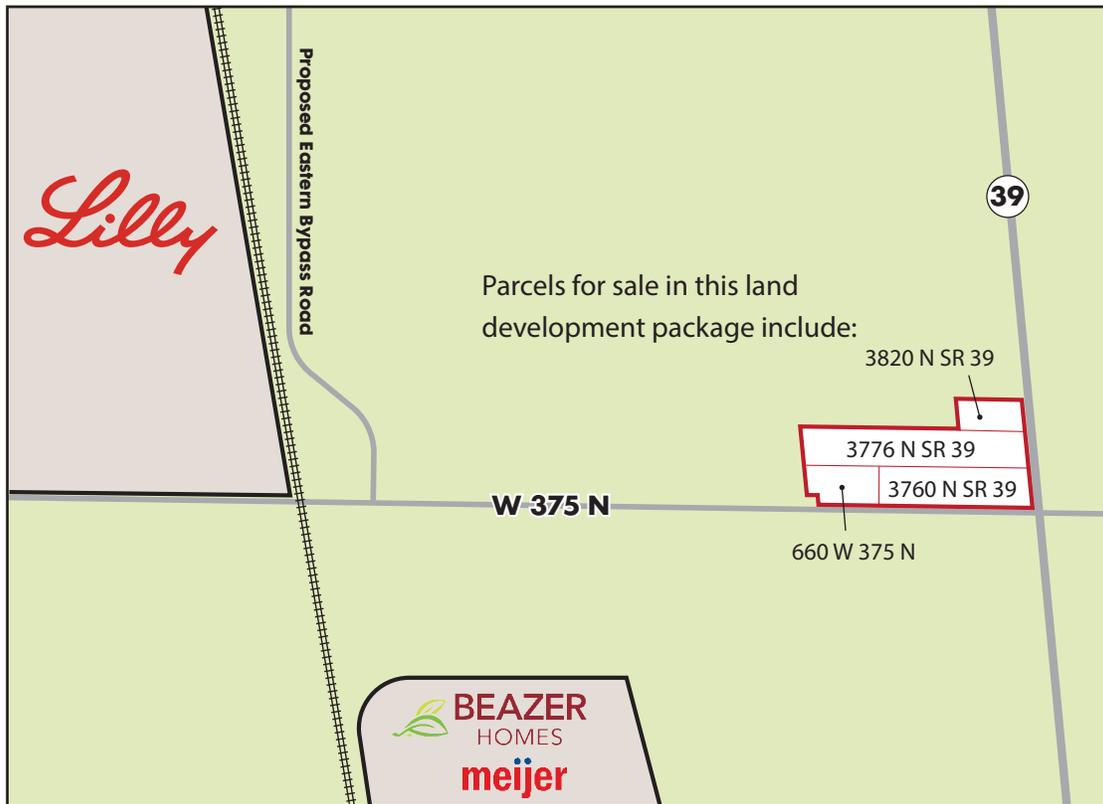


Land Assemblage - Lebanon, IN



Development land package for sale close to the new Eli Lilly Development Site under construction in Lebanon Indiana. Four contiguous parcels, 4.75+/- acres bordering the northwest signalized corner of SR 39 and W 375 N, (far northside of Lebanon), just north of planned Beazer Homes and Meijer development sites. Utilities are currently being considered as part of an overall development plan by the city of Lebanon to support the new major expansion in the area. Rezoning required for commercial use. 3760 N State Road 39 (1.29 acres) may be purchased individually or as part of the package. The other properties must be purchased as an assemblage.



For additional insights into the Lebanon area expansion, see link to LEAP Lebanon Innovation Planned Unit Development District, <https://iedc.in.gov/leap-lebanon#>

- NWC of SR 39 and W 375 N - far northside of Lebanon
- 618' +/- frontage on W 375 N and 444' +/- frontage on N SR 39
- 4.75 +/- acres in 4 parcels on signalized corner
- Current zoning Z001
- Each parcel currently has an occupied home and outbuildings (do not disturb occupants)
- 1/3 +/- mile to the under-construction Lebanon Lilly Research Plant
- Just north of planned Beazer Homes development, 400 residential units and a planned Meijer

This information has been obtained from sources deemed reliable; however it has not been verified and neither owner nor the Tucker Co., Inc., its agents, employees or affiliates make any explicit or implied guarantee, warranty or representation about the information provided herein. Any party or parties contemplating a real estate or other transaction involving this property should conduct a complete independent investigation of the property to determine the suitability and condition of the property for intended needs.

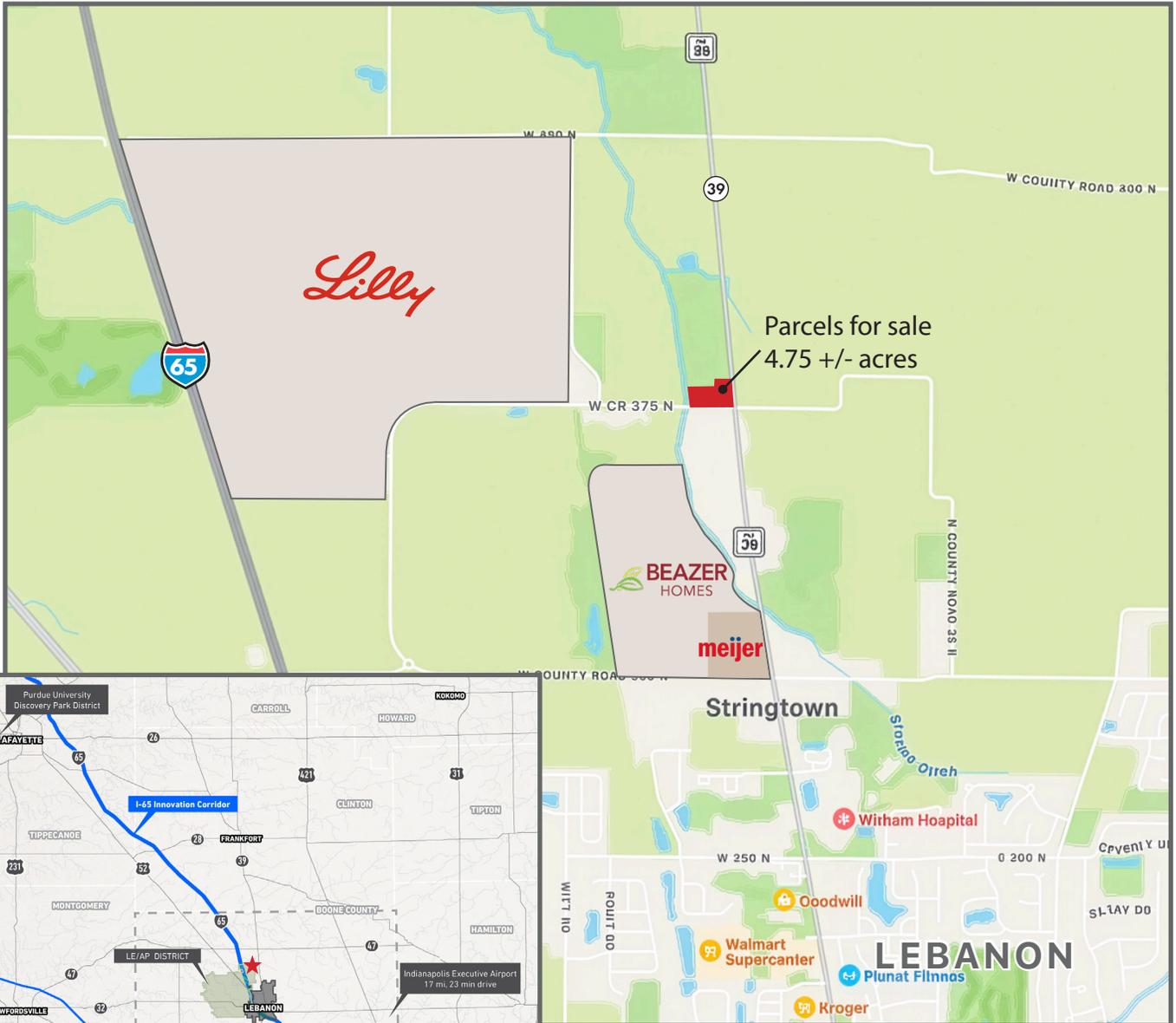
For more information contact
 Scott Pollom, Sr., CCIM
 REALTOR®/Broker
 317.730.3793 cell
 scott.pollom@talktotucker.com

Jane Drew Pollom
 REALTOR®/Broker
 317.730.3791 cell
 janedrew.pollom@talktotucker.com



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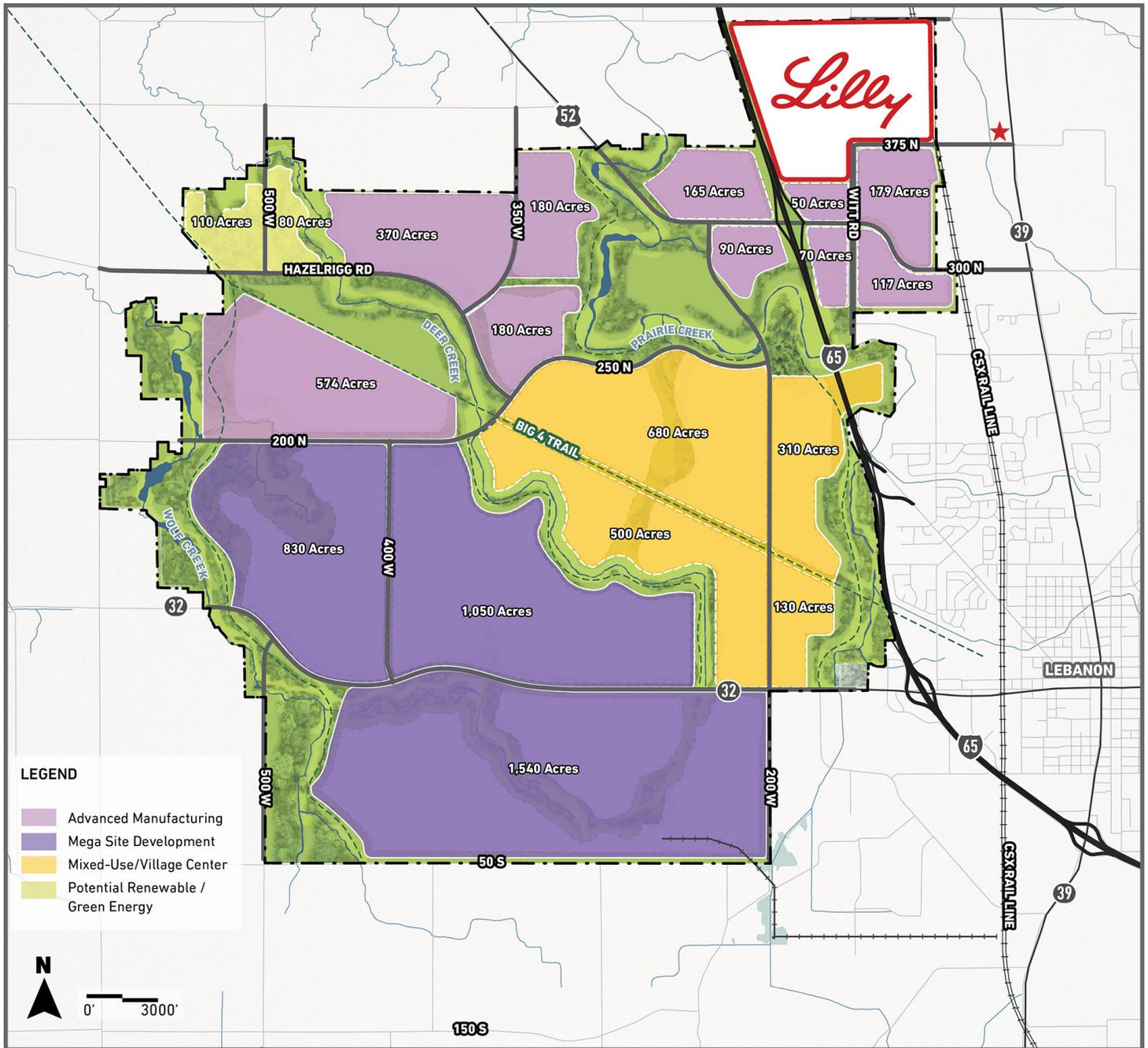
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Land Assemblage - Lebanon, IN

9,000+ acre LEAP project land use plan



Source: <https://iedc.in.gov/leap-lebanon#>

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Land Assemblage - Lebanon, IN

Property Photos



Frontage along W 375 N



Lilly project in the background



View from the SW on W 375 N



View from the West side of the properties

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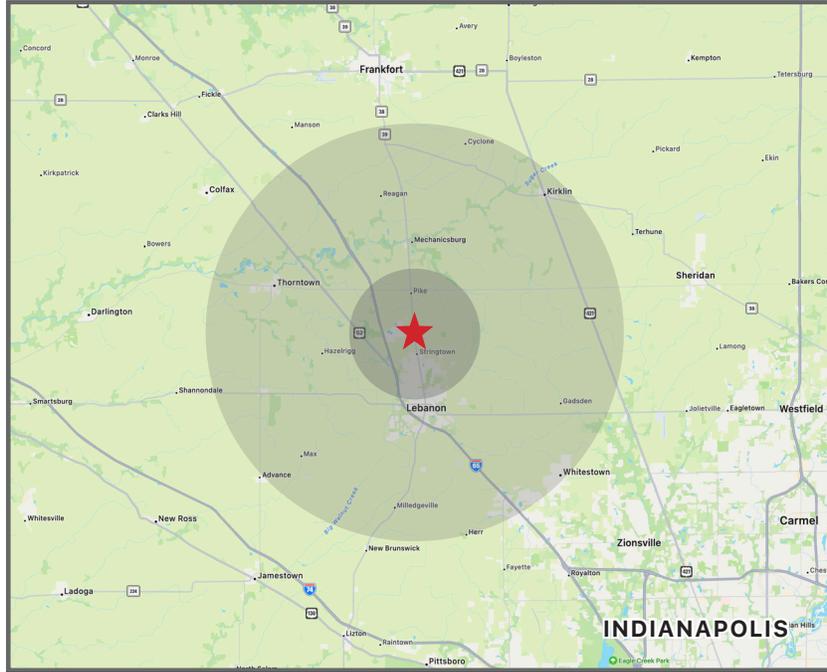
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Land Assemblage - Lebanon, IN

Demographics



	3 miles	10 miles
2024 Population	12,454	30,479
2029 Population Projection	13,879	33,775
2024 Households	5,263	12,428
2029 Household Projection	5,878	13,812
Annual Growth 2020-2024	0.8%	0.9%
Annual Growth 2024-2029	2.3%	2.2%
Owner Occupied Households	4,286	10,040
Renter Occupied Households	1,592	3,772

Source: CoStar

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