

INDIVIDUAL LOTS AVAILABLE



DEVELOPMENT INVESTMENT

See listing identified as *Burkhardt Center Investment* or Contact Kristin for more details.



▶ WATCH THE VIDEO

Kristin Dannheiser, Broker

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812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



BUILD READY

- Zoning is M1 & M2 at Lot 4
- Prices range from \$3.50/SF to \$5.50/SF
- Lot sizes range from 0.74 Acre to 1.36 Acres
Can be combined
- Utilities at site include electric, gas, water & sewer, and internet/cable

Lot Number	Address	Size	Price
Lot 1	6410 E Morgan Ave	1.57 Acres	\$478,723
Lot 2	6440 E Morgan Ave	1.63 Acres	\$390,516
Lot 3	6552 E Morgan Ave	1.36 Acres	\$325,831
Lot 4	6608 E Morgan Ave	1.10 Acres	\$239,580
Lot 5	6712 E Morgan Ave	0.79 Acres	\$154,855
Lot 8	6620 Interchange N Rd	0.81 Acres	\$155,000
Lot 9	6716 Interchange N Rd	0.81 Acres	\$123,494
Lot 10	6736 Interchange N Rd	0.82 Acres	\$116,086
Lot 11	6737 Interchange N Rd	0.92 Acres	\$130,243
Lot 15	6535 Interchange N Rd	0.98 Acres	\$149,411
Lot 19	6600 Interchange S Rd	0.74 Acres	\$112,819
Lot 22	6730 Interchange S Rd	0.99 Acres	\$150,934
Lot 24	6818 Interchange N Rd	3.62 Acres	\$473,061

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LOCATION HIGHLIGHTS

- Exposure from I-69
- Access from Burkhardt Rd
- Mixed use subdivision
- Rapid commercial growth
- Traffic Volume AADT
 - ± 27,000 on I-69
 - ± 20,000 on Morgan Ave
 - ± 17,000 on Burkhardt Rd



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