

FOR SALE > ACREAGE

±46 acres - LAND FOR SALE

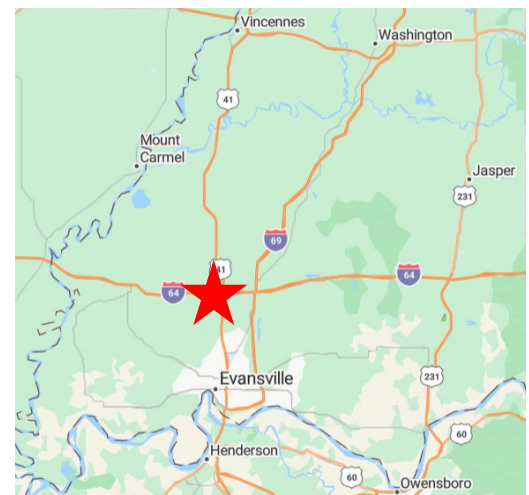


20100 US-41, Evansville, IN 47725 (Vanderburgh County)



FOR SALE
20100 US-41 - Evansville, IN 47725

- > ± 46 Acres - SALE PRICE: \$2,208,000
- > Excellent Visibility and Access on I-64 and US HWY 41
- > Zoned M-2
- > Ideal for industrial, commercial, multi-family, retail or regional medical
- > Located on the northwest side of Evansville, only 15 minutes away from the Toyota manufacturing plant in Princeton, IN and the Evansville Regional Airport.



For More Property Information:



Christy Vondersaar
812-319-4221
christyv@woodwardrealty.com

Donna Taylor
812-629-0730
dtaylor@woodwardrealty.com

Greg Folz
812-708-0106
gfolz@woodwardrealty.com

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Evansville, Indiana

Distance to:

Louisville	115 mi
Nashville	150 mi
Saint Louis	170 mi
Indianapolis	175 mi
Cincinnati	215 mi
Memphis	280 mi
Chattanooga	280 mi
Chicago	300 mi
Columbus, OH	320 mi
Atlanta	395 mi
Kansas City	415 mi
Detroit	475 mi
Dallas	750 mi



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CITY OF EVANSVILLE, IN

WHERE EVERYTHING IS WITHIN REACH

As the regional hub for the Tri-State area, Evansville has a population of around 180,000 and is known for its small-town feel with the perks and amenities of a big city.

Evansville is located on the scenic bend of the Ohio river-front, where everything is within reach. Evansville is home to several significant cultural, historic and artistic sites. Whether you're exploring vibrant downtown, catching a concert at the Ford Center, or taking a trip through history at the WWII museum, you will find yourself greeted with Hoosier hospitality.



is for everyone.
evansville region

EVANSVILLE BUSINESS

The Evansville region is sized for success! Home to more than 8,000 businesses, the Evansville, IN region boasts several industry leaders in the health care, financial services, retail, manufacturing and service industries. Berry Global, Koch Enterprises, Old National Bank, Atlas and Deaconess Health System (just to name a few) top the list of our region's largest employers who continue to grow here.

TALENT

The Evansville Region's future is bright. With growing career opportunities (outpacing many areas of the Midwest,) top-performing schools and universities that punch above their weight in quality and value, it's no surprise that young professionals look to Evansville as a great place to start a career and build a life! Evansville wants our brightest minds to stay and grow in the region and have joined government and education leaders in workforce and career paths development.



ENTERTAINMENT

Evansville is home to many attractions including museums, zoo, philharmonic, minor league baseball team, minor league hockey team, Tropicana Casino, Ford Center and not to mention hundreds of stores and restaurants. The Evansville Fall Festival, which takes place the first week of October, is one of the country's biggest street festivals by drawing up to 150,000 people each year.

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EVANSVILLE REGION



Population

Area Population
433,724
People per Square Mile
270



Households

Number of households
176,739
Persons per household
2.3
Median home value
\$168,100



Income

Personal Income Per Capita
\$58,175
Median Household Income
\$48,127

Employment

Evansville Region unemployment rate
(as of November 2023) **3.1%**

National unemployment rate **3.9%**

source: hoosierdata.in.gov

Top Employers

BUSINESS	NUMBER OF EMPLOYEES	INDUSTRY
Deaconess Health System	10,500	Healthcare
Toyota Motor Manufacturing Indiana	7,500	Automotive manufacturing
Evansville-Vanderburgh School Corporation	3,450	Education
Berry Global	3,200	Advanced manufacturing
Ascension St. Vincent	3,000	Healthcare
Koch Enterprises	2,800	Manufacturing
Jasper Engines & Transmissions	2,500	Transportation equipment
TJ Maxx	2,300	Warehousing, Distribution
University of Southern Indiana	2,119	Education
One Main Financial	1,250	Financial Services
Sabic Innovative Plastics	1,200	Advanced Manufacturing
MetroNet Inc. Corporate Headquarters	1,142	Telecommunications
Skanska	1,076	Construction
CenterPoint Energy	1,011	Energy
University of Evansville	915	Higher Education

source: E-REP

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