

1 Listing | 447,361.20 SF | \$4,500,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	vacant	-	10.27 Acre	\$4,500,000	Now

Additional Photos



Contact



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Baker Commercial Real Estate