

BURKHARDT CENTER

INDIVIDUAL LOTS AVAILABLE

Burkhardt Road and Morgan Avenue, Evansville, IN

OFFERING MEMORANDUM



Kristin Dannheiser
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HIGHLIGHTS

- Individual lots available for sale
- Prices range from \$3.50 to \$5.50 per square foot
- Lot sizes range from 0.74 to 1.36 acres
- Lot sizes can be adjusted or lots can be combined
- Build ready
- Utilities at site include electric, gas, water and sewer, internet/cable
- Zoning - M1 except Lot 4. Lot 4 is M2

AREA - LOCATION HIGHLIGHTS

- Exposure from I-69
- Easy access from Burkhardt Road
- Mixed use subdivision
- Subdivision is in an area of rapid commercial growth
- Traffic Volume: ± 27,000 on I-69
 ± 20,000 on Morgan Ave
 ± 17,000 on N Burkhardt Rd

IMPORTANT ADDITIONAL INFORMATION

- Development Investment with income available. See listing identified as Burkhardt Center Investment or Contact Kristin for more details.

DRONE FOOTAGE: <https://youtu.be/9B5SLKNC8F4>

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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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