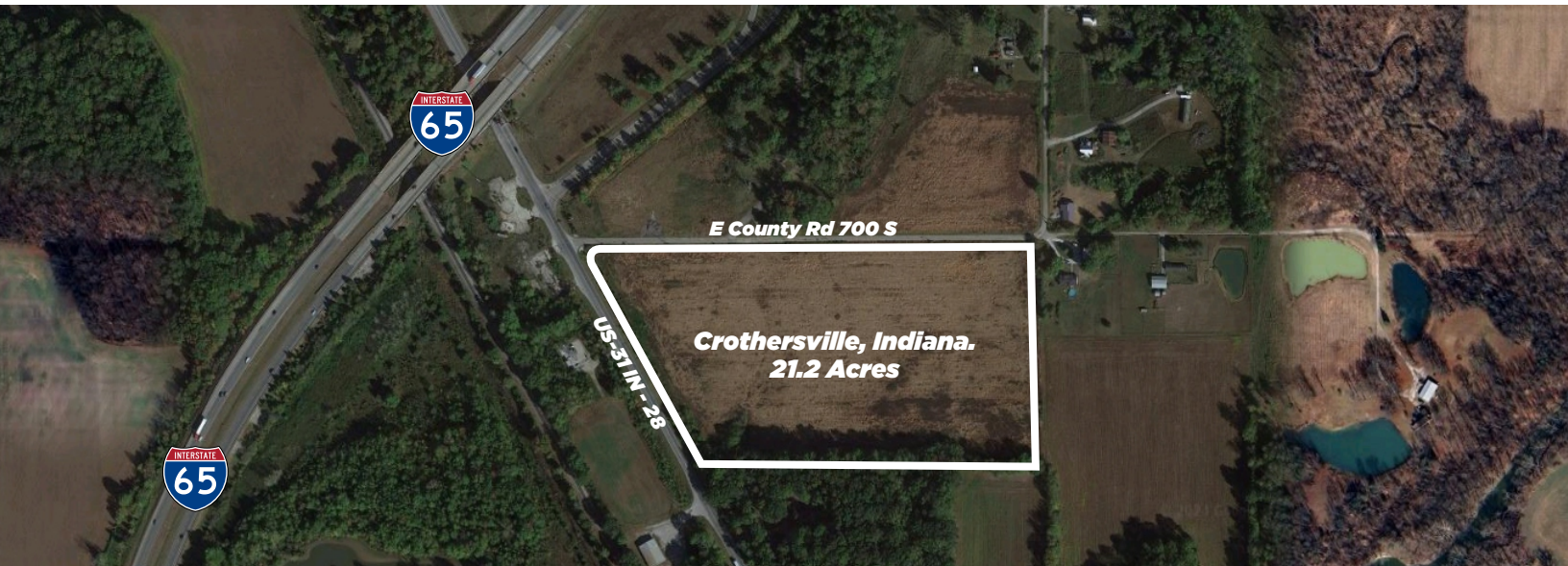




# U.S. HOLDINGS CROSSROADS LLC

## REAL ESTATE DEVELOPMENT

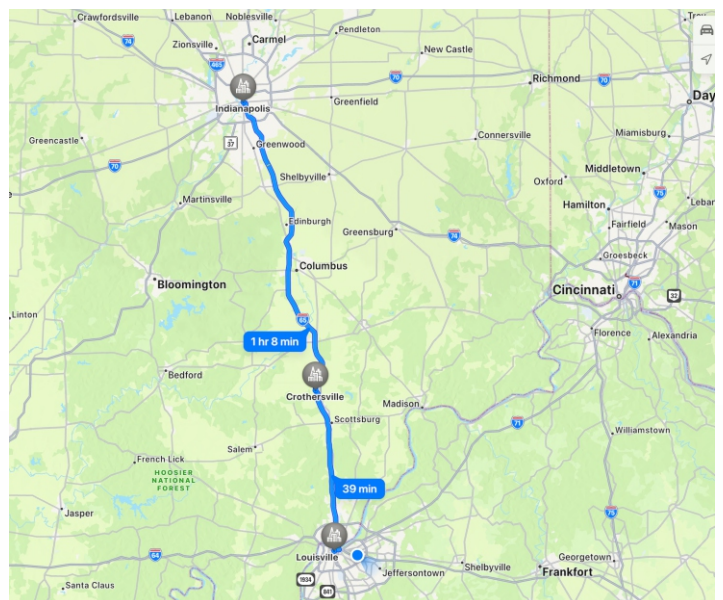


## A MIDWAY OASIS

Strategically located midway between Indianapolis and Louisville on a prime four-way interchange at U.S. Highway 31 and I-65. U.S. Highway 31 is a major North-South Highway running from Michigan to Alabama.

### ATTENTION TRAVEL CENTER or FUEL/CONVENIENCE USERS

- Pricing: Subject to Offer
- 21+/- acre site For commercial development
- Immediate access to I-65
- Currently Zoned Agricultural
- All utilities, water and sewer available to the site
- 740 linear feet frontage along U.S. Highway 31
- Real estate taxes \$657.22
- Business friendly environment
- Ideal site for Travel Center or Fuel Station



Please Contact For More Information:

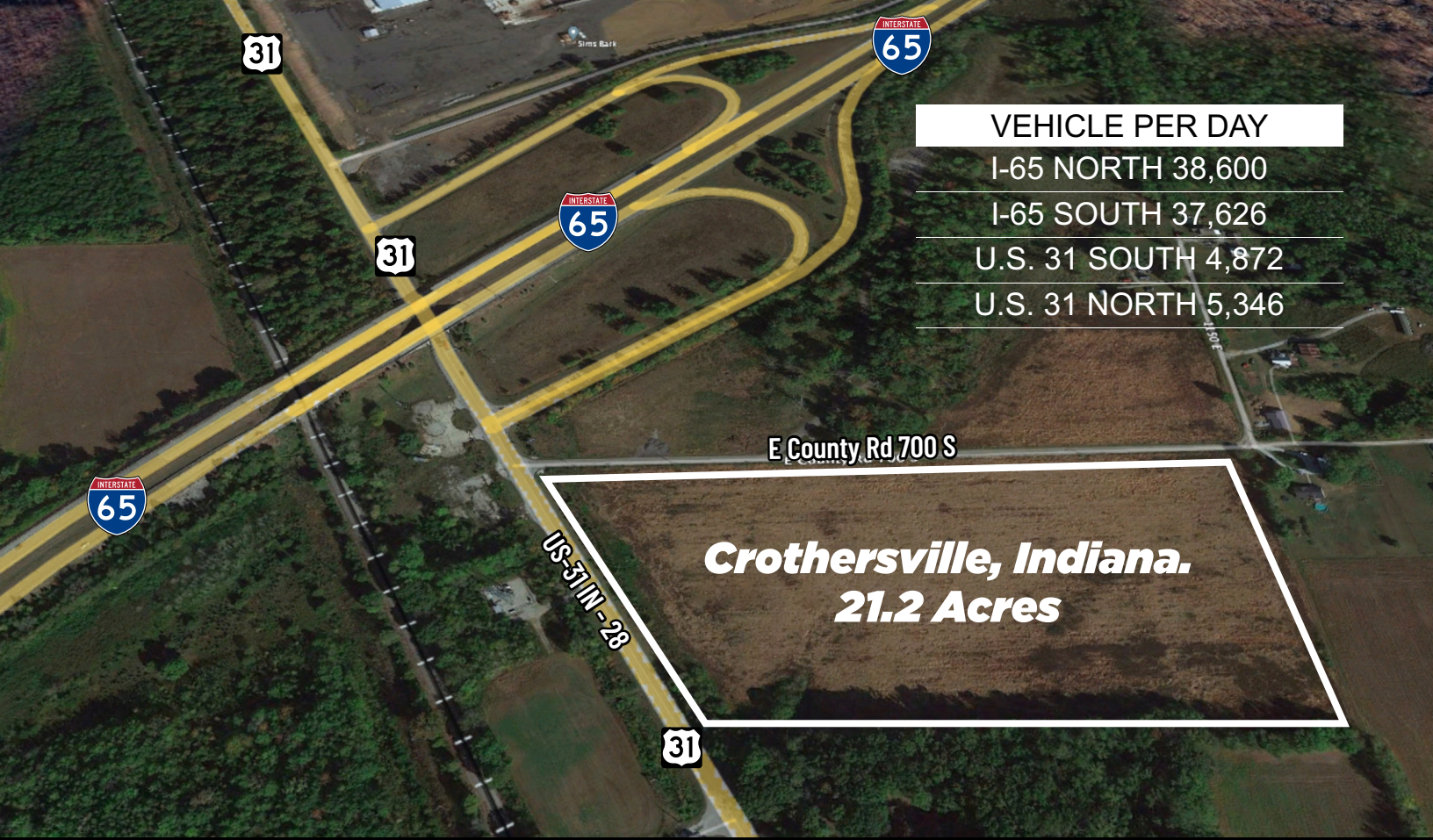
### Bob Seitz

Direct: 317-797-9700  
Email: bobseitz499@gmail.com

### Dudley Sullivan

Direct: 224-500-7694  
Email: dudleysullivan@gmail.com





VEHICLE PER DAY	
I-65 NORTH	38,600
I-65 SOUTH	37,626
U.S. 31 SOUTH	4,872
U.S. 31 NORTH	5,346

**Crothersville, Indiana.**  
**21.2 Acres**

Crothersville Mileage Calculations:
Indianapolis to Louisville
114 miles via I-65
1 hour and 36 minutes

Seymour to Crothersville
15 miles via I-65
17 minutes

Indianapolis to Seymour
61 miles via I-65
56 minutes

Crothersville to Indianapolis
75 miles via I-65
1 hour and 5 minutes

Crothersville to Louisville
40 miles via I-65
35 minutes

Crothersville to Cincinnati
97 miles
1 hour and 46 minutes

**Please Contact For More Information:**

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