

Baseline Park

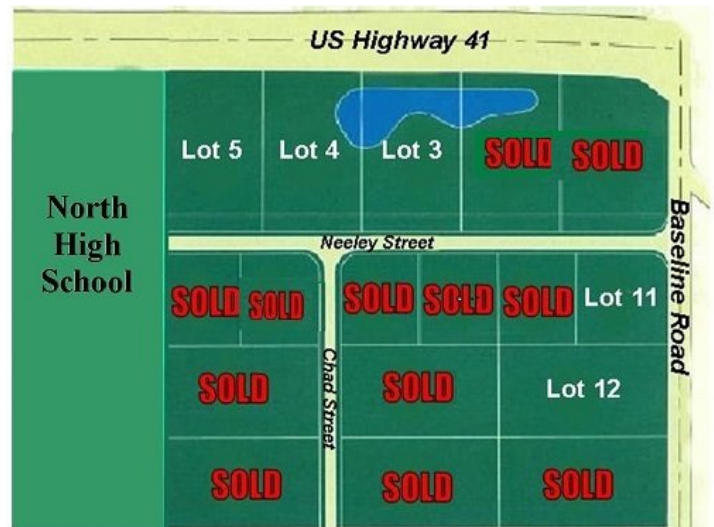
Hwy 41 North and Baseline Road, Evansville, IN 47725



Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Industrial, Office
Gross Land Area: 28.45 Acres
Sale Price: \$3,810,000
Unit Price: \$133,919 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

5 lots available. Range in size from 3-4 acres. An additional 8.8 acres available east of the park. All utilities and streets in place. This property is centrally located on US Highway 41 North, a major North/South Corridor, and Baseline Road—a stop light intersection. Traffic count estimated at 28,000. Conveniently located to I-164 & Evansville Regional Airport. For copies of covenants, restrictions, & plat contact listing agent.



General Information

Tax ID/APN:	07-091-09-262-016; additional ID on file	Land Splits Available:	Yes
Possible Uses:	Industrial, Office, Retail, Retail-Pad	Adjacent Parcels Available:	Yes
Zoning:	M-2	Sale Terms:	Cash to Seller

Area & Location

Market Type:	Medium	Traffic/Vehicle Count:	27,514
Property Located Between:	I-164 & Ingfield Road	Transportation:	Highway
Side of Street:	East	Highway Access:	Yes
Road Type:	Paved	Area Description:	Property on US Hwy North 41 just South of I-164
Property Visibility:	Excellent		

Land Related

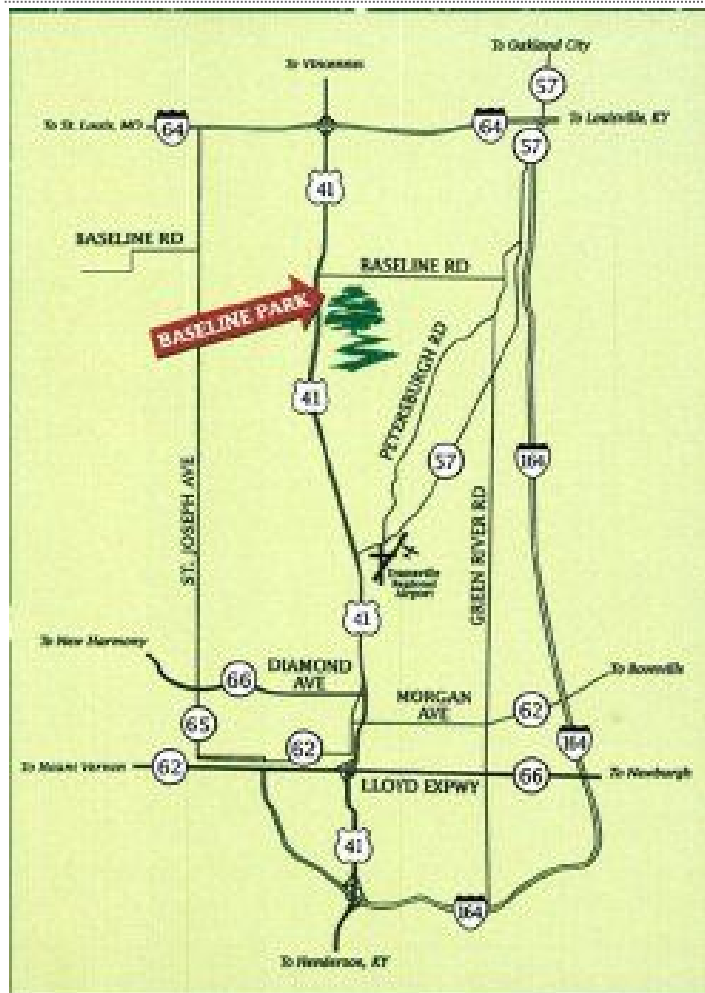
Zoning Description:	M-2
Development Name:	Baseline Park
Available Utilities:	Electric, Water, Gas, Storm Drain, Cable

Location

Address:	Hwy 41 North and Baseline Road, Evansville, IN 47725
County:	Vanderburgh
MSA:	Evansville



Property Images



Map to Baseline Park

Property Contacts



Brian Myrick
Woodward Commercial Realty, Inc.
812-205-8701 [M]
812-474-1900 [O]
bmyrick@woodwardrealty.com