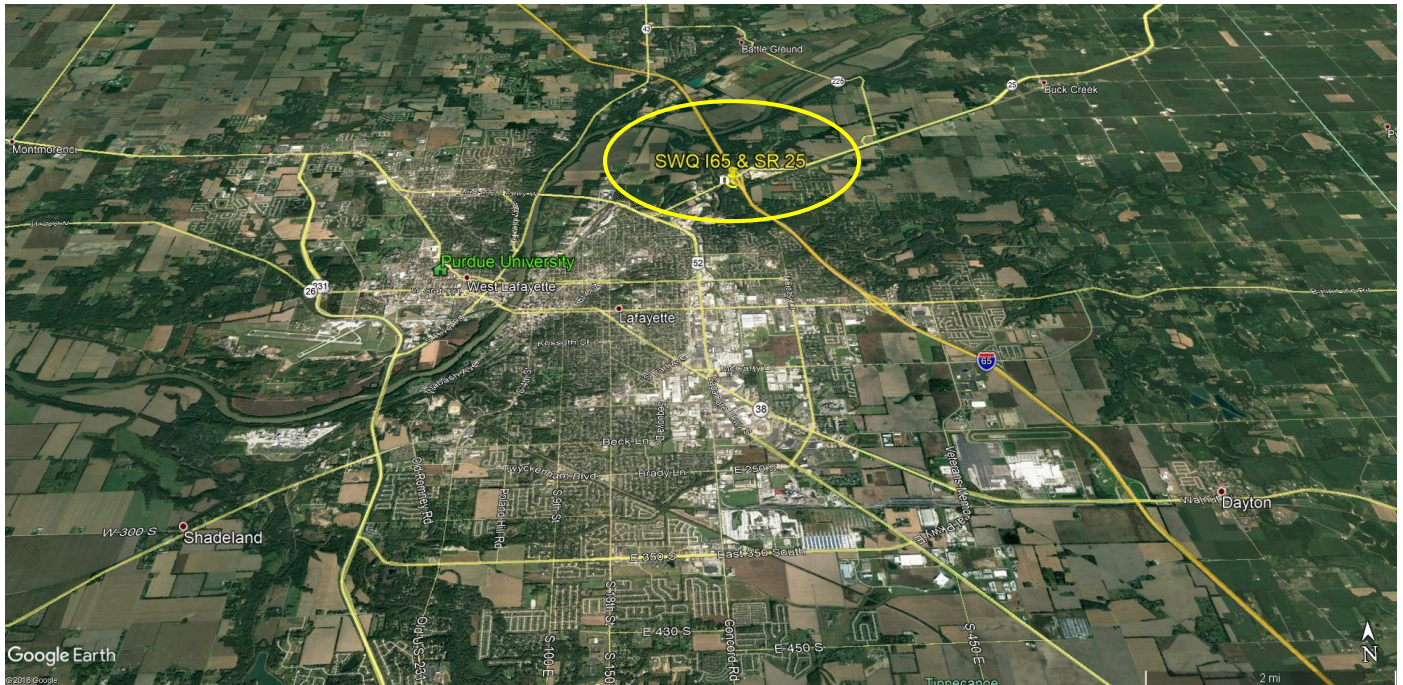


5.28 ACRE I-65 INTERSTATE INTERCHANGE LAND FOR SALE DEVELOPMENT SITE

SWQ SR 25 (Schuyler Ave) and I-65

Lafayette, IN



5.28 acres on the Interchange

\$2,983,200

Tim Christensen

317.590.8254 cell

tim@obsidiandev.com



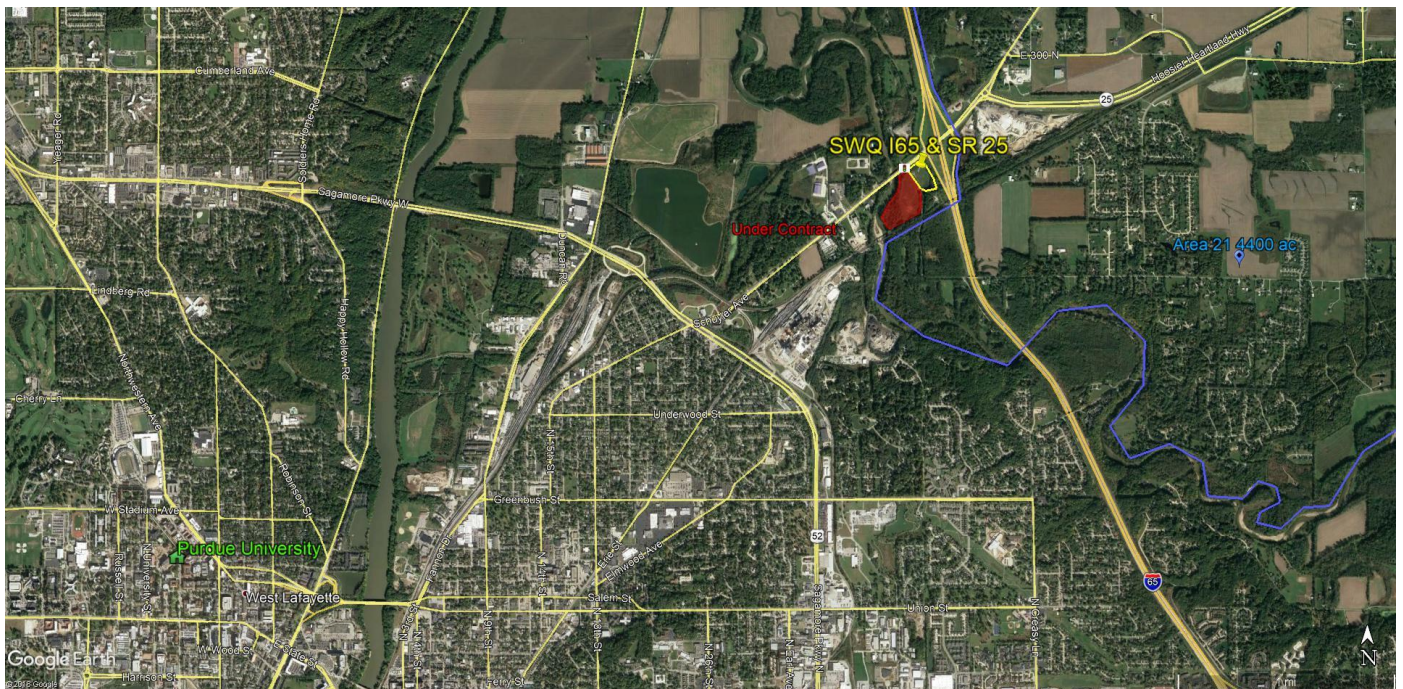
PROJECT NARRATIVE

Description:

The Site is approximately 5.28 acres of level, compacted ground near Lafayette, IN immediately on the SWQ of the State Road 25 interchange on I-65. The City of Lafayette will support rezoning from the current Agricultural zoning use to support a variety of commercial uses.

Love's Travel Stop is currently under construction on the adjacent parcel

Utilities: water and sewer are on-site or at the Love's parcel



- 46,000+ VPD on Interstate I-65 with prime visibility
- 15,000+ VPD on SR 25
- Entry Point to Purdue University / Ross Ade Stadium
- MSA - 212,000 population
- Gateway to “Area 21” to the east - Hoosier Heartland (a 4,000 acre tract earmarked by city for development and annexation)



- County Road 200 N (borders the west property line) to be upgraded
- Traffic signal at CR 200 N and SR 25 to be installed
- Upgrades to SR 25 - acceleration lane to be added from signal to the interstate ramp.
- Use Restriction - gas and convenience stores are prohibited on the site