



**F.C. Tucker  
Commercial**

**AVAILABLE**

**1521 N Garvin Street**  
**EVANSVILLE, IN 47711**



- **Sale Price:** \$802,100  
(\$50,000 per acre)
- **Lot Size:** 16.042 Acres
- **Zoning:** M-3
- **Water/Sewer:** City
- **Taxes:** \$8,924.22 (2024 Pay 2025)
- **Current Use:** Lay Down Yard
- **Showing:** Contact Listing Broker
- **Location:** NE Corner of N Garvin Street  
& E Tennessee Street

- **Income:** \$2,300 / Month (3 Acres)
- **CenterPoint Energy** \$1,300 / Month  
01/01/2026-12/31/2028  
2 Acres +/-
- **Mel Kay Electric Co.** \$ 500 / Month  
Month to Month Lease  
0.5 Acre +/-
- **TriState Towing** \$ 500 / Month  
Month to Month Lease  
0.5 Acre +/-

**For More Information, Contact:**

**Ken Newcomb, President / Broker**

**Direct: 812.204.4004**

**Office: 812.473.6677**

**kennewcomb@fctuckercommercial.com**



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**FCTuckerCommercial.com**

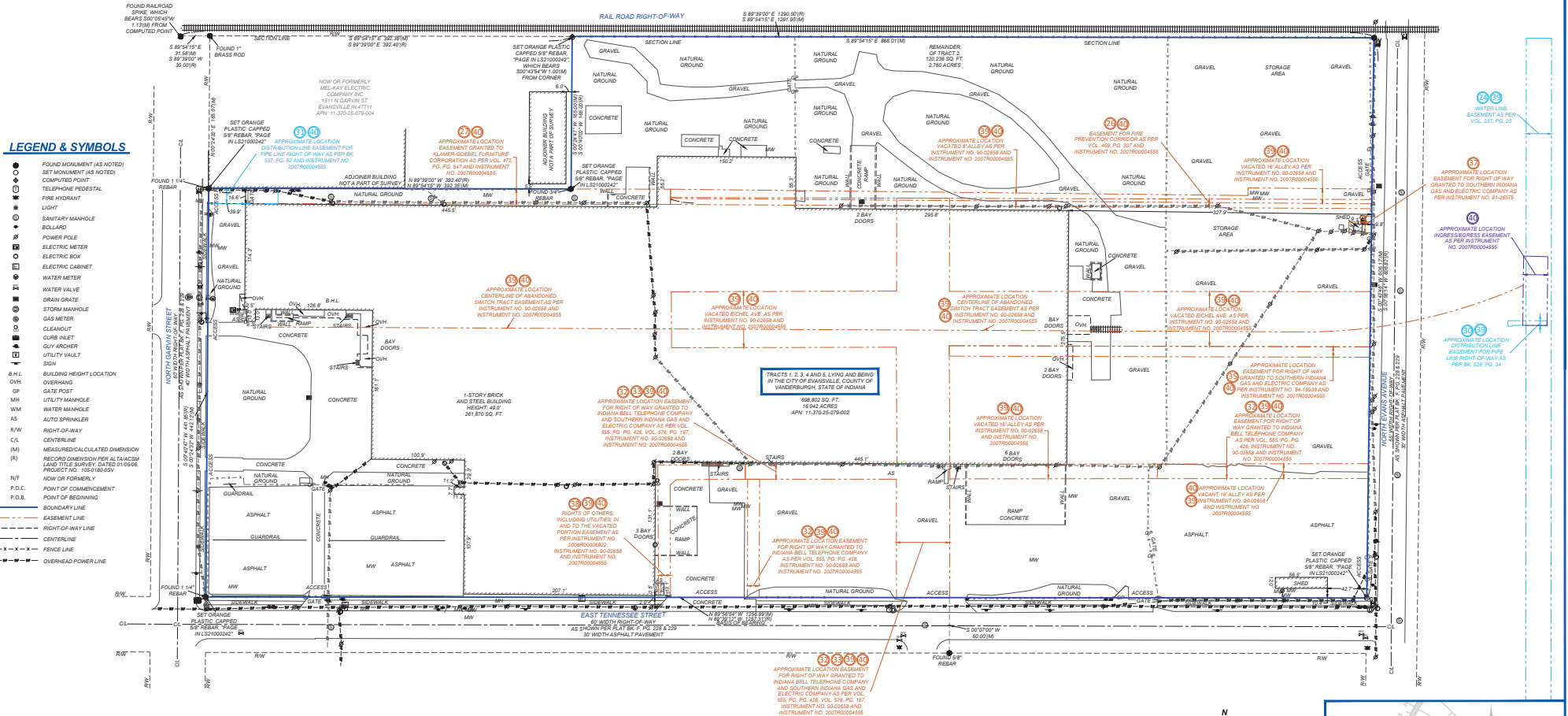
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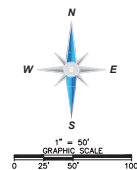
# ALTA/NSPS LAND TITLE SURVEY

1521 NORTH GARVIN STREET  
EVANSVILLE, INDIANA 47711  
VANDERBURGH COUNTY



## LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- BOLLARD
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC CABINET
- WATER METER
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- GAS METER
- CLEANOUT
- CURB INLET
- GUY ANCHOR
- UTILITY VAULT
- SIGN
- B.H.L. BUILDING HEIGHT LOCATION
- O.H.V. OVERHANG
- G.P. GATE POST
- M.H. MANHOLE
- W.M. WATER MANHOLE
- A.S. AUTO SPRINKLER
- R/W. RIGHT-OF-WAY
- C/L. CENTERLINE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION FOR ALTA/NSPS LAND TITLE SURVEY, DATED 01/05/06, PROJECT NO. 05-018/REV
- N/F. NOW OR FORMERLY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - FENCE LINE
- - - OVERHEAD POWER LINE



**BLEW & ASSOCIATES, P.A.**

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EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

Surveying  
Engineering  
Mapping

|                                 |                                    |
|---------------------------------|------------------------------------|
| SURVEYOR JOB NUMBER:<br>22-0147 | SURVEY DRAWN BY:<br>LJB 09/01/2022 |
| SURVEY REVIEWED BY:<br>JL       | SHEET:<br>2 OF 2                   |