



LAND FOR SALE

4509 McCARTY LANE | LAFAYETTE, IN



**COLDWELL
BANKER
COMMERCIAL**

SHOOK



ACREAGE

155 acres (+/-)

PRICE

\$110,000 per acre

ZONING

Heavy Industrial (I-3)

HIGHLIGHTS:

All utilities and drainage delivered to the site. Extensive frontage along McCarty Lane and visibility from I-65.

SUMMARY

Approximately 155 acres of industrial land near major hospitals, manufacturers, and all major Lafayette thoroughfares. High visibility and easy access from McCarty Lane. Dividing options are available.

LOCATION

Located in close proximity and with easy access to Interstate 65, State Road 26, US 52, and State Road 38. Neighboring corporations include SIA, IU Health, Franciscan Health, Tate & Lyle, Wabash National, GE Aviation, and Nanshan

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- 11,455** cars per day
McCarty Ln. 0.25 mi. W of
Veteran's Memorial Pkwy
- 11,539** cars per day
Veteran's Memorial Pkwy
0.25 mi. N or CR200 S
- 46,181** cars per day
I-65 1.00 mi. N or SR 38
- 16,095** cars per day
McCarty Ln. 0.25 mi. E of
Creasy Ln.

DEMOGRAPHICS

	3 mi.	5 mi.	7 mi.
Population:	34,835	103,385	148,201
Households:	14,876	42,628	56,120
Income:	\$62,999	\$59,291	\$64,378

*Less than twenty minutes to Purdue University's campus in West Lafayette and minutes to all area thoroughfares to all directions.
Heavy traffic counts and main road frontage ensure easy access and excellent visibility.*



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