



**SITE**

# FOR SALE

Lynnville Road  
Lynnville, IN 47619

- Warrick County
- 1,218.33 Acres (could add more acreage)
- 18 miles from Power Plant
- Adjacent to 735 KV sub

**ALCOA  
GENERATING INC**

**INDIANA MICHIGAN  
ELECTRIC CO A E P  
GENERATING CO**

**±1,500 AC LAND | INDUSTRIAL**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Angelee Ritchey

830.515.6109

aritchey@naiexcel.com

# SUMMARY

## Property Specs

PRICING	Contact Broker
LOT SIZE	±1500 ACRES
TYPE	Land   Unzoned

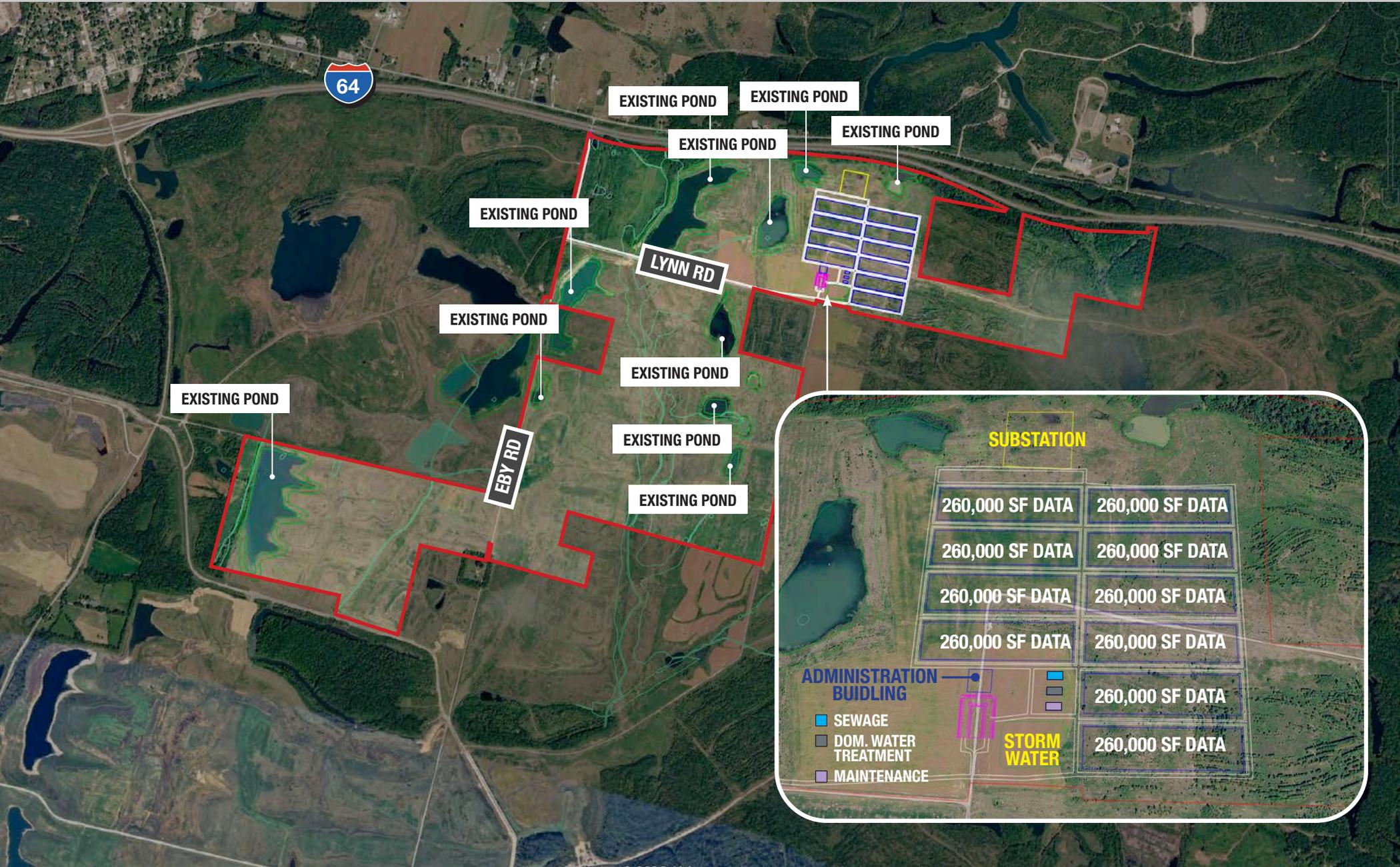
- **Focus:** Hyperscale Data Center
- **Key Industries:** Mineral rights intact – full ownership control and preserved long-term value
- **Connectivity:** Surface water or groundwater
- **Target Audience:** Former Brownfield opportunity with prior industrial use – perfectly suited for redevelopment into hyperscale, AI, cloud, or edge data center
- **Campus Size:** Power costs: \$0.03 to \$0.05 per kWh (extremely competitive for industrial/large-load users in Indiana; typical industrial rates hover around 7-10¢/kWh, so this is a standout advantage).



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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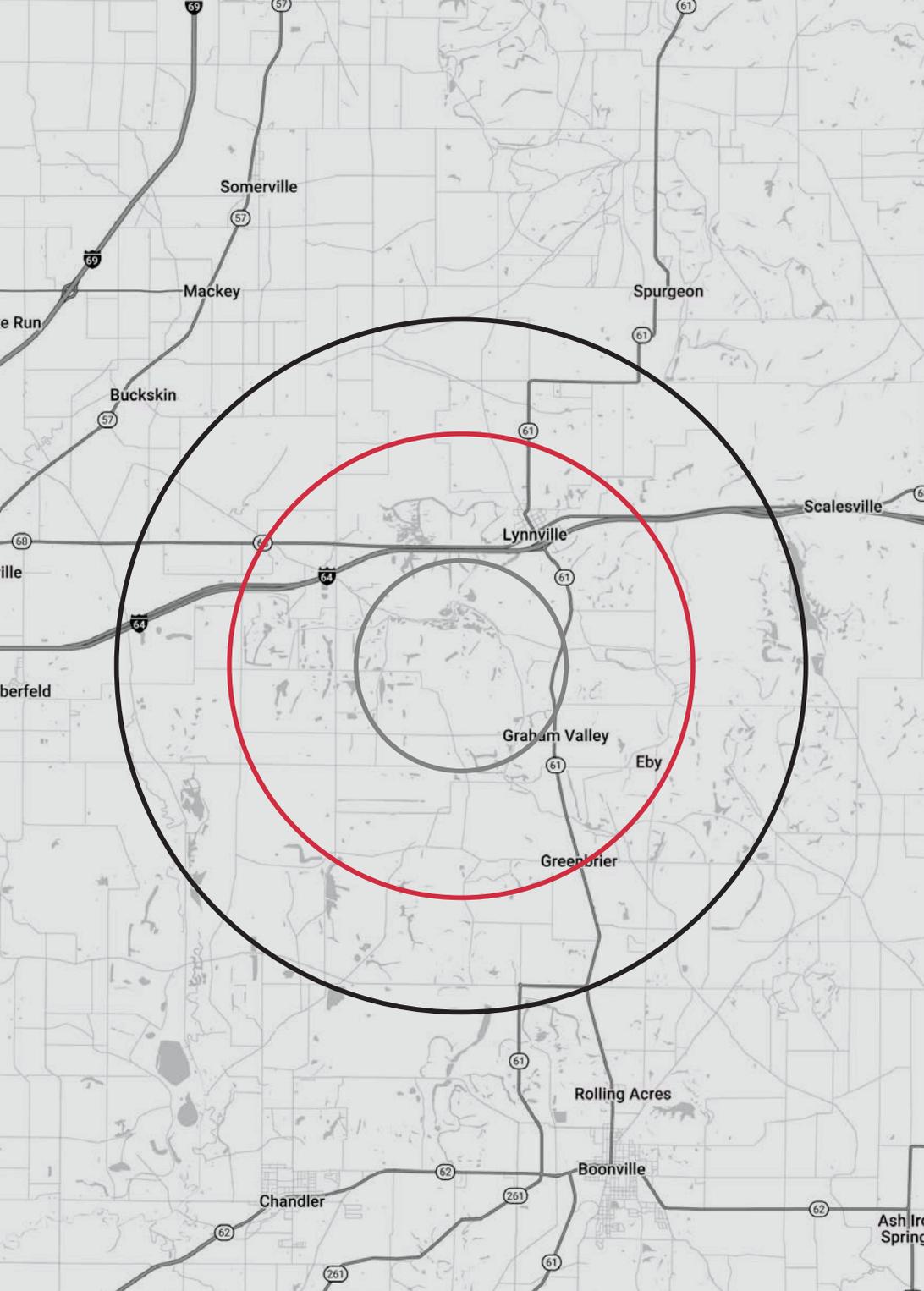
# AREA MAP



# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# DEMOGRAPHICS

POPULATION	3-mile	5-mile	7-mile
2025 Population	256	2,887	5,751
HOUSEHOLDS	3-mile	5-mile	7-mile
2025 Households	94	1,141	2,244
INCOME	3-mile	5-mile	7-mile
2025 Average HH Income	\$127,143	\$106,600	\$107,954

## Cities Nearby

Evansville, Indiana	34 miles
Louisville, Kentucky	89 miles
Indianapolis, Indiana	164 miles
Nashville, Tennessee	182 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## **Non-Warranty**

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## **No Obligation**

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



**SITE**

**ALCOA  
GENERATING INC**

**WHY NAI**

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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