

LAND FOR SALE

PARK EAST BLVD & STATE ROAD 38 E | LAFAYETTE, IN 47905



PRICE

Available

58.4 (+/-) acres

\$110,000 per acre

Zoned General Business

SUMMARY

The subject property is located at the new signalized intersection of Park East Boulevard and State Road 38 E in Lafayette, Indiana. The tract is zoned General Business and encompasses approx 58.4 acres on the east side of the intersection. A commercial development is proposed to the west, and a 200+ unit senior housing community is under construction to the south. The site offers excellent visibility, with almost 2,400 linear feet of State Road 38 frontage. The tract benefits from the opportunity to hold stormwater off-site in the regional F-lake detention facility at the price of \$15,000 per acre foot of storage. The seller will consider separating the land into smaller tracts on a case by case basis, and reserves the right to re-price based on the size of the parcel to be sold.



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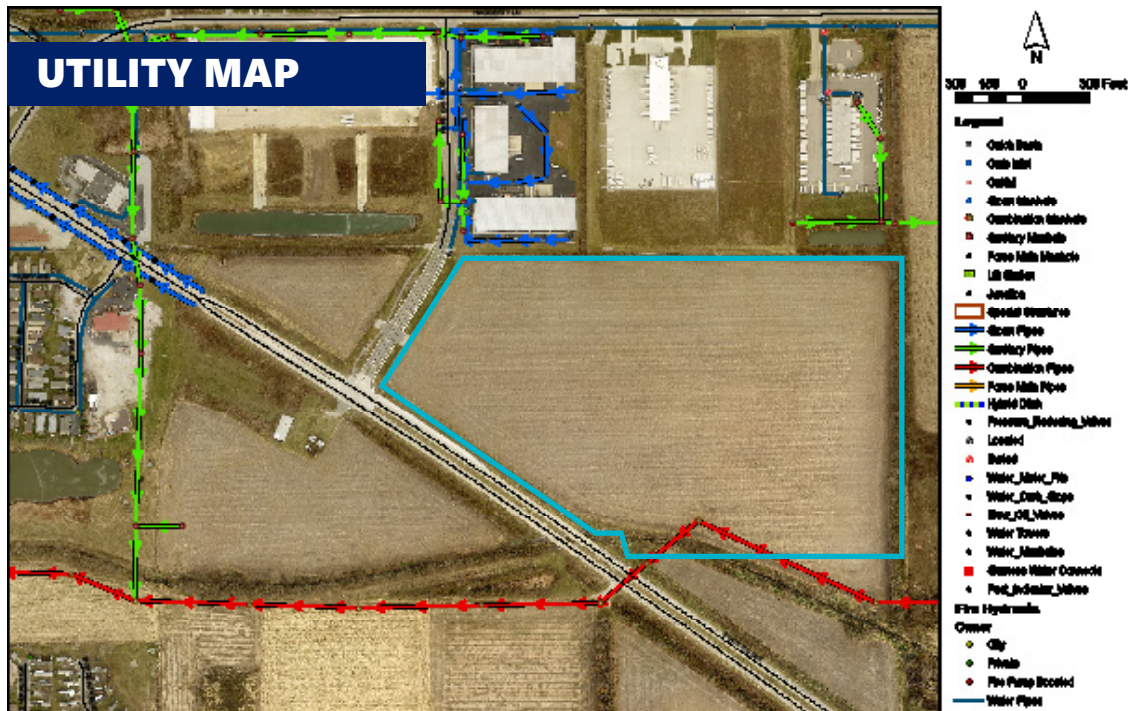


LOCATION SUMMARY

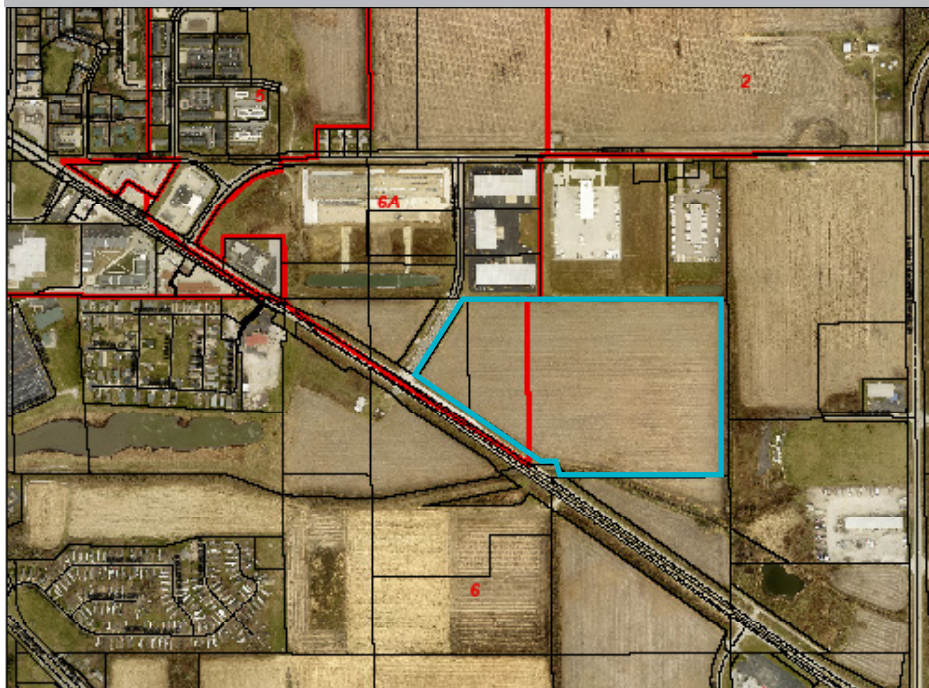
The subject property is located along SR38E in Lafayette, IN. The land is located in the center of several economic drivers including but not limited to Toyota Tsusho, Subaru, Wabash, Arconic, Caterpillar, Ivy Tech College, two regional medical campuses, the newer YMCA community center, and Tippecanoe Mall. The Greater Lafayette community is nationally recognized for affordable cost of living, career advancement opportunities, and quality of life. The site offers direct access to SR38 and is one turn (approximately 1 mile) from Interstate 65 exit 168. It lies 57 miles from downtown Indianapolis, 44 miles to Kokomo, 61 miles to Indianapolis International Airport, and 127 miles to Chicago. It further benefits from a dynamic labor pool and thriving advanced manufacturing local ecosystem.



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The Utility Map above does not reflect work which was completed during the extension of Park East. The water main was extended across to the west side of Park East Boulevard so that it can be extended southward along both sides of the road without having to cross the new roadway. A sanitary easement pipe was also extended across the new roadway so that a sanitary sewer main can be extended across the new road way without future open cut or directional bore. The map below reflects utility service area boundaries and their associated recovery fees.



SERVICE AREA 6

Sewer = \$5,945 per acre

Water = \$1,311 per acre

SERVICE AREA 6A

Sewer = \$7,018 per acre

Water = \$1,223 per acre