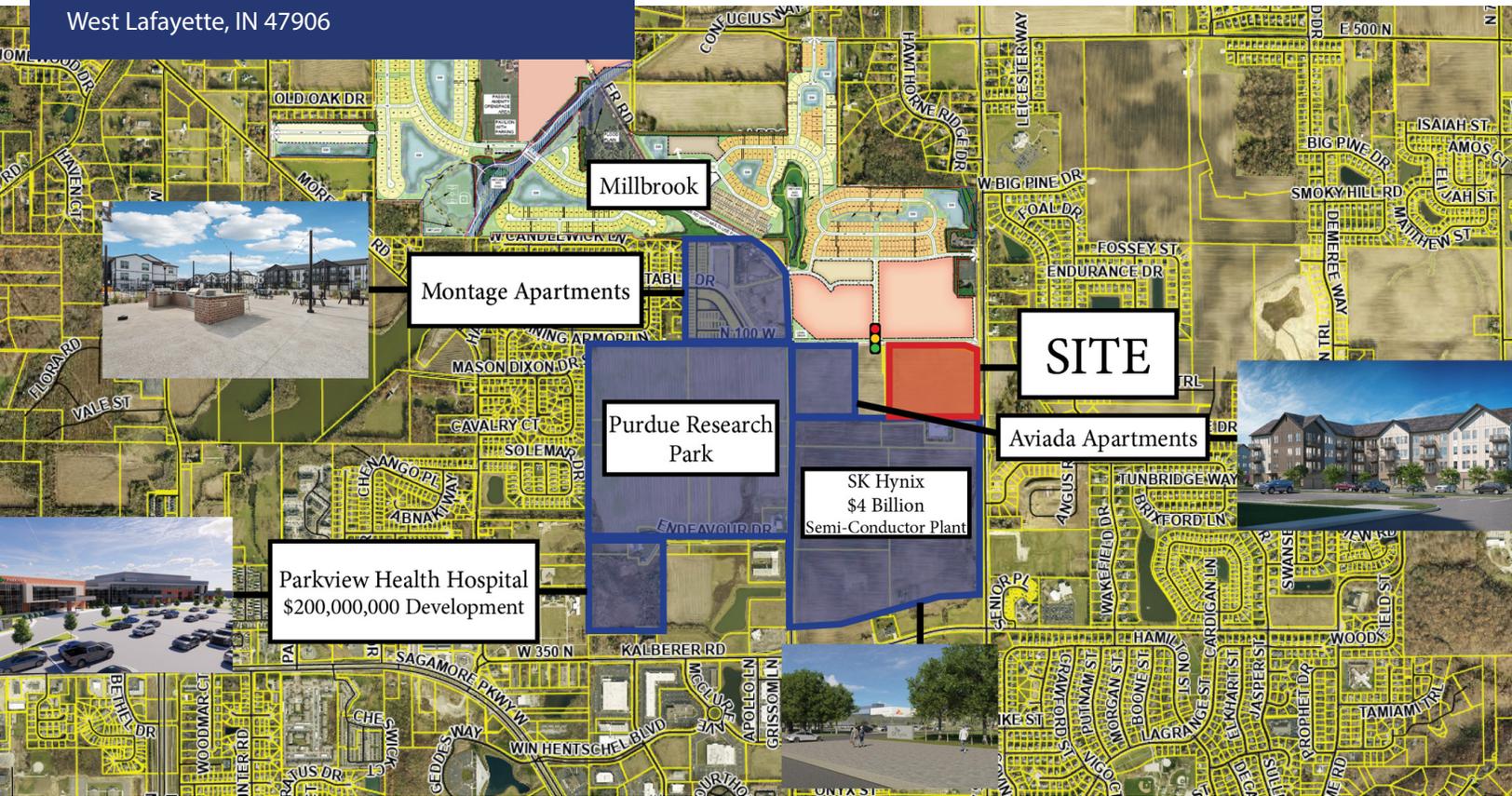


NORTH 50 WEST

West Lafayette, IN 47906



PROPERTY DESCRIPTION

The subject property is in rapidly growing northern Tippecanoe County, it provides a generational commercial development opportunity surrounded by billions of dollars in development. Directly to the south of the subject property, SKHynix plans to build a \$3.87 to \$4 billion semiconductor facility that will eventually create over 1,000 tech jobs. Construction is slated to start in 2026. To the west of the site, over 500 apartments are in various stages of construction (most vertical construction is complete). To the north, 345 acres has recently sold to a development group that will build Millbrook. Millbrook will be Tippecanoe County's largest development in decades, approved for over 700 houses and several hundred multifamily units.

The immediate area is also already home to some of the best-selling residential communities in the area. Within two miles of the subject property, there are also two major hospital projects planned. Parkview Health plans to build a \$200 million medical campus that will include 40 beds initially, with room to add 40 additional beds, and a comprehensive offering of medical services. IU Health has plans to build in the immediate area as well. The land further benefits from lying less than two miles from shopping, Interstate 65, three miles from Purdue University, connectivity to excellent trail systems, fire protection, and the state of the art \$32,000,000 West Lafayette Wellness Center.

PROPERTY HIGHLIGHTS

- Located in a Qualified Census Tract and Opportunity Zone
- Served by utilities
- Rapidly growing and affluent area
- In the path of a major road extension, and several major economic development projects
- Excellent schools

OFFERING SUMMARY

Sale Price:	\$325,000 / acre
Lot Size:	25.4 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,859	9,000	15,092
Total Population	4,835	20,945	36,290
Average HH Income	\$139,050	\$99,222	\$91,618

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West Lafayette, IN 47906



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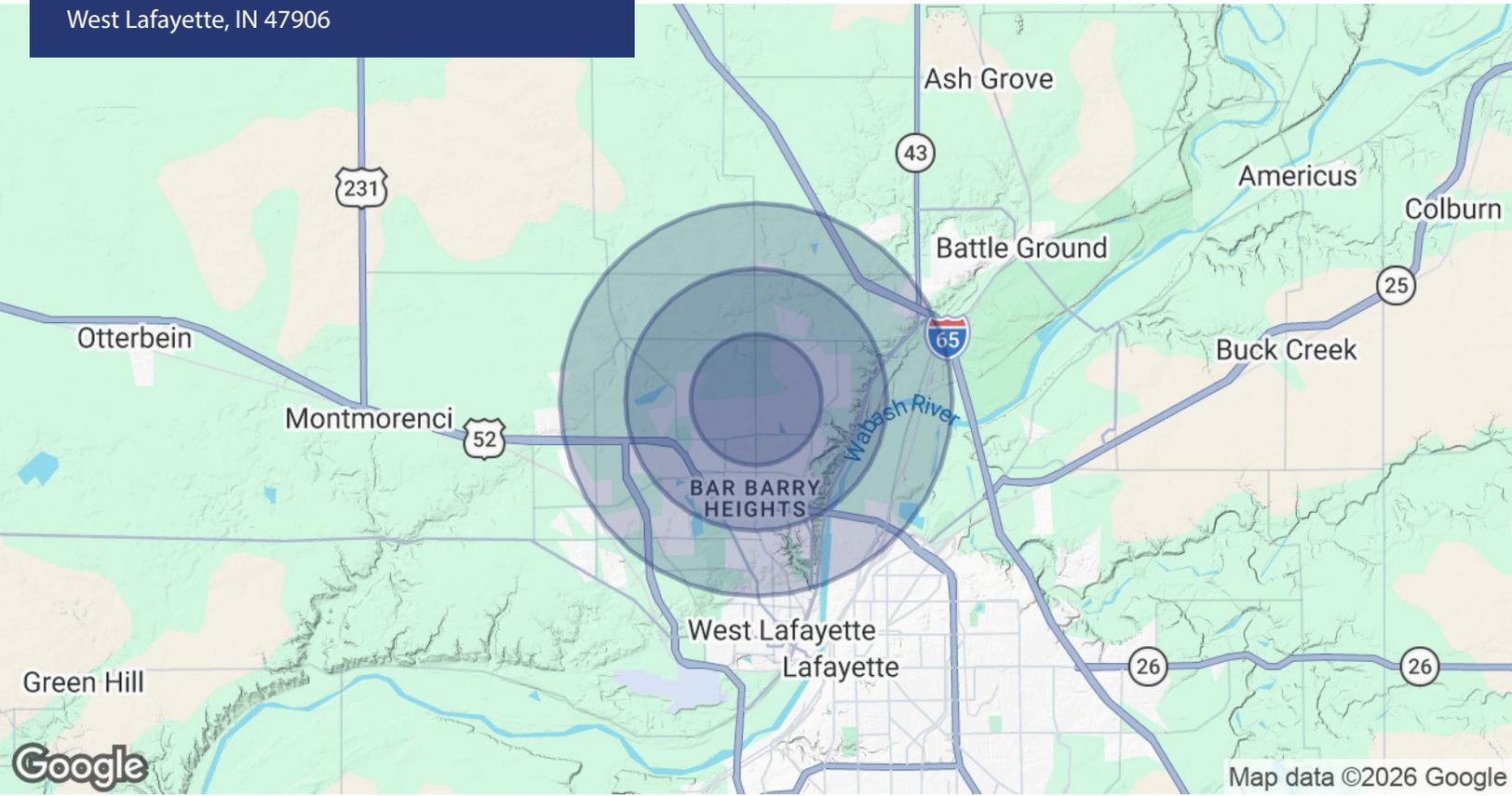
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,835	20,945	36,290
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	40	39	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,859	9,000	15,092
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$139,050	\$99,222	\$91,618
Average House Value	\$438,404	\$353,198	\$335,654

Demographics data derived from AlphaMap

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