

LAND FOR SALE

HWY 231 / N. WASHINGTON ST.

Dale, IN



PROPERTY DESCRIPTION

Approximately 20 acres of land ideally suited for both retail and flex use. Strategically located just south of I-64 interchange with frontage on Hwy 231 and North Washington in Dale, IN. Located in close proximity to Riverview Energy's proposed coal-to-diesel plant. Opportunity to subdivide the property into 2 parcels (11.45 and 8.24 acres).

PROPERTY HIGHLIGHTS

- Over 1,500 feet of frontage along Hwy 231
- Just south of I-64 interchange
- Zoned highway business
- All utilities available
- Retail and Hospitality located adjacent to the property

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	19.69 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	91	2,040	9,348
Total Population	235	4,728	21,610
Average HH Income	\$65,688	\$65,157	\$69,502

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

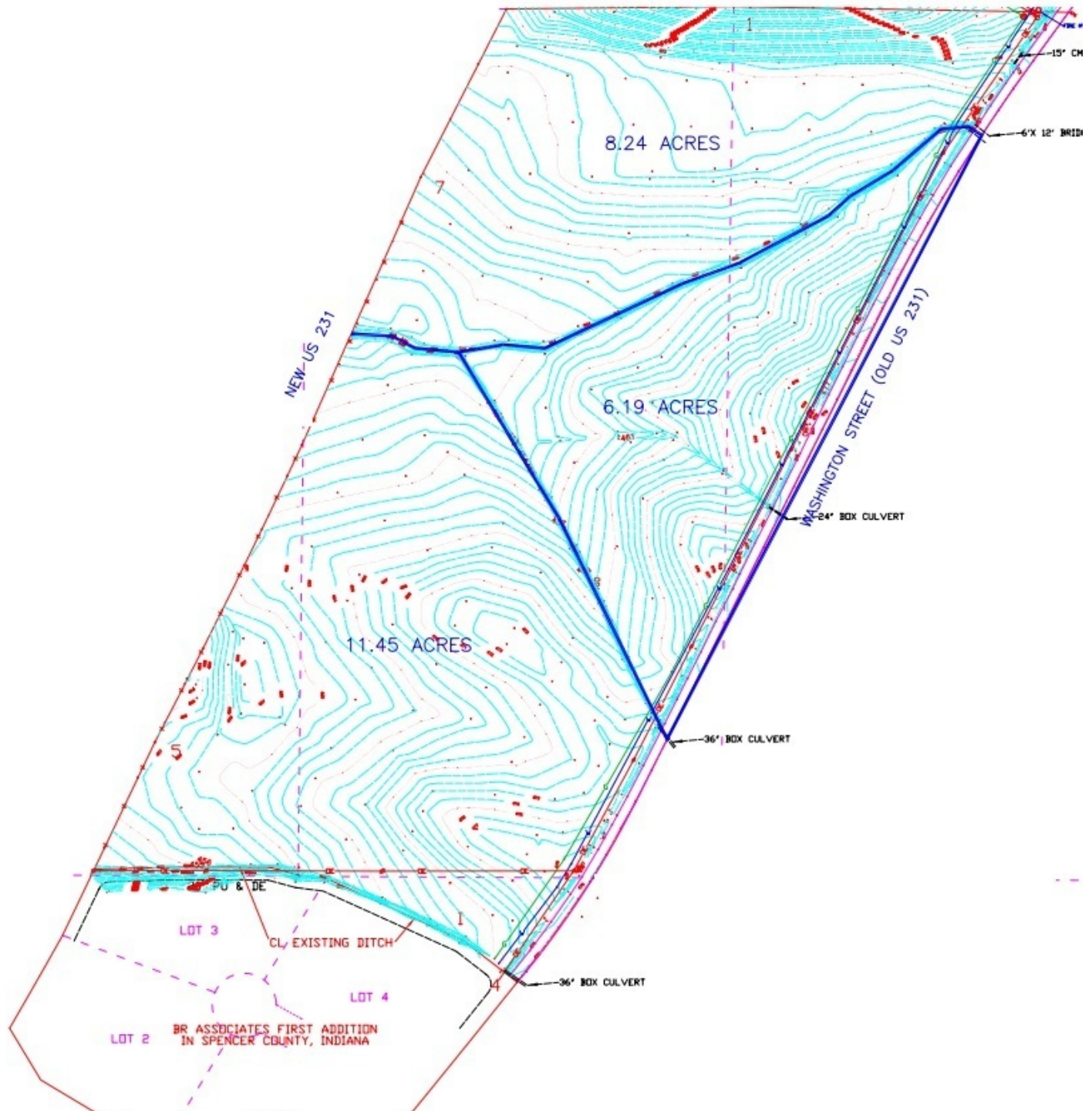
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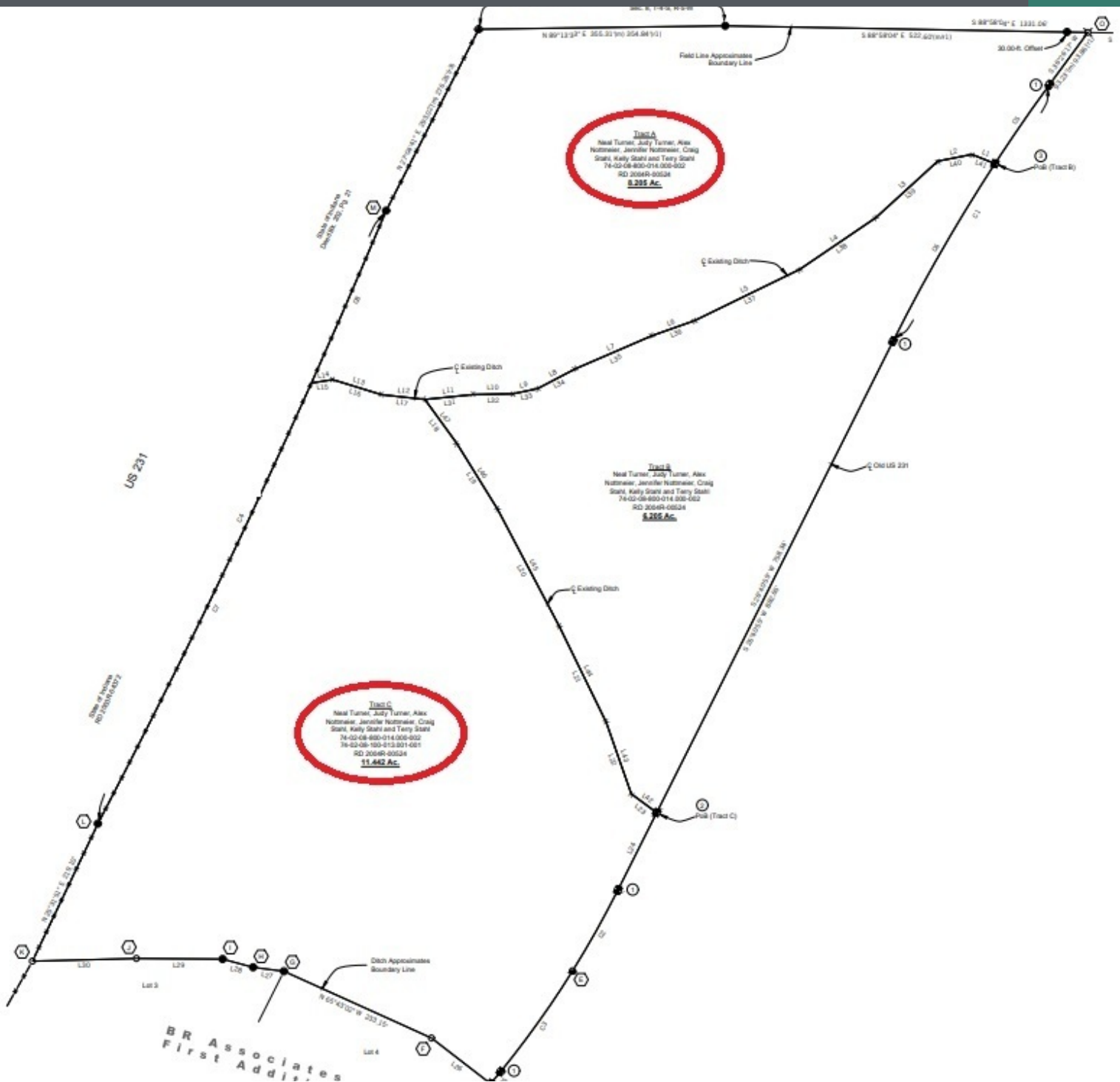
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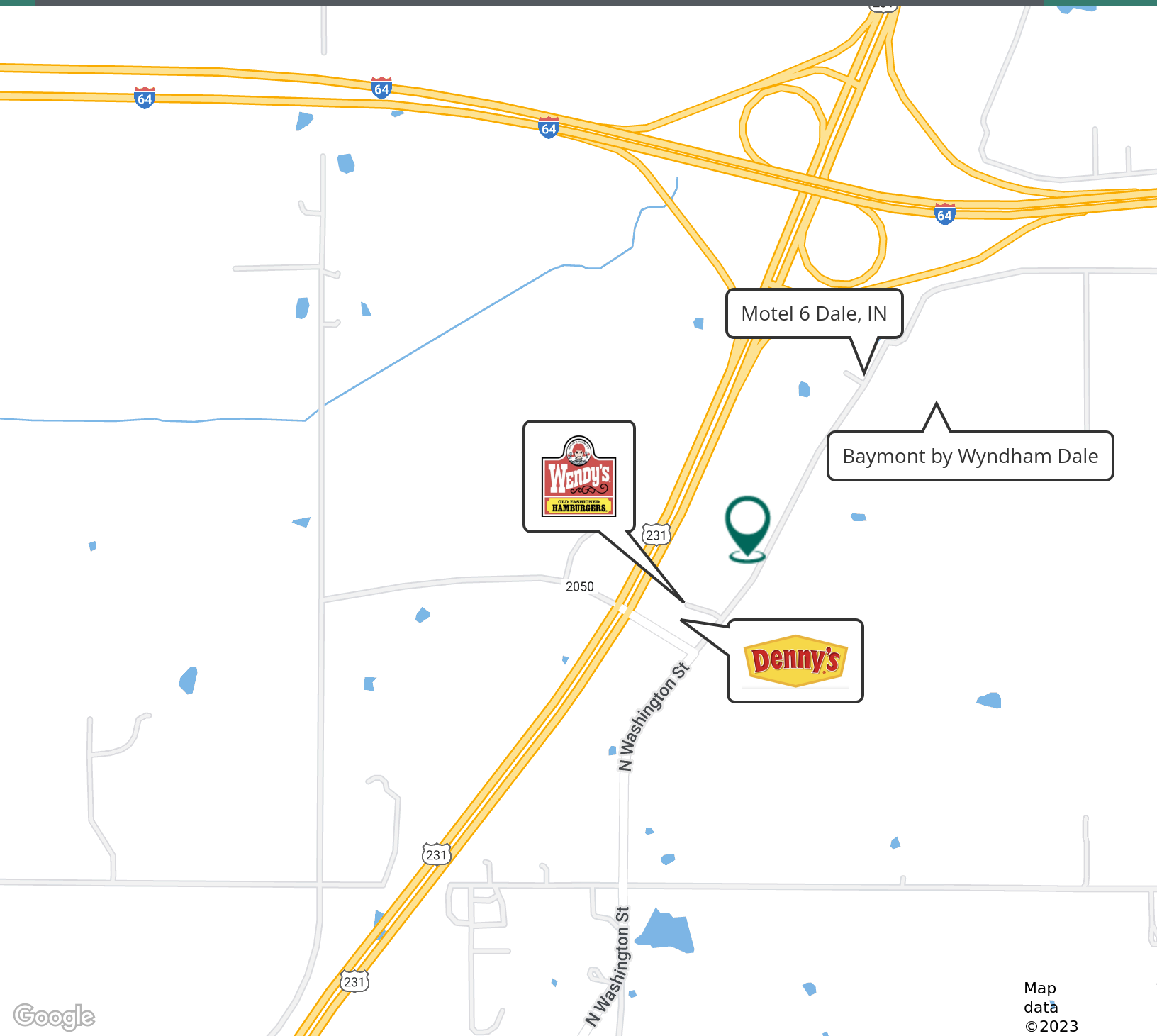
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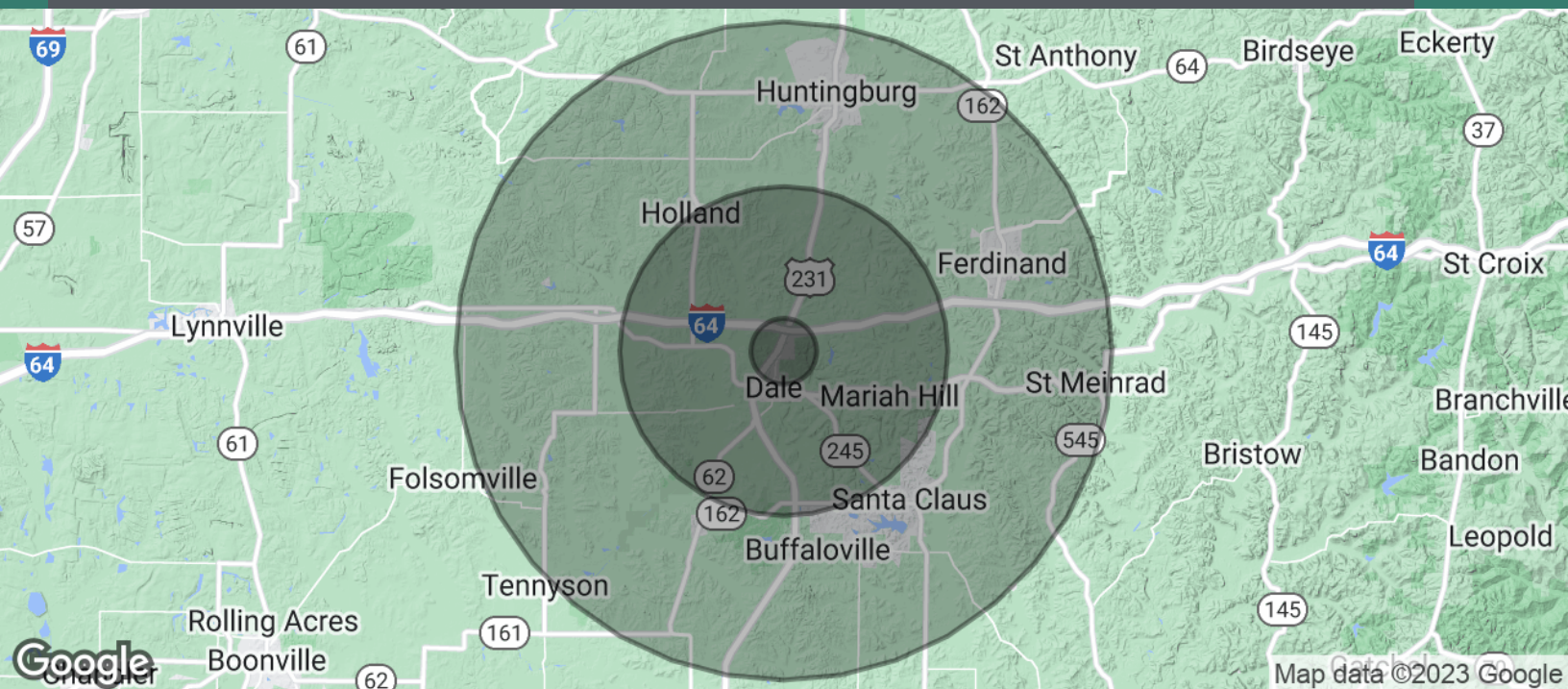
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	235	4,728	21,610
Average Age	30.0	38.5	42.4
Average Age (Male)	33.2	39.4	41.3
Average Age (Female)	29.4	38.4	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	2,040	9,348
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$65,688	\$65,157	\$69,502
Average House Value	\$140,690	\$150,674	\$154,980

* Demographic data derived from 2020 ACS - US Census

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