



AVAILABLE

**5300 Lenn Road
Newburgh, IN 47630**

OFFERING SUMMARY

VACANT LAND FOR DEVELOPMENT



- | | | | |
|---------------|------------------|------------|-----------------------------------|
| • Sale Price: | \$698,600 | • AADT: | 2,968 Sharon Rd E of SR66 |
| • Lot Size: | 14 Acres | • Taxes: | \$3,302.28 (2024 Pay 2025) |
| • Zoning: | R-1 A | • Showing: | Contact Listing Broker |

Ideal site for multi-family development. Gas pipeline runs East to West that would need to remain green space. Perfect area to incorporate a dog park or playground for development. New sewer access will be available in the Southeast corner of property. Located 1/4 mile from Sharon Elementary. Easy access to Lloyd Expwy/IN-66. Within 5 miles of I-69. 10 minute drive to Deaconess Gateway and 20 minutes to Downtown Evansville.

For more information, contact:

Kristin Dannheiser, Broker

Direct: 812.455.0001 • Office: 812.473.6677 • KristinD@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



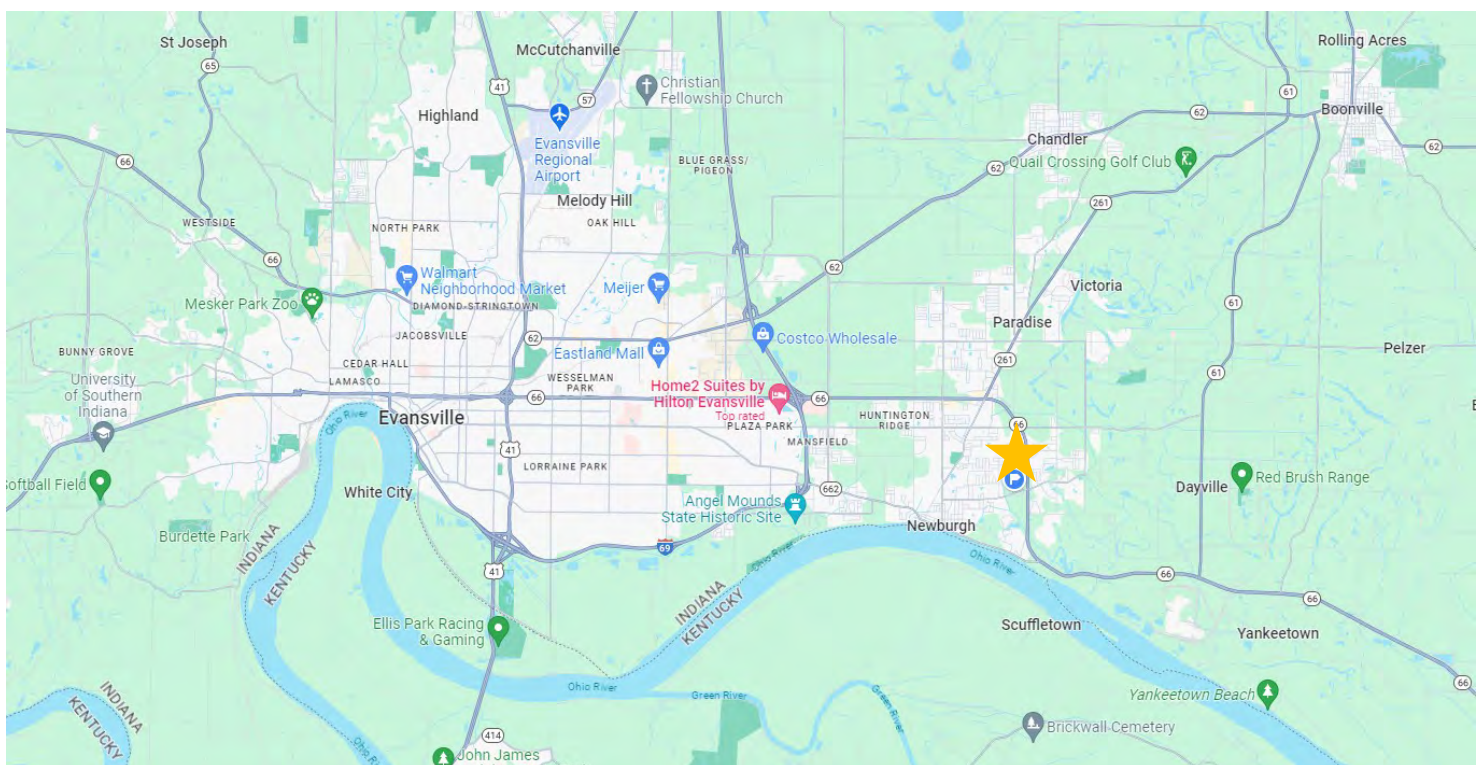
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PROPERTY OVERVIEW



LOCATION OVERVIEW





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DEMOGRAPHIC SUMMARY

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Total Households	3,473	12,365	18,394
Average Household Income	\$79,815.96	\$86,592.73	\$83,287.11
Median Household Income	\$63,517.17	\$77,098.07	\$74,315.43

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