

For Sale

CBRE

# Development Opportunity

15± Acres Available

E. 10th Street at Water Tower Road | Jeffersonville, IN 47130

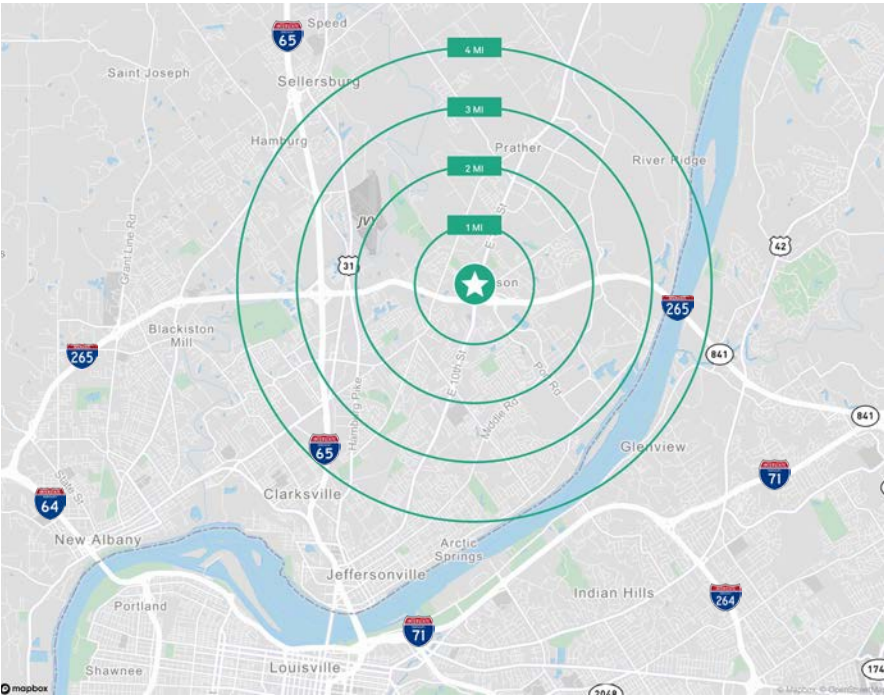


## Property Overview

- 15± acres available with signalized access from E. 10th Street (Hwy 62)
- Located just north of the I-265 & E. 10th Street interchange with easy access to Louisville via the Lewis & Clark Bridge (I-265)
- High daytime employment population in a high growth area of Clark County
- Less than two miles south of River Ridge Commerce Center, a fast growing 6+ million square foot industrial park, which is home to more than 80 businesses including Amazon, Hydra, GE/Haier, Medline, Niagra Bottling, Clarcor, CTDI
  - Meta's newest Data Center, to be located at River Ridge, will be a 619-acre \$800 million development providing 100 new jobs
- A planned new Clark County Middle School and multi-family development is located nearby
- Zoned PD - Planned Development
- All utilities available
- Traffic count: 34,705 CPD on E. 10th Street







3.86%

Population growth  
within a one-mile radius

386

Businesses within a  
two-mile radius

34,705

Cars per day

2024 Estimated Demographics

	1 Mile	2 Miles	3 Miles	4 Miles
Population	2,877	16,857	29,863	53,810
Daytime Population	2,999	14,875	30,860	55,948
Average Household Income	\$102,163	\$93,182	\$90,916	\$93,106

Contact Us

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