



**F.C. Tucker  
Commercial**

**AVAILABLE**  
**631 Kimmel Rd**  
**703 & 705 Kimmel Rd**  
**VINCENNES, IN 47591**



*Boundary lines are approximate*

- **Total Combined Price:** **\$900,000**  
631 Kimmel Rd **\$550,000 (Section 1)**  
703 & 705 Kimmel Rd **\$350,000 (Section 2)**
- **Lot Size:** **3.23 Acres +/-**
- **Zoning:** **R-1**
- **Water/Sewer:** **City**
- **Current Use:** **Vacant Land**
- **Annual Taxes:** **\$2,425.50 (2023 Pay 2024)**
- **Showing:** **Contact Listing Broker**
- **Location:** **Less than a mile east of Hart St, across from Walmart**



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New development growth area. Potential for commercial or multi-family development. All utilities to the site. Direct access from Kimmel Rd. Easy access from the Hwy 41/Hart St corridor.

### For More Information, Contact:

**Kristin Dannheiser**

[kristind@fctuckercommercial.com](mailto:kristind@fctuckercommercial.com)

**812.455.0001**



**Kyle Bernhardt**

[kylebernhardt@fctuckercommercial.com](mailto:kylebernhardt@fctuckercommercial.com)

**812.455.7577**



7820 Eagle Crest Blvd. Suite 200

Evansville, IN • 47715

812-473-6677 • Fax: 812-473-6684



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