

VETERANS MEMORIAL PARKWAY AND SOUTH 500 EAST

Lafayette, IN 47905



PROPERTY DESCRIPTION

The subject property consists of approximately 37.076 acres of heavy industrial zoned land, I-3. The seller will consider splitting the land. The land enjoys excellent visibility to Veterans Memorial Parkway East with almost 2,500 linear feet of frontage. Utilities are at, or near, the subject property. The offering was included in the recent shovel ready certification of approximately 500 contiguous acres to the west. Prior surveys, and reports such as geotech, environmental, archaeo desktop, wetland delineation, and more available upon request.

PROPERTY HIGHLIGHTS

- Zoned I-3
- Fantastic location
- Strong industrial base and employment pool

OFFERING SUMMARY

Sale Price:	\$110,000 / acre
Lot Size:	37.076 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	8	248
Total Population	3	15	544
Average HH Income	\$74,352	\$74,352	\$86,979

JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com

VETERANS MEMORIAL PARKWAY AND SOUTH 500 EAST

Lafayette, IN 47905



LOCATION DESCRIPTION

The subject property is on the growing east side of Lafayette, IN. Lafayette and surrounding areas continue to be nationally recognized for housing affordability, excellent job opportunities, and a quality of life. An established, and growing, advanced manufacturing ecosystem continues to develop. Notable businesses in close proximity to the land include Subaru, CAT Logistics, Amazon, Toyota Tsusho, GE Aviation, Nanshan, Saab, Rolls Royce, Freightliner, Old Dominion, three major hospital networks, and many others. Industry is supported by world class Purdue University, Ivy Tech, and a business friendly local municipality (and State). Utilities are at, or near, the subject property. Indiana continues to be recognized as one of the most business friendly states in the nation. In 2023 alone Indiana received commitments from over 208 companies committed to locating or expanding in the State, resulting in a combined investment of \$28.7 billion dollars.

LOCATION DETAILS

County	Tippecanoe
--------	------------

JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com

VETERANS MEMORIAL PARKWAY AND SOUTH 500 EAST

Lafayette, IN 47905



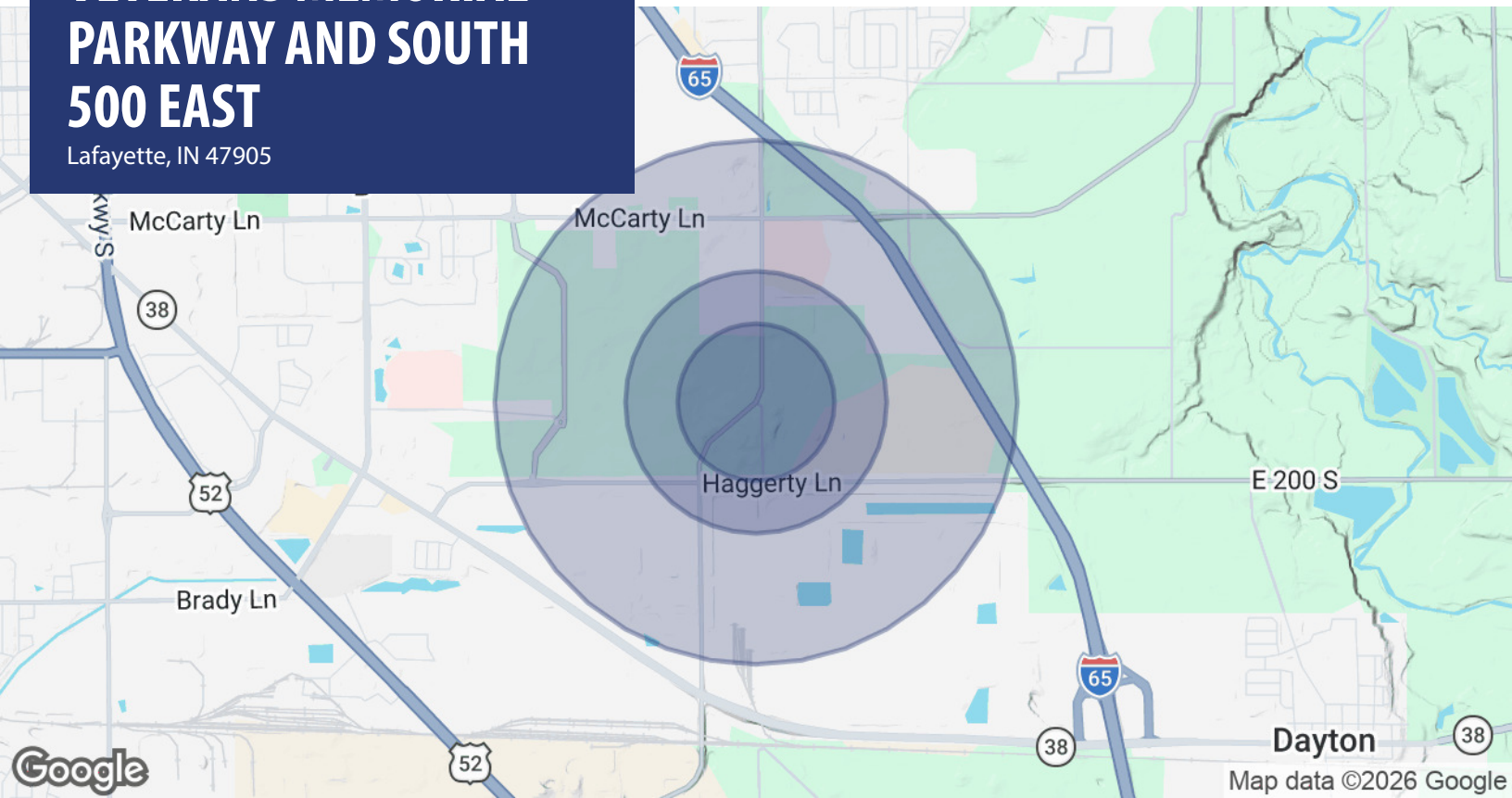
JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com

VETERANS MEMORIAL PARKWAY AND SOUTH 500 EAST

Lafayette, IN 47905



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	15	544
Average Age	43	43	39
Average Age (Male)	41	41	38
Average Age (Female)	45	45	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	8	248
# of Persons per HH	3	1.9	2.2
Average HH Income	\$74,352	\$74,352	\$86,979
Average House Value	\$297,994	\$297,994	\$270,864

2020 American Community Survey (ACS)

JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com