



## 806-808 N Fares Ave

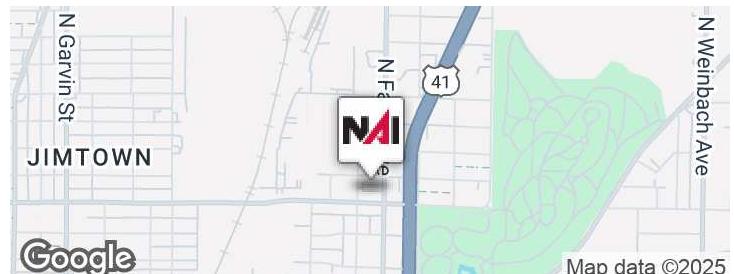
Evansville, Indiana 47711

### Property Highlights

- Build-to-suit up to 10,000 SF
- 27,007 SF Lot
- Close to US-41
- M2 Zoning

### Property Overview

Uncover the potential of this prime vacant lot, nestled in the vibrant Evansville area. With a strategic location and ample space for development, this property offers a blank canvas for realizing a wide range of investment opportunities. Whether envisioning a new office development, mixed-use space, or alternative investment venture, this lot provides the ideal foundation to bring your vision to life. Embrace the endless possibilities and capitalize on the promise of this well-positioned property in the heart of the thriving Evansville community.



### Offering Summary

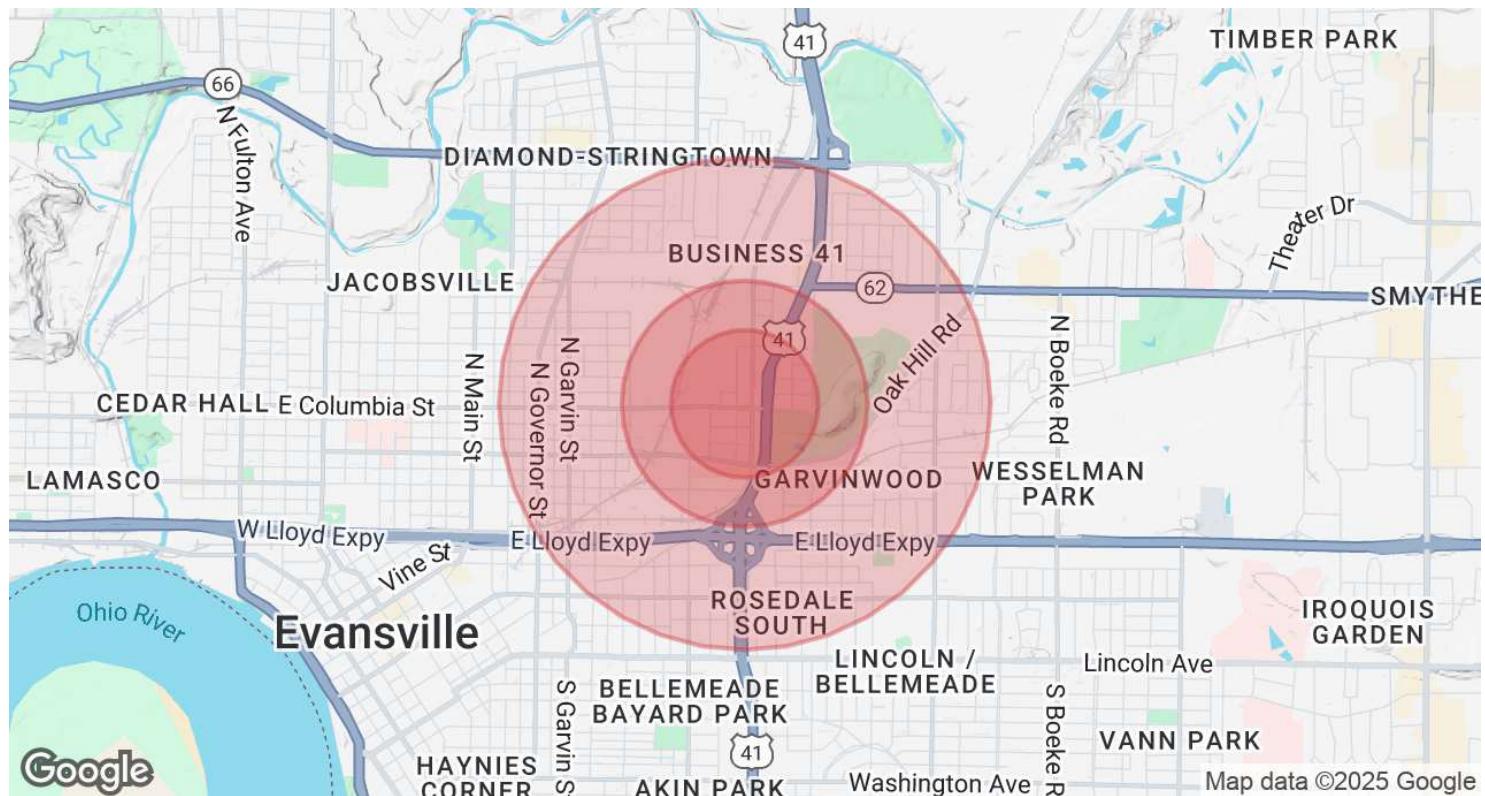
Sale Price:	Build-To-Suit
Available SF:	10,000 SF
Lot Size:	27,007 SF

### For More Information

**Scott Hyatt, CCIM**

O: 812 900 7661

scothyatt@naiprime.com | IN #RB14016323



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	454	1,353	9,082
Average Age	39	39	38
Average Age (Male)	40	39	38
Average Age (Female)	39	39	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	187	568	3,791
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,367	\$54,480	\$51,442
Average House Value	\$78,089	\$80,747	\$89,191

Demographics data derived from AlphaMap