



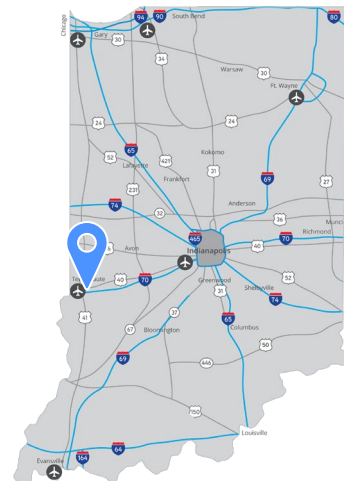
FOR SALE

East Margaret Dr & Sycamore Terrace St Terre Haute, IN

Flexible C-5 Land Between Casino & Airport

Property Highlights

- 13.7 Acres Available
- Flat and cleared land
- C-5 General Central Business District uses
 - Warehousing & Wholesale
 - Motor Vehicle Sales & Service
 - Light manufacturing
 - Hotels
 - Theaters
 - Self Storage
 - Various retail, office, and medical uses
- Utilities At or Near Site | Water and gas along North side of E Margaret Dr & Sanitary along East side of Sycamore Terrace St
- Strong labor force



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EXISTING C-5 ZONED LAND USERS

- FedEx Freight
- Plaza North Warehouse
- Storage Solutions
- McGuire Excavating and Trucking
- Tolin Trucking
- Kroger
- Arby's
- Ritter's Frozen Custard
- Old National Bank

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	839	20,623	62,553
Population Projected 2030	836	20,548	62,264
Average HH Income	\$83,785	\$75,618	\$65,070
Total Households 2025	418	9,427	25,746
Households Project 2030	423	9,541	26,020

Drive Times

Terre Haute Casino Resort	2 mins
I-70	2 mins
Terre Haute Regional Airport	8 mins
Indianapolis International Airport	52 mins

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