

INDIVIDUAL LOTS AVAILABLE



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Kristin Dannheiser, Broker

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7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715

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BUILD READY

- Zoning is M1 & M2 at Lot 4
- Prices range from \$3.50/SF to \$5.50/SF
- Lot sizes range from 0.74 Acre to 1.36 Acres
Can be combined
- Utilities at site include electric, gas, water & sewer, and internet/cable

Lot Number	Address	Size	Price
Lot 1	6410 E Morgan Ave	1.57 Acres	\$478,723
Lot 2	6440 E Morgan Ave	1.63 Acres	\$390,516
Lot 3	6552 E Morgan Ave	1.36 Acres	\$325,831
Lot 4	6608 E Morgan Ave	1.10 Acres	\$239,580
Lot 5	6712 E Morgan Ave	0.79 Acres	\$154,855
Lot 8	6620 Interchange N	0.81 Acres	\$155,000
Lot 9	6716 Interchange N	0.81 Acres	\$123,494
Lot 10	6736 Interchange N	0.82 Acres	\$116,086
Lot 11	6737 Interchange N	0.92 Acres	\$130,243
Lot 15	6535 Interchange N	0.98 Acres	\$149,411
Lot 19	6600 Interchange S Rd	0.74 Acres	\$112,819
Lot 22	6730 Interchange S Rd	0.99 Acres	\$150,934
Lot 24	6818 Interchange N	3.62 Acres	\$473,061

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LOCATION HIGHLIGHTS

- Exposure from I-69
- Access from Burkhardt Rd
- Mixed use subdivision
- Rapid commercial growth
- Traffic Volume AADT
 - ± 27,000 on I-69
 - ± 20,000 on Morgan Ave
 - ± 17,000 on Burkhardt Rd



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