



LAND FOR SALE

Raccoon Creek Rd NE
Lanesville, IN 47122

FOR SALE: \$2,046,000 • 92 ACRES

FEATURES:

- Buildable land available in a prime location in Harrison County
- 15 minutes from Louisville
- Scenic views and natural surroundings
- Septic needed

Kane Fullen
(502) 572-0706

kanefullenrealty@gmail.com

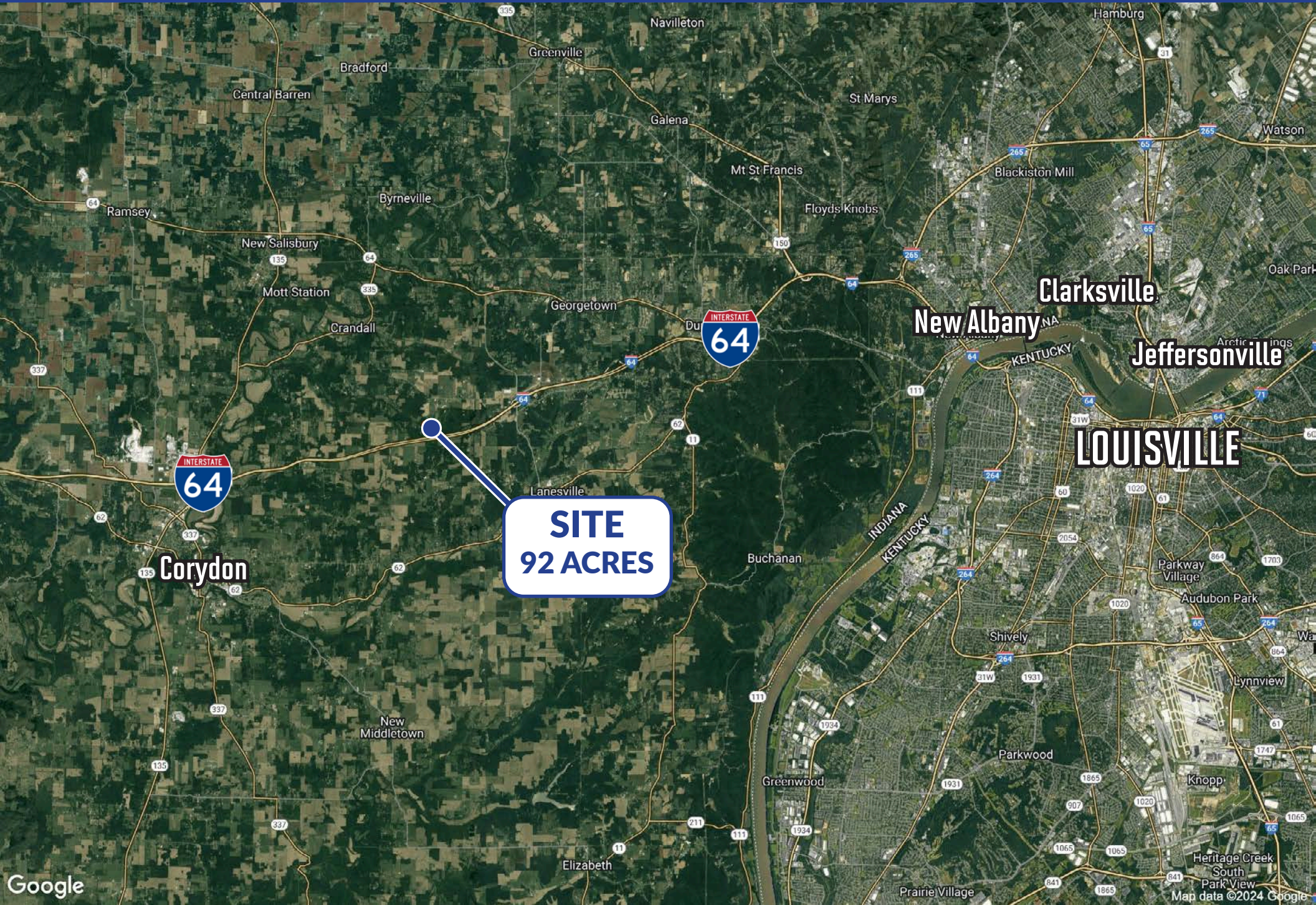
Bobby Bass
(502) 552-1296

bbass@bassgroupre.com

AERIAL

Starlight

Speed



**SITE
92 ACRES**

INTERSTATE
64

Corydon

New Albany, NA

Clarksville

Jeffersonville

LOUISVILLE



PHOTOS



PHOTOS

DEMOGRAPHICS

Crandall, IN	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2023 Estimated Population	296	3,254	13,398	54,332
2028 Projected Population	301	3,265	13,798	56,894
2020 Census Population	251	3,315	13,697	54,040
2010 Census Population	248	3,288	13,003	50,624
Projected Annual Growth 2023 to 2028	0.3%	-	0.6%	0.9%
Historical Annual Growth 2010 to 2023	1.5%	-	0.2%	0.6%
2023 Median Age	43.5	43.1	41.5	41.9
Households				
2023 Estimated Households	114	1,270	5,354	21,424
2028 Projected Households	115	1,261	5,464	22,241
2020 Census Households	96	1,272	5,287	20,613
2010 Census Households	93	1,238	4,962	19,070
Projected Annual Growth 2023 to 2028	0.1%	-0.1%	0.4%	0.8%
Historical Annual Growth 2010 to 2023	1.7%	0.2%	0.6%	0.9%
Race and Ethnicity				
2023 Estimated White	95.6%	96.1%	95.1%	94.2%
2023 Estimated Black or African American	1.0%	0.9%	1.0%	1.5%
2023 Estimated Asian or Pacific Islander	0.9%	0.7%	0.8%	0.9%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.1%
2023 Estimated Other Races	2.3%	2.1%	2.9%	3.2%
2023 Estimated Hispanic	1.7%	1.4%	2.2%	2.4%
Income				
2023 Estimated Average Household Income	\$104,526	\$97,671	\$102,097	\$107,971
2023 Estimated Median Household Income	\$92,785	\$83,176	\$81,636	\$85,071
2023 Estimated Per Capita Income	\$40,379	\$38,114	\$40,850	\$42,669
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.9%	1.8%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.0%	4.6%	4.8%
2023 Estimated High School Graduate	39.4%	39.2%	38.2%	36.1%
2023 Estimated Some College	21.2%	20.0%	20.9%	20.1%
2023 Estimated Associates Degree Only	10.4%	10.7%	9.2%	8.5%
2023 Estimated Bachelors Degree Only	13.2%	15.1%	17.1%	19.0%
2023 Estimated Graduate Degree	10.7%	9.1%	8.3%	9.6%
Business				
2023 Estimated Total Businesses	1	108	346	1,824
2023 Estimated Total Employees	9	533	1,794	12,813
2023 Estimated Employee Population per Business	6.0	4.9	5.2	7.0
2023 Estimated Residential Population per Business	198.9	30.2	38.7	29.8