

**FOR SALE OR
GROUND LEASE**

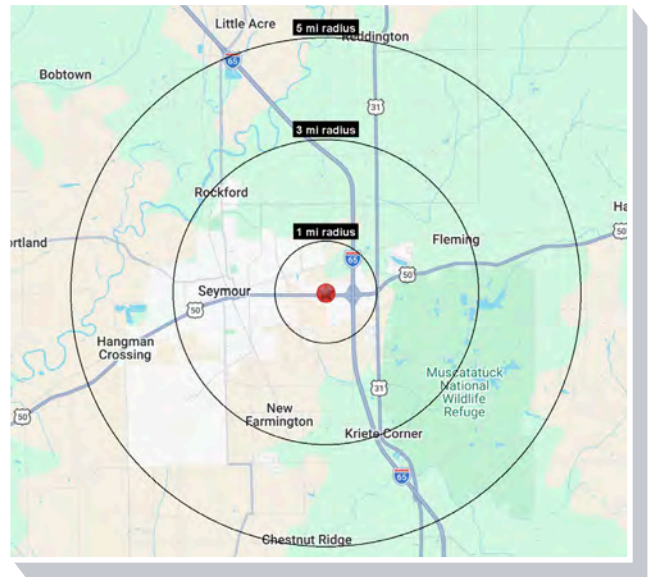


Tipton Street Outlots

2025 E. TIPTON STREET ■ SEYMOUR, IN 47274

PROPERTY HIGHLIGHTS

- Proposed outlots available for sale or ground lease (0.75–1.50 AC)
- Full access and visibility from Tipton Street with 28,654 VPD
- Excellent accessibility with nearby I-65 interchange serving 32,069 VPD
- Growing trade area with Seymour experiencing 23.2% population increase since 2020
- Located less than 3 miles from Seymour's industrial campus with more than 6,000 employees





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AERIAL LOOK



DEMOGRAPHICS SNAPSHOT - (2025)	1 MILE	3 MILE	5 MILE
POPULATION	1,663	24,132	29,075
DAYTIME POPULATION	6,951	19,828	26,551
HOUSEHOLDS	649	9,209	11,081
MEDIAN HOUSEHOLD INCOME	\$59,500	\$67,043	\$74,380
AVG. HOUSEHOLD INCOME	\$70,311	\$83,149	\$90,625



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SITE PLAN



LOCATION MAP

