

# FOR SALE



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REALTORS

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**OFFERED AT**  
**\$1,600,000**

2330 N State Hwy 3  
North Vernon, IN 47265

## PRIME QSR / NATIONAL RETAIL DEVELOPMENT OPPORTUNITY

Rare opportunity to acquire ±5.46 acres in one of North Vernon's most strategic and highest-traffic commercial corridors. Offered for the first time in over 44 years, this highly visible parcel is ideally positioned between major national retailers including Walmart and other established regional shopping destinations, placing it within a proven retail trade area with strong daily traffic counts and consumer draw. The site offers direct frontage and access along State Highway 3, the city's primary commercial artery, and is located less than one mile from the US-50 bypass interchange, providing excellent regional connectivity and accessibility for customers, employees, and logistics.

Currently zoned residential with strong potential for commercial conversion, the property presents exceptional flexibility for national restaurant, QSR, retail, grocery, or mixed-use development. Utilities are available nearby and the surrounding corridor continues to experience significant public and private investment, including new residential growth and regional economic development funding initiatives.

With limited remaining pad-ready sites along this corridor, the property represents a premier opportunity for developers, franchise operators, or investors seeking high-exposure frontage within North Vernon's dominant retail node.

## KEY HIGHLIGHTS

- ±6 acres in prime commercial corridor
- Direct State Hwy 3 frontage and access
- <1 mile to US-50 bypass interchange
- Adjacent to Walmart and national retailers
- High-traffic, proven retail trade area
- Strong QSR / restaurant development potential
- Utilities nearby; favorable development characteristics
- First time available in over 44 years



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