

# Concord East

*WUa Ufhig UXck YX'droposed commercial development opportunity*

Executive summary presented by  
Coldwell Banker Commercial, Shook

**Jim Pitoukkas**  
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**Stephen Shook**  
765-491-3747  
sshook@shook.com



**SHOOK**



DOCUMENT  
CONTENTS

**3.....Offering Summary**

Property size  
Location Detail  
ALTA Survey

**(.....Current Zoning**

**6.....Utilities & Access**

**7.....Current Development Concept**

**8.....Current Retail Landscape**

**9.....Demographic Summary & Traffic Counts**

**11.....Pricing Detail**

**12.....Comparable Sales**

**13.....Broker Biographies**

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\* Site plans shown are conceptual and are subject to final design and approval.

**For Sale**

Lot Size: 59.355 (±) acres, divisible

Asking price of **\$7,567,762.50**

*Sellers reserve the right to price a portion of the remaining land on a "case by case" basis.*

Concord East is a proposed commercial development at the southeast corner of Veterans Memorial Parkway and Concord Road in a growing part of the Lafayette, Indiana MSA. The area has undergone dramatic change over the last decade due to the construction of Veterans Memorial Parkway and an expanding employer base of both regional and global manufacturing organizations. A low cost of living, quality jobs, low crime, good schools, and an easy workplace commute make the area desirable to both long time Lafayette natives and those looking to relocate to the community.

The project, being shadow anchored by Walmart Supercenter and bordered by substantial new residential development to the south, is poised for success. Further, the expansion of utilities in Service Areas 11A and 11B will open thousands of acres to the south for new development (mostly residential). To the west and northwest of the subject property one can find established local businesses as well as nationally known brands such as Pizza Hut, Arby's, Walmart, Verizon, Kentucky Fried Chicken, Starbucks Chipotle, and many more. Pavilions South, lying at one of the most dominant area intersections, presents the opportunity to capitalize on one of the last remaining tracts feasible for retail development.



- **15,116** cars per day  
Concord Rd. 0.20 mi.  
south of Brady Ln.
- **12,652** cars per day  
Concord Rd. 0.35 mi.  
south of Veteran's  
Memorial Parkway.
- **15,478** cars per day  
Veteran's Memorial  
Parkway 0.45 mi. east  
of Concord Rd.

\* Traffic data found and collected from Indiana Department of Transportation website. Figures based on 2017 traffic records.

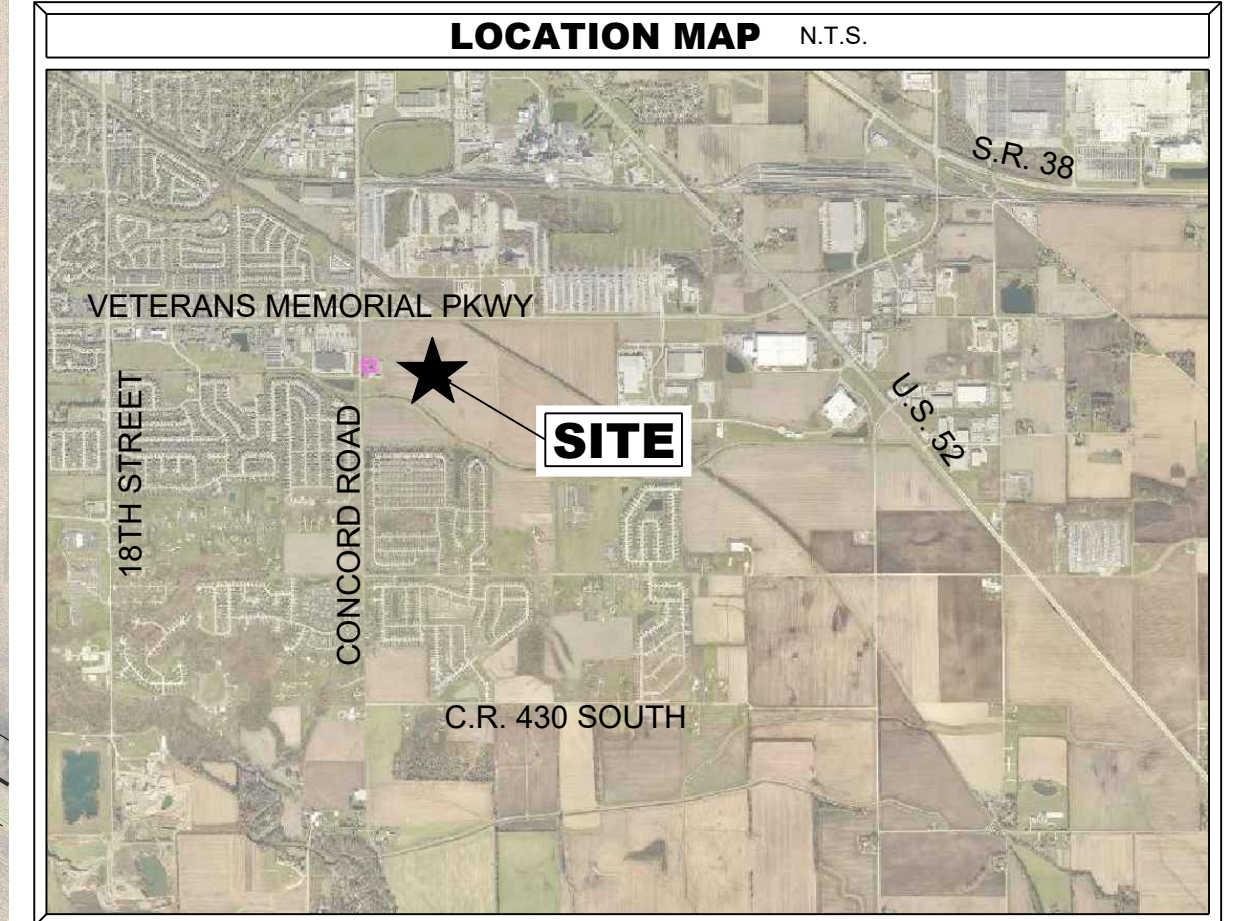
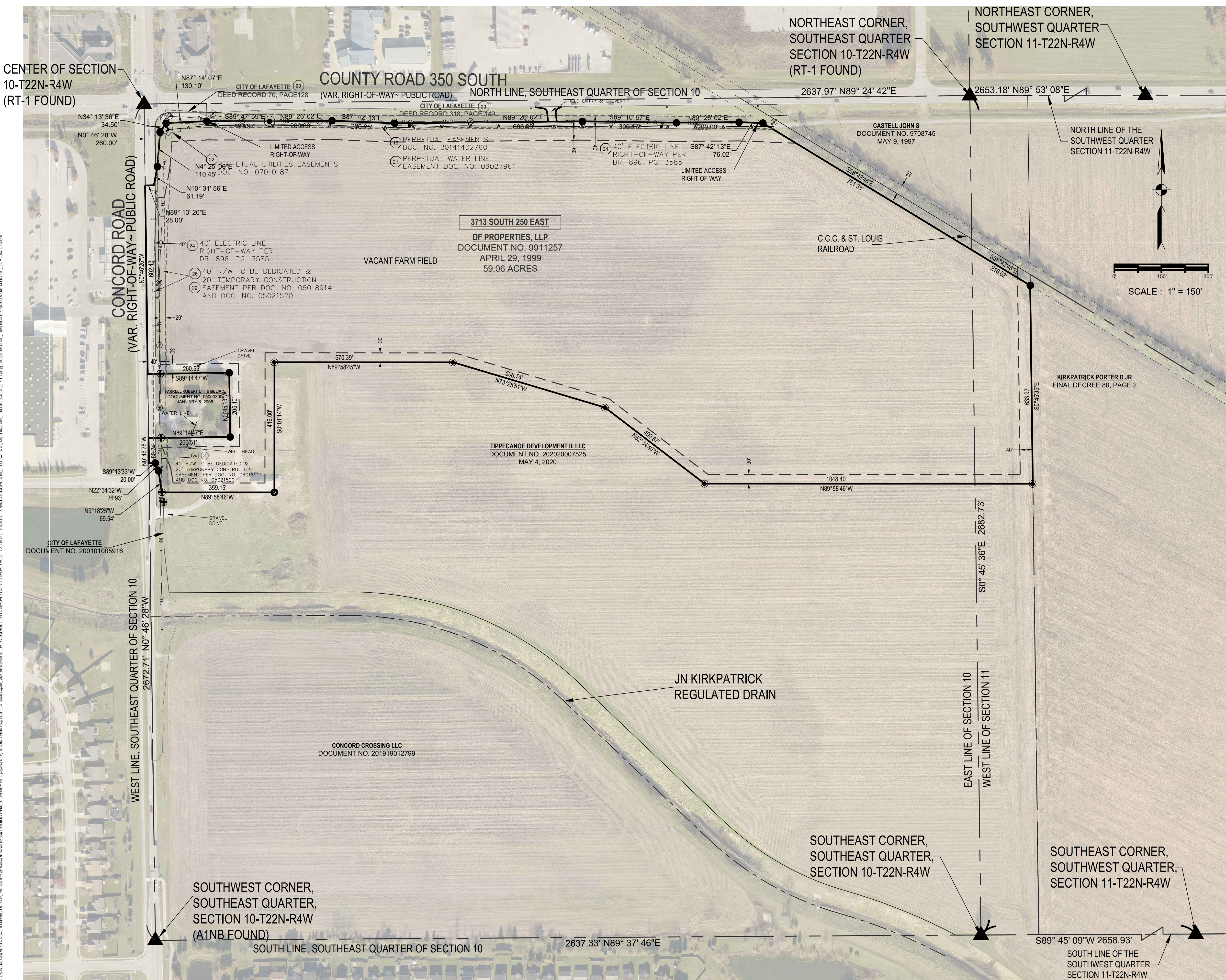
\* Site plans shown are conceptual and are subject to final design and approval.



# ALTA/NSPS LAND TITLE SURVEY

**PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF SECTION 11-T23N-R4W WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA**

DISCLOSURE: APPROXIMATELY 0.91 ACRES LOCATED AT THE PROMENADE PARKWAY AND CONCORD ROAD INTERSECTION WAS SOLD AFTER THIS ALTA SURVEY WAS PREPARED. THE SURVEY DOES NOT EXCEPT THE LAND WHICH WAS SOLD.



**LEGEND**

- ▲ = SECTION CORNER MONUMENTATION
- = DENOTES 3/4" REBAR WITH PUNCHED ALUMINUM CAP STAMPED "VESTER & ASSOC. INC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
- ⊙ = 2" MAG NAIL WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER STAMPED "VESTER & ASSOC LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
- = T-BIRD CAPPED REBAR FOUND
- ⊕ = REBAR FOUND
- = RIGHT-OF-WAY MARKER
- ⊕ = SCHNIEDER CAPPED REBAR FOUND
- ⊖ = EXISTING UTILITY POLE
- ⊖ = EXISTING GUY WIRE
- ⊖ = EXISTING FIRE HYDRANT
- ⊖ = EXISTING WATER VALVE
- ⊙ = EXISTING LIGHT POST
- w — = EXISTING WATER LINE
- - - - = EASEMENT
- - - - = BUILDING SETBACK LINE
- x - x - = FENCE LINE
- - - - = OVERHEAD UTILITIES
- ⊖ = TITLE ITEM, SCHEDULE B2

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATED INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO JD HALL LAND SURVEYING MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

THIS SURVEY IS NOT COMPLETE AND/OR VALID WITH OUT BOTH PAGES.

NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING, SETBACK REQUIREMENTS, FLOOD HAZARD ZONES, AND WETLANDS AREAS. IN NO EVENT WILL JD HALL LAND SURVEYING, ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION. THE PATH OF THE UTILITY LINES ON SAID PLAT OF SURVEY SHOULD BE CONSIDERED APPROXIMATE UNTIL THEY ARE EITHER RELOCATED, BY CALLING THE INDIANA UNDERGROUND PLANT PROTECTION AGENCY AT 1-800-382-5544 OR UNTIL THEY ARE EXCAVATED TO VERIFY THE LOCATION AND PATH OF THE UTILITY LINES.

AS USED IN THIS SURVEY, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

RECORDATION OF THIS SURVEY (OR THESE PLANS) DOES NOT CONSTITUTE AN ELIMINATION OF, ANY RESTRICTIONS OR LIMITATIONS OF RIGHTS HELD BY THIS SURVEYOR / DESIGNER AND OR ENGINEER UNDER FEDERAL COPYRIGHT LAW

NO.	REVISION	DATE
1	Revision per client request	4/04/22
2		
3		
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5		
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PART OF THE SOUTHEAST QUARTER OF SECTION 10 & PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 4 WEST OF THE WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

**DF PROPERTIES, LLC**  
C/O MELIA FARRELL  
4701 S. 250 WEST  
LAFAYETTE, INDIANA 47909

**ALTA/NSPS LAND TITLE SURVEY**

**OFFICE LOCATION:**  
309 COLUMBIA STREET, SUITE 101  
LAFAYETTE, INDIANA 47901  
PHONE: (765) 742-5479  
FAX: (765) 742-5271  
http://www.vester.com

**OFFICE INFORMATION:**  
PROJECT: 21310-1-000  
DRAWING DATE: Apr. 05, 2022  
DESIGN BY: TDS  
DRAWN BY: J.W. TOS., J.D.H.  
CHECKED BY: J.D.H.  
FIELD BOOK: SB 873

**1 OF 2**

**21310**





# ALTA/NSPS LAND TITLE SURVEY

## PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF SECTION 11-T23N-R4W WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

### LEGAL DESCRIPTION (Per Document No. 9911257)

The Southeast one-quarter (1/4) Section Ten (10) Township Twenty two (22) North, Range Four (4) West, also, a tract commencing at the Southwest corner Section Eleven (11) Township and Range aforesaid, running thence East Two (2) chains and Eighty (80) links, thence North Forty (40) chains; thence West Two (2) chains and Eighty (80) links to the half-mile stake on the Section line; thence South Forty (40) chains to the place of beginning, excepting from the Two (2) tracts above described, all that portion thereof lying North of the railroad and including all the railroad right-of-way, also the West half of the Northeast one-quarter (1/4) Section Fifteen (15) Township Twenty-two (22) North, Range Four (4) West, and containing in all of said tracts Two Hundred Forty-five and 66/100 (245.66) acres, more or less.

EXCEPT, a part of the Southeast Quarter of Section 10, Township 22 North, Range 4 West, in Wea Township, Tippecanoe County, Indiana, described as follows: beginning at the Northwest corner of the Southeast Quarter of said Section 10, (1) thence North 88 degrees 19 minutes 49 seconds East 200.02 feet along the North line of said quarter section; (2) thence South 1 degree 38 minutes 47 seconds East 56.56 feet; (3) thence South 86 degrees 09 minutes 04 seconds West 130.10 feet; (4) thence South 33 degrees 08 minutes 33 seconds West 34.50 feet; (5) South 3 degrees 19 minutes 57 seconds West 110.45 feet; (6) thence South 9 degrees 26 minutes 53 seconds West 61.19 feet; (7) thence South 88 degrees 08 minutes 17 seconds West 28.00 feet to the West line of the Southeast Quarter of said Section 10 and the approximate center line of County Road 250 E (also known as Concord Road); (8) thence North 1 degree 51 minutes 43 seconds West 260.00 feet along said West line and the approximate center line of said County Road 250 E to the point of beginning and containing 0.474 acres, more or less. The portion of the above-described real estate which is not already embraced within the apparent public right of way contains 0.134 acres, more or less. Together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as County Road 350 S and as Project RS-7879(3)), to and from the owner's abutting lands, along the portions of the following line: Courses (3), (4), (5), and (6) described above.

This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands. EXCEPT ALSO, a part of the Southeast Quarter of Section 10, Township 22 North, Range 4 West in Wea Township, Tippecanoe County, Indiana described as follows: commencing at the Northwest corner of the Southeast Quarter of said Section 10, thence North 88 degrees 19 minutes 49 seconds East 200.02 feet along the North line of said quarter section to the point of beginning of this description; (1) thence North 88 degrees 19 minutes 49 seconds East 1.843 21 feet along the North line of said quarter-quarter section to the owner's East line; (2) thence South 59 degrees 48 minutes 41 seconds East 155.90 feet along said East line; (3) thence South 88 degrees 21 minutes 13 seconds West 175.63 feet; (4) thence North 88 degrees 47 minutes 02 seconds West 100.12 feet; (5) thence South 86 degrees 21 minutes 13 seconds West 200.00 feet; (6) thence North 89 degrees 44 minutes 14 seconds West 200.00 feet; (7) thence North 88 degrees 21 minutes 13 seconds West 600.00 feet (8) thence North 88 degrees 47 minutes 02 seconds West 200.25 feet; (9) thence South 88 degrees 21 minutes 13 seconds West 200.00 feet; (10) thence North 1 degree 38 minutes 47 seconds West 56.56 feet to the point of beginning and containing 2.703 acres, more or less. The portion of the above-described real estate which is not already embraced within the apparent public right of way contains 1.090 acres, more or less.

Together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as County Road 350 S and as Project RS-7879(4)), to and from the owner's abutting lands, along the lines described as follows: Courses (3), (4), (5), (7), (8), and (9) described above. Also, portions of the following line: The East 170.10 feet and the West 70.04 feet of Course (6) described above.

This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands. Subject to easements, rights-of-way and restrictions of record, to the 1998 taxes due and payable in May and November 1999, and to all subsequent taxes.

### Modernized Land Description

A part of the Southeast Quarter of Section 10 and a part of the Southwest Quarter of Section 11, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, being the remaining portion of the DF Properties, L.P., tract of real estate as described in Document No. 9911257, dated, 04/29/1999 in the Records Office of said County and State, more particularly described as follows to-wit:

Commencing at a RT-1 marking the Northwest corner of said Southeast Quarter of Section 10, Township 22 North, Range 4 West, run thence along the West line of said Quarter, South 00°46'34" East (State plane bearing) 260.00 feet to the Southwest corner of a tract of real estate described in Document No. \_\_\_\_\_ (Annexation ordinance to the City of Lafayette) and the Point of Beginning of the herein described tract; thence along the South and Easterly lines thereof the following five (5) courses: 1) North 89°13'20" East, 28.00 feet; 2) North 10°31'56" East, 61.19 feet; 3) North 04°25'00" East, 110.45 feet; 4) North 34°13'36" East, 34.50 feet; 5) North 87°14'07" East, 130.10 feet to a point on the Southern Right-of-way line of Veterans Memorial Parkway, thence along said right-of-way, the following

seven (7) courses: 1) South 89°47'59" East, 199.97 feet; 2) North 89°26'02" East, 200.00 feet; 3) South 87°42'13" East, 200.25 feet; 4) North 89°26'02" East, 600.00 feet; 5) South 89°10'57" East, 300.17 feet; 6) North 89°26'02" East, 200.00 feet; 7) South 87°42'13" East, 73.55 feet to a point on the Southerly right-of-way line of the former C.C. & St. Louis Railroad; thence along said line, South 58°43'49" East, 784.08 feet to a point on the East line of said Southeast Quarter; thence continue South 58°43'49" East, 217.97 feet to the Northeasterly most corner of said DF Properties L.L.P. tract; thence South 00°45'36" East, 632.92 feet to the Southeast corner thereof and the Northeast corner of Tippecanoe Development II LLC property described in Document No. 202020007525, dated 7/31/2020 in said Recorders Office; thence along the northern boundary thereof the following six (6) courses: 1) North 89°58'48" West, 104.80 feet; 2) North 52°34'40" West, 400.67 feet; 3) North 73°25'51" West, 506.74 feet; 4) North 89°58'48" West, 570.39 feet; 5) South 00°11'14" West, 416.00 feet; 6) North 89°58'48" West, 359.15 feet to a point on the City of Lafayette Right-of-way as described in Document No. 200101005916 in said Recorders Office; thence along said line the following three (3) courses: 1) North 09°18'25" West, 69.54 feet; 2) North 22°34'32" West, 26.93 feet; 3) South 89°13'33" West, 20.00 feet to a point on the West line of said Southeast Quarter; thence along said line, North 00°46'28" West, 80.24 feet to a point on intersection with the South line of Lot 1 Stanford Minor Subdivision, per plat thereof recorded as Document No. 200404031866 in said Recorders Office, and said Quarter section line; thence North 89°14'47" East, 260.51 feet to the Southeast corner of said Lot 1; thence along the East line thereof, North 00°45'13" West, 205.10 feet to the Northeast corner of said Lot; thence along the North line and western extension thereof; South 89°14'47" West, 260.59 feet to a point on said quarter section line; thence along said line, North 00°46'28" West, 602.43 feet to the Point of Beginning, containing 59.036 acres more or less.

### SURVEYOR'S REPORT

The record descriptions used in this survey were provided by research at the office of the Tippecanoe County Auditor and Recorder. The purpose of this survey is to retrace the boundary of the DF Properties, LLP property as described in 9911257. The subject property lies in part of the Southeast Quarter of Section 10 & part of the Southwest Quarter of Section 11, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana. Survey data shown hereon is a local ground coordinate system based on the Indiana State Plane Coordinate System, West Zone, as provided by the Tippecanoe County Section Corner Perpetuation Program, with the basis of bearings being grid North (the west line of the Southeast quarter of Section 10 being South 00°46'28" East). (Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a historical monumentation; however, this plat does not represent a survey of said adjoining properties.)

There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown hereon. In cases where the magnitude of these differences is less than the Acceptable Relative Positional Accuracies stated in the following report and less than the uncertainty identified for the reference monumentation discussed in the following report, the differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of title discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.

Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may slightly vary from such straight line.

### SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plats, and information referenced either below or on the attached plat, were obtained from files and information at the following offices:

Tippecanoe County Highway Department: County Road Right-of-way plans, as applicable

Tippecanoe County Surveyor's Office: Section Corner Perpetuation Project Dossiers, Surveyor's Record Books A-F, Section Corner Perpetuation Research Files, County Section Corner Project Ties (prior to 1991), 1939, 1957, 1963 and other available aerial photos (as necessary), State Road Right-of-way plans, as applicable, Railroad Right-of-way and Track maps, as applicable, Drainage and Highway Map (showing legal open ditches and legal tie ditches)

Tippecanoe County Auditor's Office: Survey, parcelization, and subdivision plat files

Tippecanoe County Recorder's Office: Recorded surveys, parcelizations, and subdivision plats

Tippecanoe County Area Plan Commission: aerial photos (as necessary)

Tippecanoe County Management Information Technology Services: digital aerial photographs (as necessary)

Indiana Department of Transportation, Division of Land Acquisition: State road right-of-way and associated plans (as necessary)

Vester and Associates, Inc.: Surveys, parcelizations, and subdivision plats on file.

Copies of other private surveys were obtained if they were referred to on other surveys obtained from the above offices or were known to exist and could be located for copying purposes.

I. Beam, Longest and Neff, LLC, ID No. 3991, Document No. 05012881, Recorded June 9, 2005, in the office of the Tippecanoe County Recorder.

T-Bird, Project No. 06053, Document No. 200808006232, Recorded April 4, 2008, in the office of the Tippecanoe County Recorder.

Standiford Minor Subdivision, Document No. 04031866, Recorded November 19, 2004, in the office of the Tippecanoe County Recorder.

II. Section Corner Dossiers:

III. Ancient County Survey Record:

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:

- Variance caused by the availability and condition of record monuments;**  
No uncertainties are associated with the section corners as monumented as they are prima facie evidence of the true locations of the same.
- The existing deeds and plats of record;**  
No uncertainties are associated with the deeds of record.
- The occupation or possession lines (fences, etc.) as related to the surveyed lines;**  
A well head exists on the subject property that serves Lot 1 of Standiford Minor Subdivision. Certain easements rights may exist, but documents have not been found or provided. As depicted on survey, An existing gravel drive crossed south line of property. Certain easements rights may exist, but documents have not been found or provided.
- The theoretical uncertainty of measurements;**
  - The theoretical uncertainty of position of the lines and corners of this survey due to measurements is within the specifications for an URBAN Survey (0.07 foot plus 50 parts per million).

### TITLE COMMITMENT "EXCEPTIONS"

This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the tract shown hereon was gained from Old Republic National Title Insurance Company Commitment No. 2263464, dated January 12, 2021. The following comments correspond to the items numbered in Schedule B, Section II (Exception) of the above referenced commitment. Comments made by the surveyor are in italics.

- Temporary and Perpetual Easement for the Construction and Maintenance of a Recreational Trail from DF Properties LLP, to the City of Lafayette, dated April 9, 2013 and recorded February 24, 2014 as Document No. 201414002760. PLOTTED AS DESCRIBED ON THE FACE OF THIS SURVEY.
- Right of Way Grant from Daugherty Farms, Inc., to the County of Tippecanoe dated October 6, 1969 and recorded October 10, 1969 in Book 318, page 384. AFFECTS SUBJECT TRACT, FORMER SOUTH RIGHT -OF-WAY OF CO RD 350 S (VETERANS MEMORIAL PKWY), NOW A PART OF CITY OF LAFAYETTE PROPERTY SHOWN ON FACE OF SURVEY.
- Temporary and Permanent Easements for the Construction and Maintenance of Utilities Service from DF Properties, LLP to the City of Lafayette, dated December 19, 2006 and recorded December 20, 2006 as Document No. 06027961. PLOTTED AS DESCRIBED ON THE FACE OF THIS SURVEY. SAME DESCRIPTION AS ITEM 19 ABOVE
- Permanent Easement for the Construction and Maintenance of Utilities Service from DF Properties, LLP, to the City of Lafayette dated May 9, 2007 and recorded May 22, 2007 as Document No. 07010187. PLOTTED AS DESCRIBED ON THE FACE OF THIS SURVEY.
- Gas Line Easement from Daugherty Farms Inc., an Indiana Corporation to Indiana Gas Company, Inc., an Indiana corporation, its successors and assigns, dated November 14, 1980 and recorded November 19, 1980 in Deed Record 80, page 3249. DOES NOT AFFECT THE SUBJECT TRACT.
- Electric Line Right-of-Way Easement from Daugherty Farms Inc., to Tipmont Rural Electric Membership Corporation, dated August 4, 1986 and recorded October 6, 1986 in Deed Record 86, page 3585. Partial Termination of Electric Line Right-of-Way Easement by and between DF Properties LLP, Daugherty Farms Inc. and Tipmont Rural Electric Membership Corporation dated May 1, 2020 and recorded May 4, 2020 as Document No. 202020007524. PLOTTED AS DESCRIBED ON THE FACE OF THIS SURVEY. PARTIAL RELEASE COVERS SOUTH ADJOINING 60.75 AC PROPERTY.
- Gas Line Easement from Daugherty Farms, Inc., an Indiana corporation to Indiana Gas Company, Inc., dated September 14, 1971 and recorded September 22, 1971 in Deed Record 71, page 2628. DOES NOT AFFECT THE SUBJECT TRACT.
- Agreement for Right-of-Way by and between DF Properties, LP, an Indiana limited partnership, and Wal-Mart Real Estate Business Trust, a Delaware statutory trust dated July 5, 2005 and recorded August 23, 2006 as Document No. 06018914. PLOTTED AS DESCRIBED ON THE FACE OF THIS SURVEY.
- Drainage Easement Agreement by and between DF Properties, LLP an Indiana limited liability partnership, and Benjamin Crossing, LLC, an Indiana limited liability company, dated October 24, 2002 and recorded October 30, 2002 as Document No. 02034594. DOES NOT AFFECT THE SUBJECT TRACT.
- Drainage Easement Agreement by and between DF Properties, LLP an Indiana limited liability partnership and Benjamin Crossing, LLC, an Indiana limited liability company, dated October 24, 2002 and recorded October 30, 2002 as Document No. 02034595. BLANKET EASEMENT OVER ENTIRE DF PROPERTIES HOLDINGS IN SECTION 10. SELF TERMINATION CLAUSE IN TERM #1 APPLIES. THIS ITEM NO LONGER AFFECTS SUBJECT TRACT.
- Temporary Construction and Access Easement Agreement by and between DF Properties, LP, an Indiana limited partnership, and Wal-Mart Real Estate Business Trust, a Delaware statutory trust, dated July 5, 2005 and recorded September 2, 2005 as Document No. 05021520. PLOTTED AS DESCRIBED ON THE FACE OF THIS SURVEY. SAME AS ITEM 26 ABOVE.
- Limited Access Facility as set forth in Warranty Deed from Daugherty Farms, Inc. an Indiana corporation to The County of Tippecanoe, dated May 25, 1993 and recorded June 22, 1993, as Document No. 93-13190.

### NOTES

- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground containers or facilities that may affect the use or development of this tract.
- No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.
- No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.
- This survey does not represent a title search by Surveyor and was prepared without the benefit of a title commitment, abstract of title, or a title search prepared by a title a title company. There may be easements, restrictions and rights-of-way of record on this property that are not shown on the subject survey; therefore, this survey and any attached legal descriptions are subject to all easements, restrictions, and rights-of-way of record.
- Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect this parcel.
- Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.

### FLOOD STATEMENT

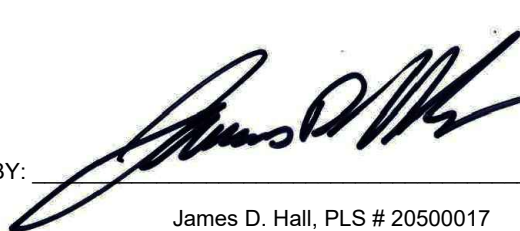
By graphic plotting only, this property is located in Zone X (Areas of minimal flooding) of the Flood Insurance Rate Map, Community Panel No. 18157C0255E, which bears an effective date of AUGUST 17, 2017 and is partially in a Special Flood Hazard Area.

### LAND SURVEYOR'S CERTIFICATE

The undersigned, a Professional Land Surveyor of the State of Indiana does hereby certify that the attached plat and above legal description were prepared under his direct supervision, and to the best of his knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

To: DF PROPERTIES, LLP, ADVANTAGE TITLE, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7A, 8, 9, 13, 15 & 16 of Table A thereof.

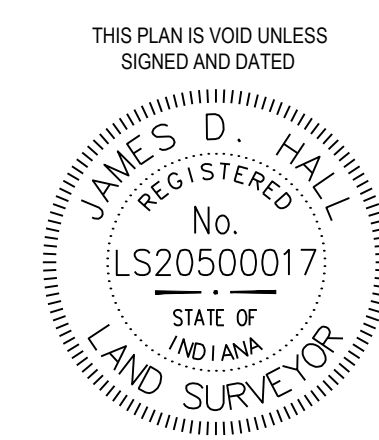
CERTIFIED BY:  DATE: 03-10-2022  
James D. Hall, PLS # 20500017

FIELD WORK COMPLETION DATE:

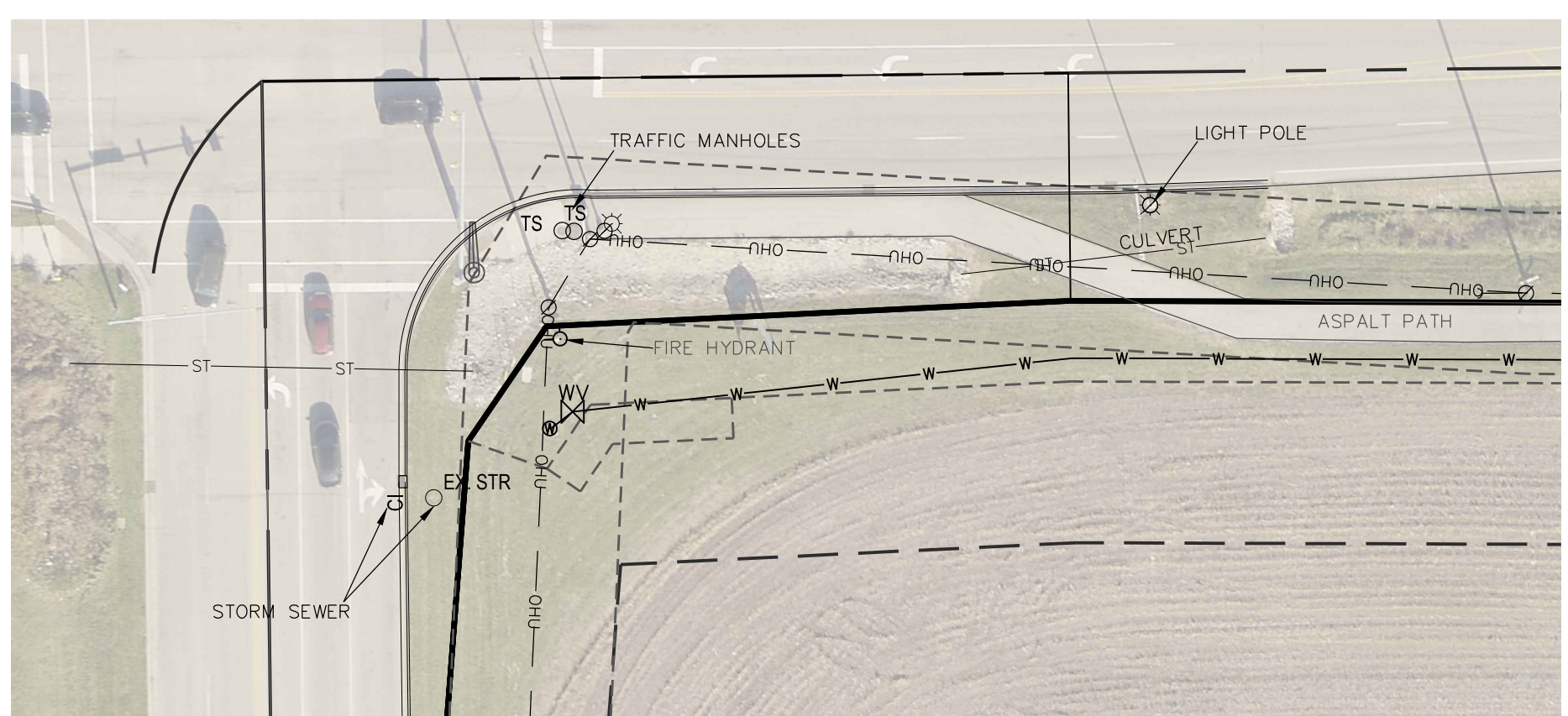
PREPARED FOR: DF PROPERTIES, LLP  
C/O MELIA FARRELL  
4701 S. 250 WEST  
LAFAYETTE, IN 47909

TITLE HOLDER: DF PROPERTIES LLP  
4701 S 250 WEST  
LAFAYETTE, IN 47909

AUDITOR'S KEY NUMBER: 79-11-10-400-001-000-031



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. JAMES D. HALL  
Prepared by: JAMES D. HALL



INTERSECTION DETAIL

NO.	1	2	3	4	5	6	7
REVISION:	Revision per client request						
DATE:	4/04/22						

DF PROPERTIES, LLC  
C/O MELIA FARRELL  
4701 S. 250 WEST  
LAFAYETTE, INDIANA 47909

OFFICE LOCATION:  
309 COLUMBIA STREET, SUITE 101  
LAFAYETTE, INDIANA 47901  
PHONE: (765) 742-5479  
FAX: (765) 742-5271  
http://www.vester.com

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 10 & PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 4 WEST OF THE WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

OFFICE INFORMATION:  
PROJECT: 217XXXXX21310 DF Prop  
21310-48W  
DRAWING DATE: Apr. 05, 2022  
DESIGN BY: TDS  
DRAWN BY: J.W., T.DS., J.DH  
CHECKED BY: J.DH  
FIELD BOOK#: SB 873

JOB NO: 21310

SHEET: 2 OF 2



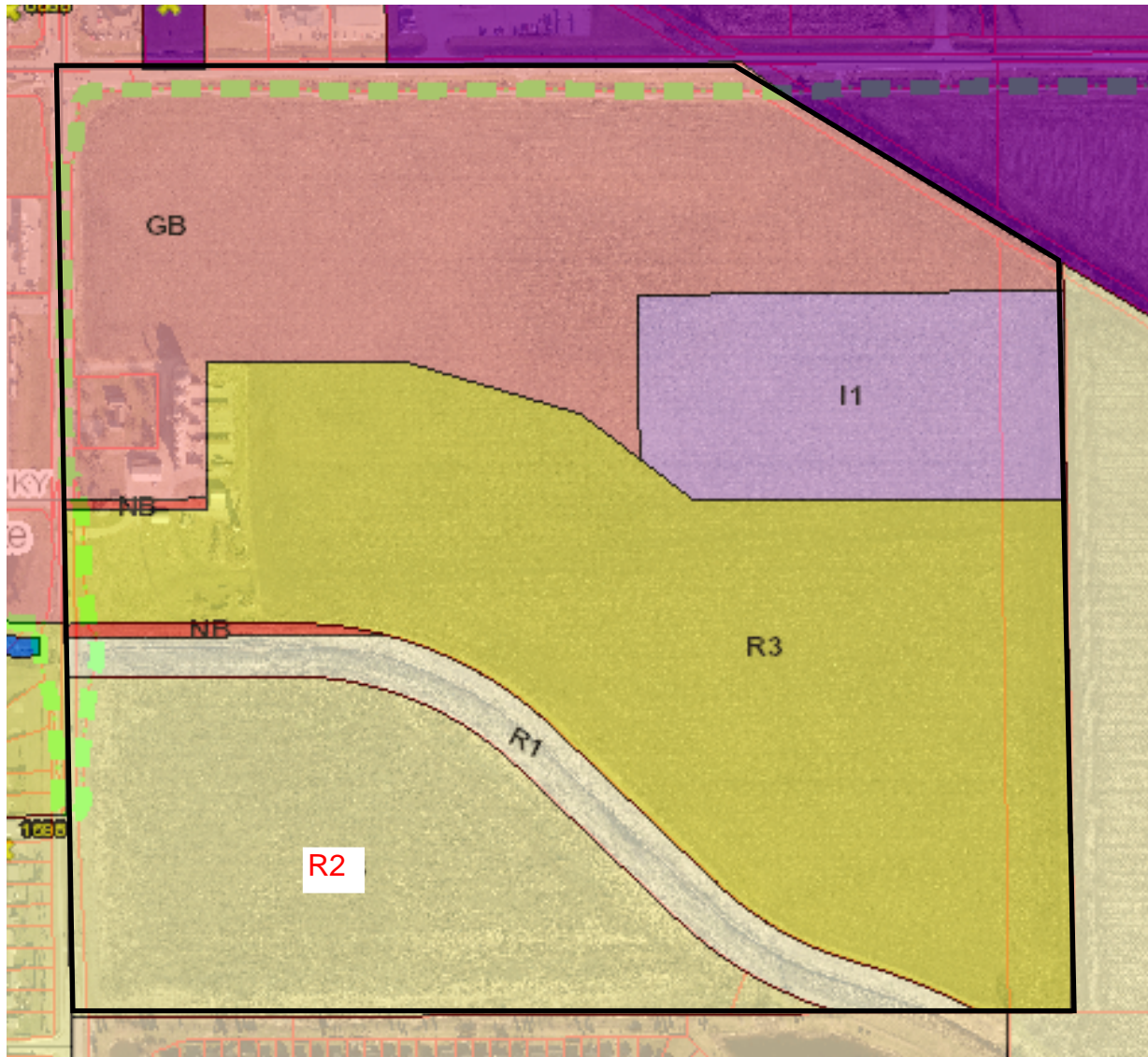
CURRENT  
ZONING

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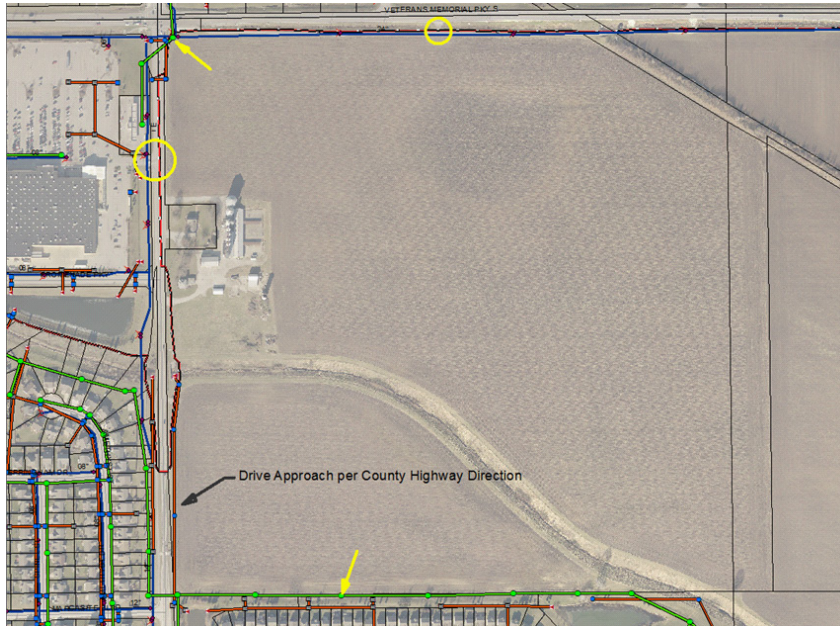
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The map shows the property's current zoning, per the Tippecanoe County Area Plan Commission GIS system.  
*\*Zoning boundaries are approximate*



## UTILITIES & ACCESS



**Green:** Sewer  
**Blue:** Water  
**Orange:** Storm Sewer

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### Utilities

The property offering is served by all utilities. The graphic below labels the approximate location of all utilities. The land south of the Kirkpatrick Drainage Ditch is served by the 15" diameter Kirkpatrick Ditch trunk line. This sewer line was installed to serve the shovel ready industrial ground east of this location. As such capacity at this time is somewhat restricted. There is a yellow arrow in the lower part of the map showing the location of this sewer. The land on the north side of the ditch is served by an 18" diameter sewer located in the southeast quadrant of the VMP/Concord intersection. No flow restrictions impact this line. There is ample water supply available to land on both sides of the ditch. To the west lies a 14" supply on the west side of Concord that is partially obscured by the storm sewer on the photo. Along Veterans Memorial Parkway there is access to a 24" water line.

The land is impacted by two separate Cost Recovery Service Areas, with the Kirkpatrick Ditch serving as the boundary between the northern and southern sides of the property offering. The land to the south of the ditch has since been sold and developed. Buyers are advised to confirm all fees herein.

Cost Recovery Fees for the **North** are from Service Area 8

Sewer = \$4,463 per acre

Water = \$1,195 per acre

Cost Recovery Fees for **South** are from Service Area 9A

Sewer = \$6,083 per acre

Water = \$1,064 per acre

### Access

The potential location for drive approaches are indicated with yellow circles. Veteran's Memorial Parkway right-of-way was purchased with Federal funds as a limited access bypass so the only drive approach can be at the existing field entrance. Currently there is a signalized intersection on Concord Road at the Wal-Mart entrance. There is the opportunity to extend a fourth leg from this intersection into the subject property. North of this intersection impacts the functional area of the Veterans Memorial Parkway and Concord signal so there is no further opportunity for curb cuts to the north. There could be a potential fourth leg at the Promenade Parkway intersection in the future.



CURRENT  
CONCEPT

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CURRENT  
RETAIL  
LANDSCAPE

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3 MILES	2018	2023 Projection	5 MILES	2018	2023 Projection	7 MILES	2018	2023 Projection
Population	42,854	45,639	Population	98,739	105,185	Population	138,991	147,136
Households	17,068	18,107	Households	40,841	43,408	Households	52,463	55,685
Ave. Income	\$64,096	\$75,849	Ave. Income	\$59,474	\$69,734	Ave. Income	\$61,680	\$71,915



- **15,093** cars per day  
Concord Rd. 0.20 mi.  
south of Brady Ln.
- **15,618** cars per day  
Veteran's Memorial  
Parkway 0.45 mi. east of  
Concord Rd.
- **12,085** cars per day  
Concord Rd. 0.35 mi.  
south of Veteran's  
Memorial Parkwy.

\* Traffic data found and collected from Indiana Department of Transportation website. Figures based on 2019 traffic records.





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Estimated asking prices for developed lots based on current market conditions follow.

**Location**

Northwest Hard Corner of Intersection Concord Rd. & Veteran's Memorial Pkwy.	\$850,000/ac.
Veteran's Memorial Pkwy. Frontage Between Proposed Curbcut & Concord Rd.	\$825,000/ac.
Veteran's Memorial Frontage East of Proposed Curbcut (excluding corner lot)	\$650,000/ac.
Non-frontage Interior Commercial Lots Accessed via Internal Drive	\$525,000/ac.
Concord Road Frontage off the corner (excluding curbcut lot)	\$725,000/ac.
Non-frontage Southeast Corner	\$125,000/ac.



COMPARABLES

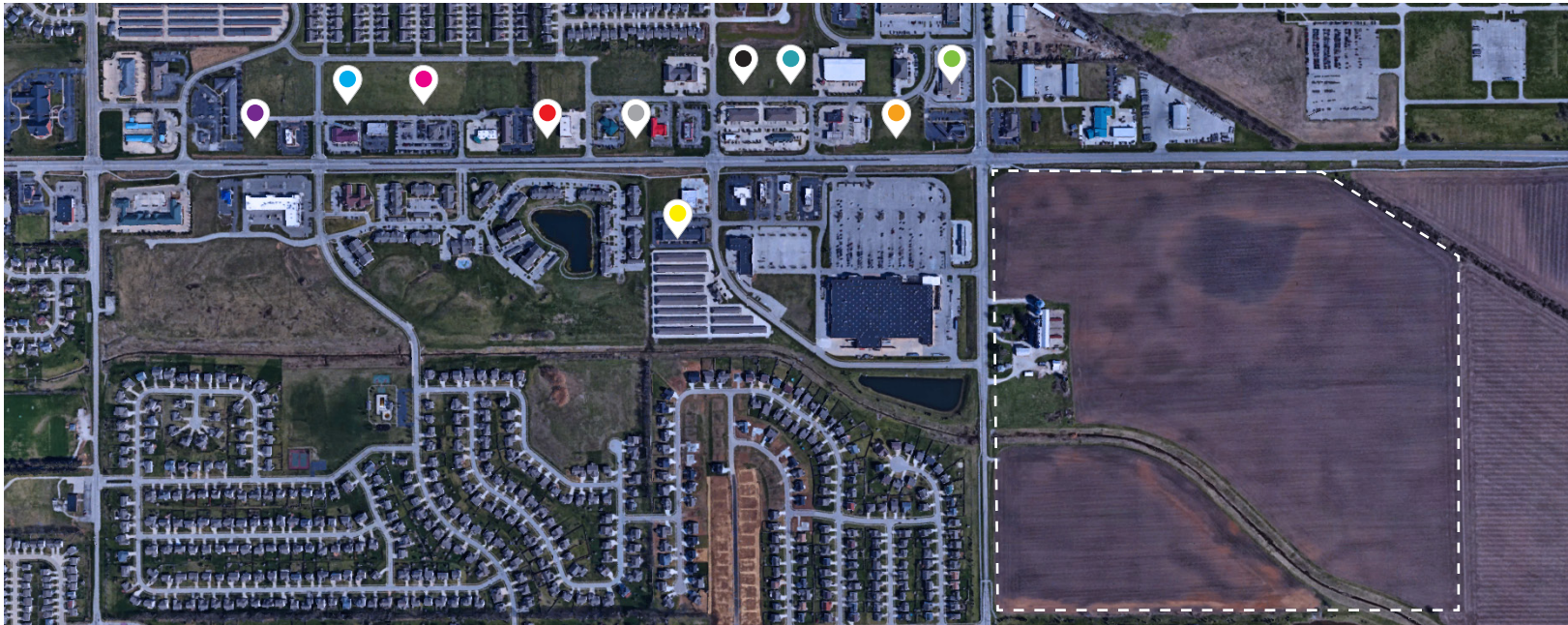
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Tippecanoe County land sale comparables follow:



Property	Transfer Date	Price	Acreage	Price/Acre
1. 3219 Builder Drive	8/26/2011	\$190,000	1.01	\$188,118.81
2. 3213 Daugherty	12/30/2016	\$125,000	0.98	\$127,551.02
3. Auto Express Land	8/30/2013	\$176,250	2.51	\$70,219.12
4. Auto Express Land	3/30/2016	\$630,500	4.42	\$142,647.06
5. 3528 Promenade Parkway (VMP frontage)	1/3/2014	\$585,000	0.991	\$590,312.82
6. Veterans Memorial & Regal Valley (VMP frontage)	12/14/2015	\$485,000	0.94	\$515,957.45
7. 3116 Builder Drive	6/29/2017	\$107,500	0.75	\$143,333.33
8. NE corner of Builder Drive & Osborne Lane	6/29/2017	\$489,000	2.39	\$204,602.51
9. 3007 Builder Dr. (VMP Frontage)	9/22/2017	\$375,000	0.96	\$390,625.00
10. 3606 Cheryl Lane (VMP Frontage)	8/16/2018	\$310,000	0.91	\$340,659.34



BIOGRAPHIES



**STEPHEN SHOOK**  
*Managing Broker*

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**PRIMARY SPECIALTY**  
Industrial Sales  
Land

**LANGUAGES**  
English

**SIGNIFICANT TRANSACTIONS**  
G.E. Aviation to  
Lafayette's South Side,  
50 acres

Nanshan to Lafayette's  
South Side,  
50 acres

Lafayette Life Building to  
Lafayette School Corp,  
100,000 SF

Benjamin Crossing,  
160 acre residential  
development

**BACKGROUND**

Steve is a commercial real estate professional with over twenty-five years of experience in brokerage and development. He has assisted new and existing employers in Lafayette - West Lafayette, Indiana with various real estate needs and also manages third party brokerage assignments.

Number One Producer in 2008 and 2014 for Coldwell Banker Commercial franchise in Indiana, Steve has sold nearly 1,000 acres of land for manufacturing, industrial, other commercial, and residential uses. He especially enjoys the "merchandising" of brokerage assignments and finds it easier to sell a program than simply a building or parcel.

Present and former industry and community affiliations:

- **Indiana Commercial Board of Realtors (ICBR),**  
Board Member
- **College Mentors for Kids, Purdue/Lafayette**  
Community Council
- **Great Lafayette Commerce,**  
Board Trustee
- **West Lafayette Schools Corp,**  
Board Trustee
- **West Lafayette Schools Foundation,**  
Board Member
- **Camping & Education Foundation,**  
Director of Development

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**JIM PITOUKKAS**  
*Associate Broker*

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Office: 765-742-5096

**PRIMARY SPECIALTY**  
Investment Property  
Sales  
Land

**LANGUAGES**  
English  
Greek

**SIGNIFICANT TRANSACTIONS**  
Brokered sale of a  
\$64,000,000 multi state  
portfolio of properties

**BACKGROUND**

Jim Pitoukkas joined Coldwell Banker in 2015 and specializes in the sale of commercial investment properties and land. Pitoukkas has a diverse background in real estate transactions and small business ownership. Since receiving his real estate license in 2006 his transactional experience has included property management and the sale of single family homes, raw land, fully entitled development sites, multifamily properties, and large multi-property investment portfolios. Transactions consummated by Jim have ranged in market values from \$175,000 to large portfolios with values in excess of \$60,000,000.

He resides in West Lafayette with his wife, Christine, and children.

Jim has been recognized by several of his clients for providing outstanding service, specifically his attention to detail, follow up, and professionalism.