

FOR SALE | DEVELOPMENT SITE

1510-1516 E. DIVISION ST.
EVANSVILLE, IN 47711

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$100,000 \$150,000
Lot Size:	16,000 SF or .37 AC
Price/SF:	\$6.25
R.E. Taxes:	\$789.54 (2023)
Frontage:	Division/Lloyd: 125' Englewood: 128'
Zoning:	R-2 (Owner will cooperate with rezoning)
Traffic Count:	64,378 VPD

PROPERTY OVERVIEW

High traffic development site, located along the Lloyd Expressway just east of Highway 41 in Evansville, IN.

PROPERTY HIGHLIGHTS

- Excellent visibility from Lloyd Expressway—64,378 VPD!
- Easy access to and from site via westbound Lloyd Expressway (Willow Ave. exit)
- Dense nearby population
- Central location in Evansville, with convenient access to all parts of the city

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,853	76,086	131,344
Daytime Population	11,381	112,180	167,416
Total Households (HH)	4,699	32,936	57,916
Average HH Income	\$63,196	\$59,922	\$66,817

*Demographic data derived from U.S. Census Bureau, 2010 Census and ESRI forecasts for 2023

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ASSESSOR AERIAL



PROPERTY DETAILS

The property is comprised of three (3) lots (sold together):

Parcel	SF	AC	Dimensions
82-06-21-012-063.012-027	3,200	.07	25x128
82-06-21-012-063.011-027	6,400	.15	50x128
82-06-21-012-063.010-027	6,400	.15	50x128
TOTAL AVAILABLE:	16,000 SF	.37 AC	125x128

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