

JASPER, IN ACREAGE > FOR SALE or BUILD-TO-SUIT

± 5.73 acres - HIGH TRAFFIC CORNER PROPERTY



WERNsing ROAD, JASPER, IN CORNER ACREAGE FOR SALE or BUILD-TO-SUIT (Lease)

**SALE PRICE: \$895,000
(\$156,195/acre)**

- ▶ **± 5.73 acres Total**
- ▶ DEVELOPMENT LAND IDEAL for COMMERCIAL, RETAIL, OFFICE, MIXED USE, MEDICAL, HOSPITALITY, INDUSTRIAL, or LAND INVESTMENT.
- ▶ EXCELLENT LOCATION with HIGH VISIBILITY at the corner of US Hwy 231 and Twelfth Avenue.
- ▶ Zoned General Business (B3)
- ▶ Traffic Counts: 14,912 on US Hwy 231
- ▶ Possible Curb Cut on Twelfth Avenue
- ▶ All Utilities at/near Site



For More Information:

**Matt Heseman
Associate Broker**
mheseman@woodwardrealty.com
812-219-6901

**Greg J. Folz
Commercial Broker / Advisor**
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812-708-0106



[CLICK FOR DRONE FOOTAGE](#)

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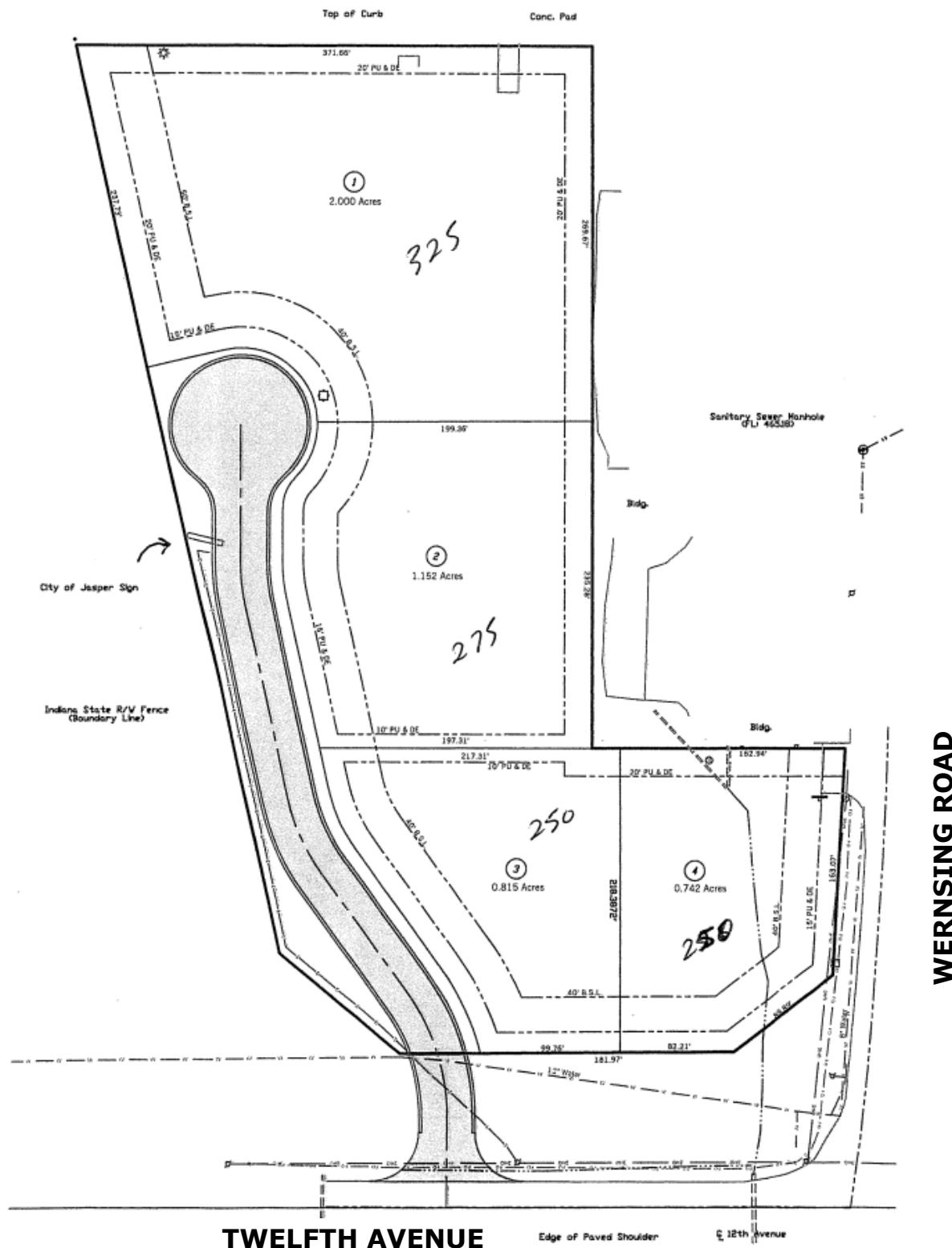
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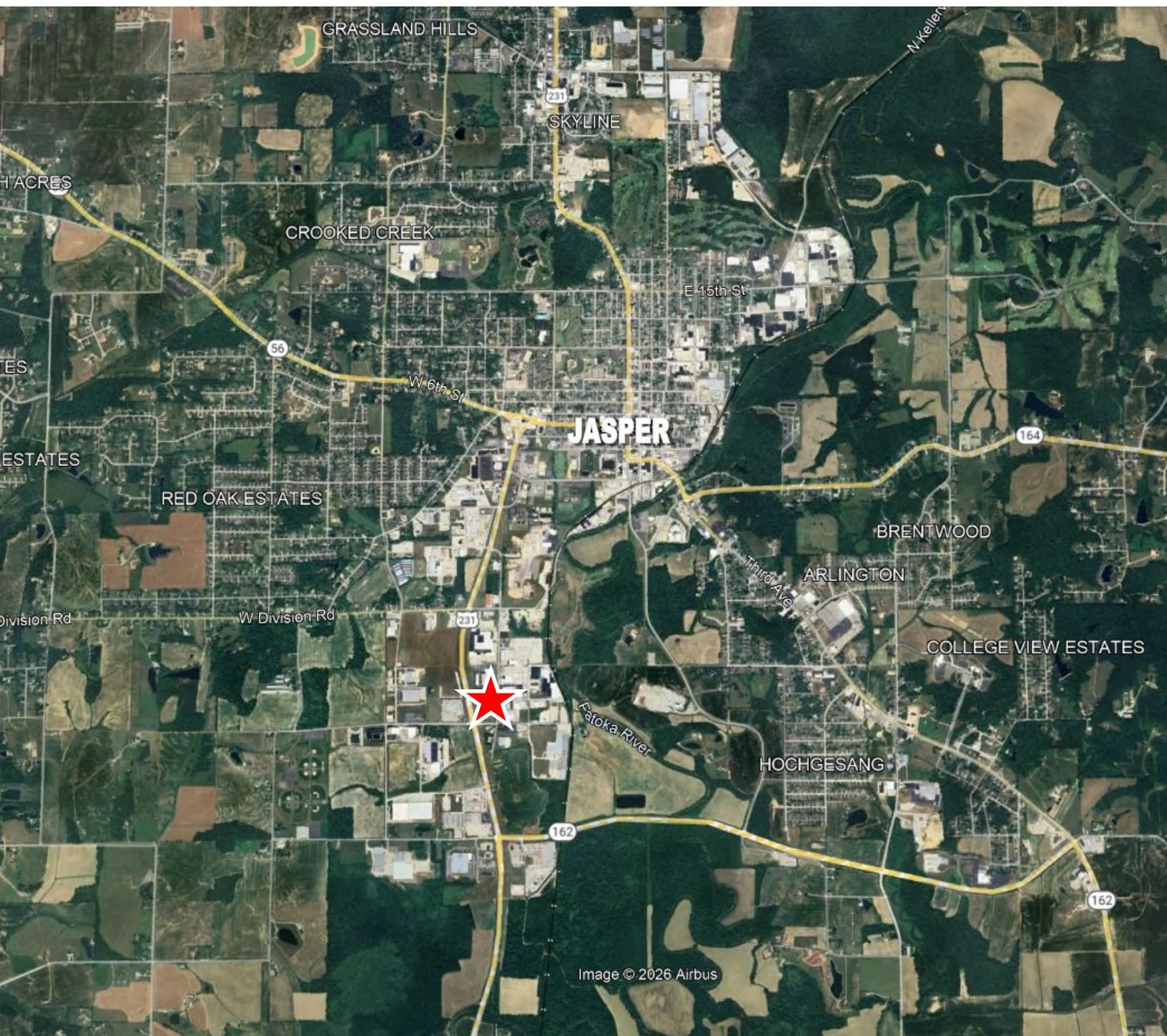


POSSIBLE PLAT / SITE PLAN



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