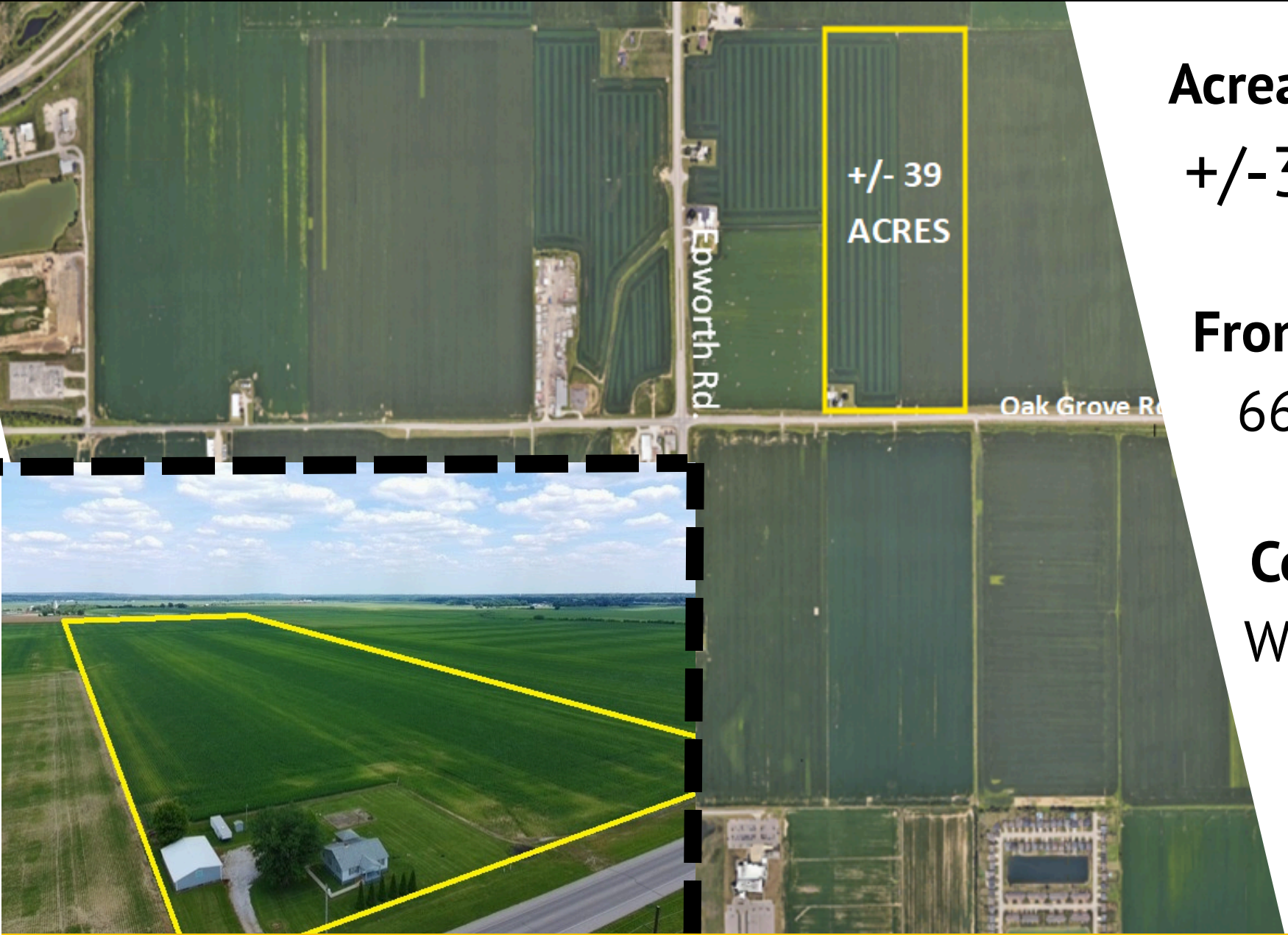


PRIME COMMERCIAL LAND- FOR SALE



+/- 39
ACRES

Acreage
+/-39

Frontage
665ft

County
Warrick

IDEAL DEVELOPMENT USES

RETAIL

Destination & Neighborhood Retail

MIXED-USE

Live, work, shop development

MULTI-FAMILY

Apartment or condo community

MEDICAL

Clinic, MOB, or campus



For More Information:

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LOCATION & MARKET OVERVIEW

Newburgh is one of the most sought-after communities in the Evansville metro area, with strong demographic trends, rising household incomes, and sustained residential expansion driving demand for commercial and mixed-use development. This site sits directly in that growth path – making it a timely acquisition for developers, investors, or owner-users looking to establish a foothold before land becomes harder to find.

UTILITIES & INFRASTRUCTURE

- Municipal water
- Electric
- Gas
- Sewer (at Epworth Rd.)



PROPERTY PHOTOS





Sale Price - \$124,900/acre

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