

# FOR SALE

Lynnville Road  
Lynnville, IN 47619

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

**±1,500 AC LAND | INDUSTRIAL**

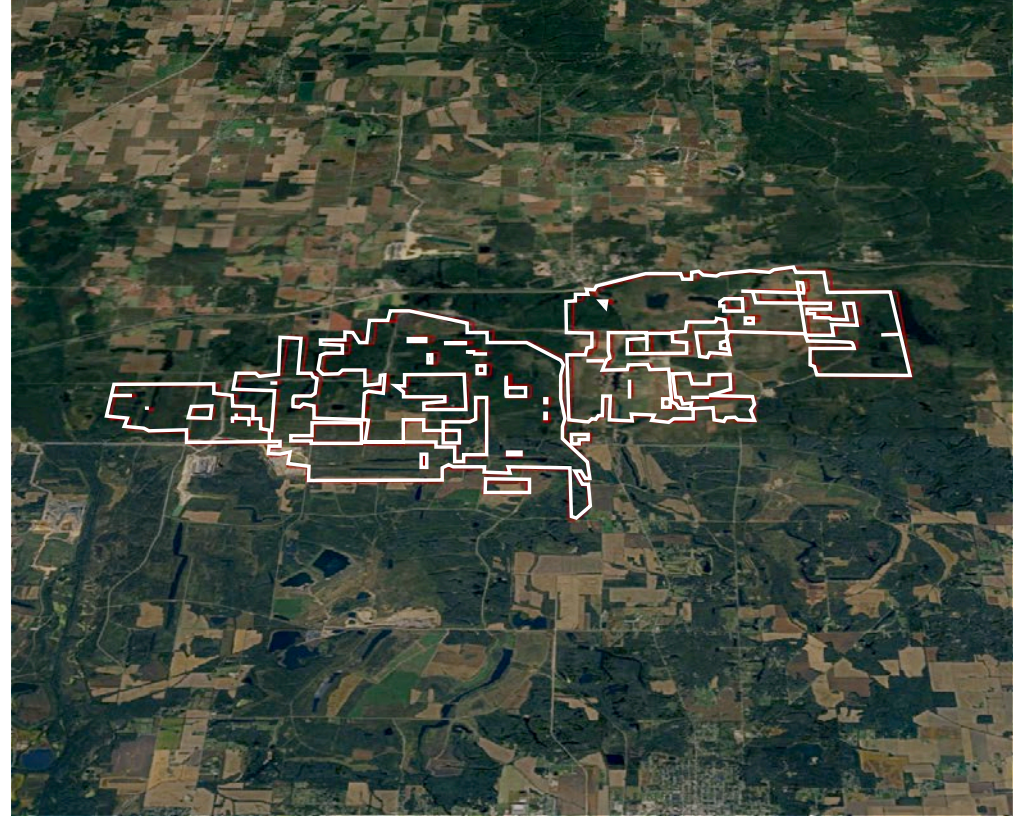


# SUMMARY

## Property Specs

PRICING	Contact Broker
LOT SIZE	±1500 ACRES
TYPE	Land   Industrial

- **Focus:** Hyperscale Data Center
- **Key Industries:** Minerals rights intact – full ownership control and preserved long-term value
- **Connectivity:** Plentiful water availability – ample 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 Texas; typical industrial rates hover around 7-10¢/kWh, so this is a standout advantage).



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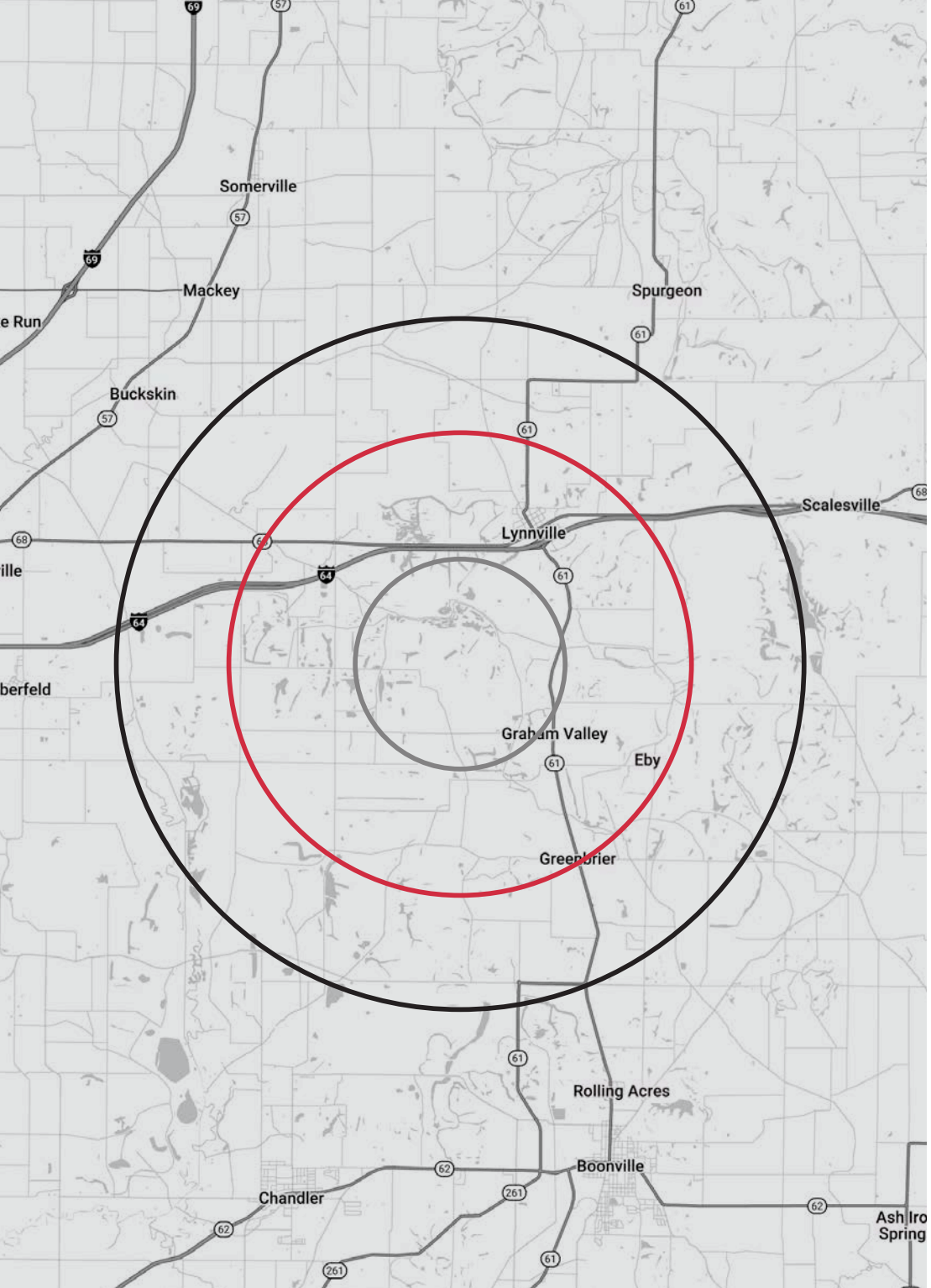


# AREA MAP

- 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.

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