

300 North 5th Street, Lafayette, IN 47901
765.742.5096
<https://commercial.shook.com>

LAND FOR SALE

SHOVEL READY CERTIFIED INDUSTRIAL LAND

4509 McCarty Ln
Lafayette, IN 47905

JIM PITOUKKAS

317.281.8811
jpitoukkas@shook.com

STEPHEN SHOOK

765.742.5096
sshook@shook.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

The subject property is a Shovel Ready Certified Site of approximately 152.45 acres located on the growing east side of Lafayette, IN (one of America's Top Emerging Housing Markets). The seller reserves the right to sell smaller tracts and quote price based on buyer needs and intended use.

The subject property is relatively level with a pilot ditch in the southeast corner. The pilot channel can be relocated based on development needs but provides a drainage outlet for the subject. Other than the drainage improvements the site is unimproved with public utilities and public roads available to the site. The land is served by a 20" water main and 24" sanitary main located in the McCarty Lane corridor. Utilities are being further extended currently. Park East Blvd. is being extended from McCarty Lane to Haggerty, utility extensions along the road are being constructed. The new road extension runs along a portion of the western property line. The location is in utility service area 2. Cost recovery fees associated with this area follow.

Wastewater : \$6,449 per acre

Water = \$962 per acre

LOCATION DESCRIPTION

The subject property is located on the growing east side of Lafayette, IN along the McCarty Lane rural primary arterial. Traffic counts average 10,600 (2-way) per day as of 2020 INDOT readings. A mix of industrial, commercial, residential, and medical related zoning surrounds the subject. Water and sewer infrastructure has been extended to the area. The land has access to the well-travelled McCarty Lane corridor, and the extension of Park East Blvd. which is currently under construction. A new development of up to 240 luxury multifamily units was recently constructed on the north side of McCarty to the northeast of the site. Major regional medical providers including IU Health and Franciscan can be found in the immediate area. There are also significant employers in close proximity including CAT, Subaru, GE Aviation, Wabash National, Heartland Automotive, Amazon, FedEx, and more. The Lafayette MSA is known as an advanced manufacturing hub anchored by the employers herein and a leader in higher education and innovation, Purdue University.

OFFERING SUMMARY

Sale Price:	\$110,000 / acre
Lot Size:	152.45 Acres

DEMOGRAPHICS	2.3 MILES	3.5 MILES	5 MILES
Total Households	8,133	21,161	38,987

FORGE THE

FUTURE

The persistent pursuit of the next Giant Leap has led Purdue University and the State of Indiana to **establish a hard-tech ecosystem** at the smart crossroads of America. Forged by **discovery, built by innovation, and fueled by an unrivaled workforce**, this 65-mile corridor unlocks boundless potential for research and business.

© 2025 Purdue Research Foundation

STRATEGIC LOCATION

The subject property is located at the bookend of the Hard-Tech Corridor. Anchored by Purdue University and world class advanced manufacturers which attract a dynamic educated workforce, and excellent connectivity to the rest of the United States, the subject property provides a compelling opportunity for economic development.

A SAMPLE OF WORLD CLASS EMPLOYERS IN THE MARKET, AND THEIR INDUSTRIES

- Subaru (Auto) - recent expansion
- SK Hynix (Semiconductor) - Planned \$4B packaging facility
- Saab (Aviation and Defense)
- GE Aviation (Aerospace)
- Wabash (Transportation)
- CAT (Infrastructure) - expansion underway
- Primient (Corn Processing) - expansion underway
- Nanshan (Materials)
- Toyota Tsusho
- Cook (Pharmaceutical)
- Adranos (fuel)
- IU Health and Franciscan regional healthcare campuses - expansions underway

TRANSPORTATION

- Proposed new interchange at I-65 and McCarty
- Park East Blvd. construction ongoing
- Access to I-65, US52, SR38, SR26, SR25 and more
- 2 hours to Chicago
- 50 minutes to the Indianapolis MSA
- 1 hour to the FedEx International Indianapolis HUB
- Port of Indiana less than 2 hours away
- CSX Intermodal 13 minutes away

HIGHLIGHTS



HIGHLIGHTS

Shovel Ready Certified by the Indiana Office of Community and Rural Affairs

Served by utilities

Stormwater pilot ditch serves the land

Growth area

In the path of the future Park East extension

Great access to major thoroughfares including SR 26, I 65, and SR 38 and a proposed new interchange at McCarty and I65

Convenient location to major metros, large employers, and manufacturers

Engineering documents including an ALTA survey, geotech report, Phase I environmental, Archaeo Desktop, Wetland Delineation, and more are available upon request

UPPER BERLOWITZ COST RECOVERY FEES

Utility Service Area 2

Sanitary Sewer
\$6,449.00 per acre

Water
\$962 per acre

Stormwater *
\$1,500 to \$1,875 +/-
per acre

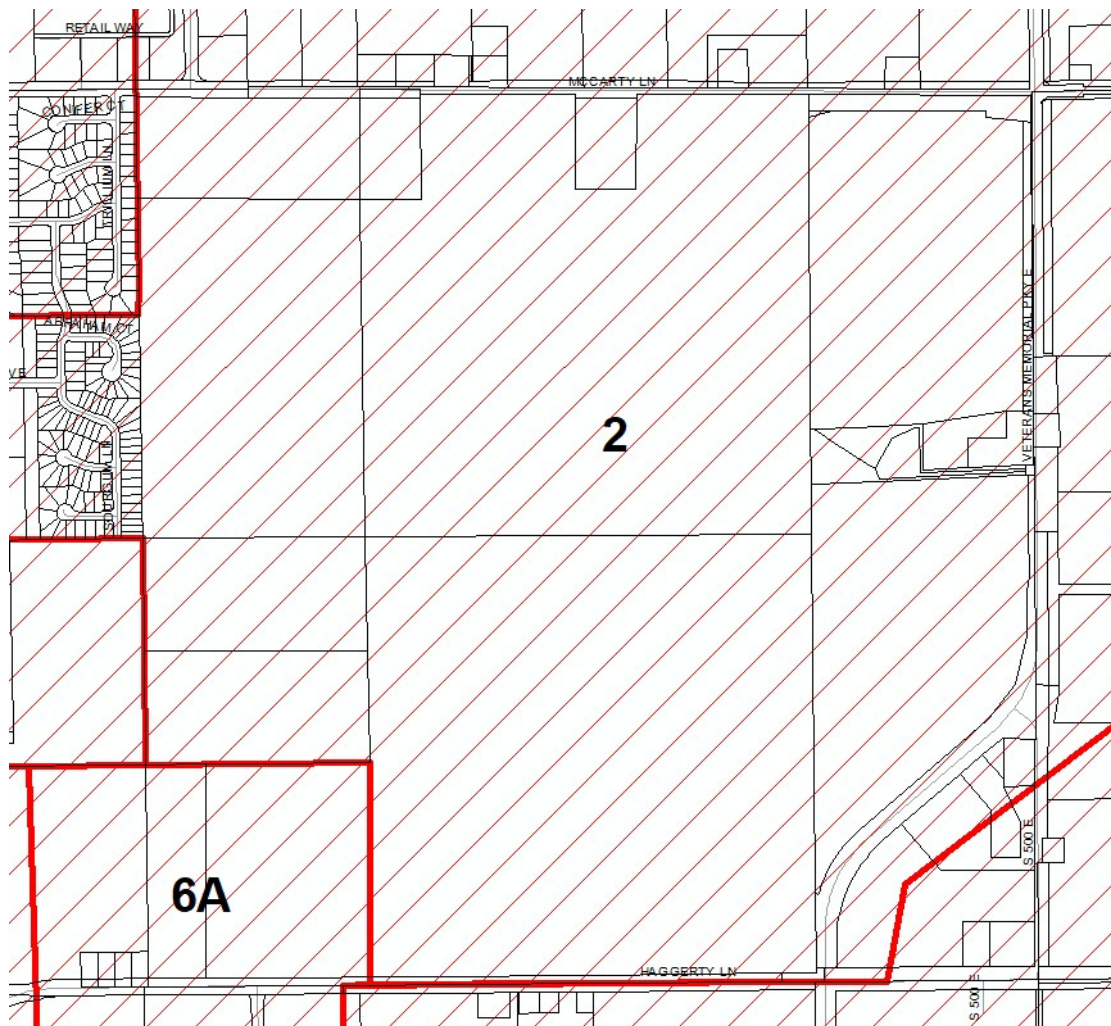
Utility Service Area 6A

Sanitary Sewer
\$7,018.00 per acre

Water
\$1,223 per acre

Stormwater *
\$1,500 to \$1,875 +/-
per acre

* Stormwater cost recovery fees indicated above are approximate. Actual fee will be based on the amount of detention storage required on the Berlowitz County Legal Drain at \$15,000 per acre foot of storage. Historic local development records per the Tippecanoe County Surveyor yield 1 acre foot of storage required for each 8 to 10 developed acres and varies with the amount of proposed impervious surface.



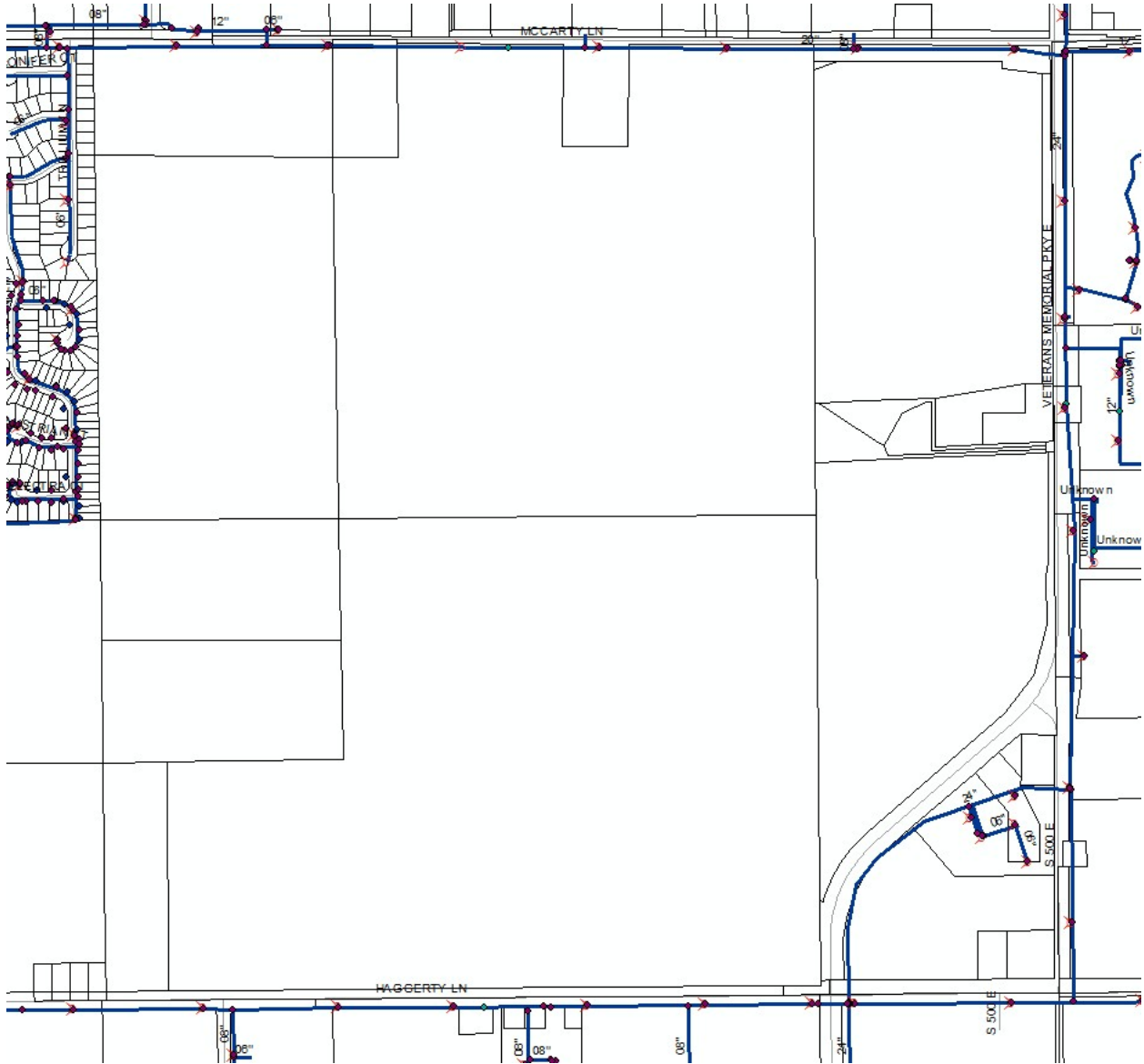
Existing Public Drinking Water

Available Public Drinking Water Service – City of Lafayette Waterworks

20" water main along south side of McCarty Ln

24" water main along east side of Veterans Memorial Pkwy E

24" water main along south side of Haggerty Ln



Existing Sanitary Sewer

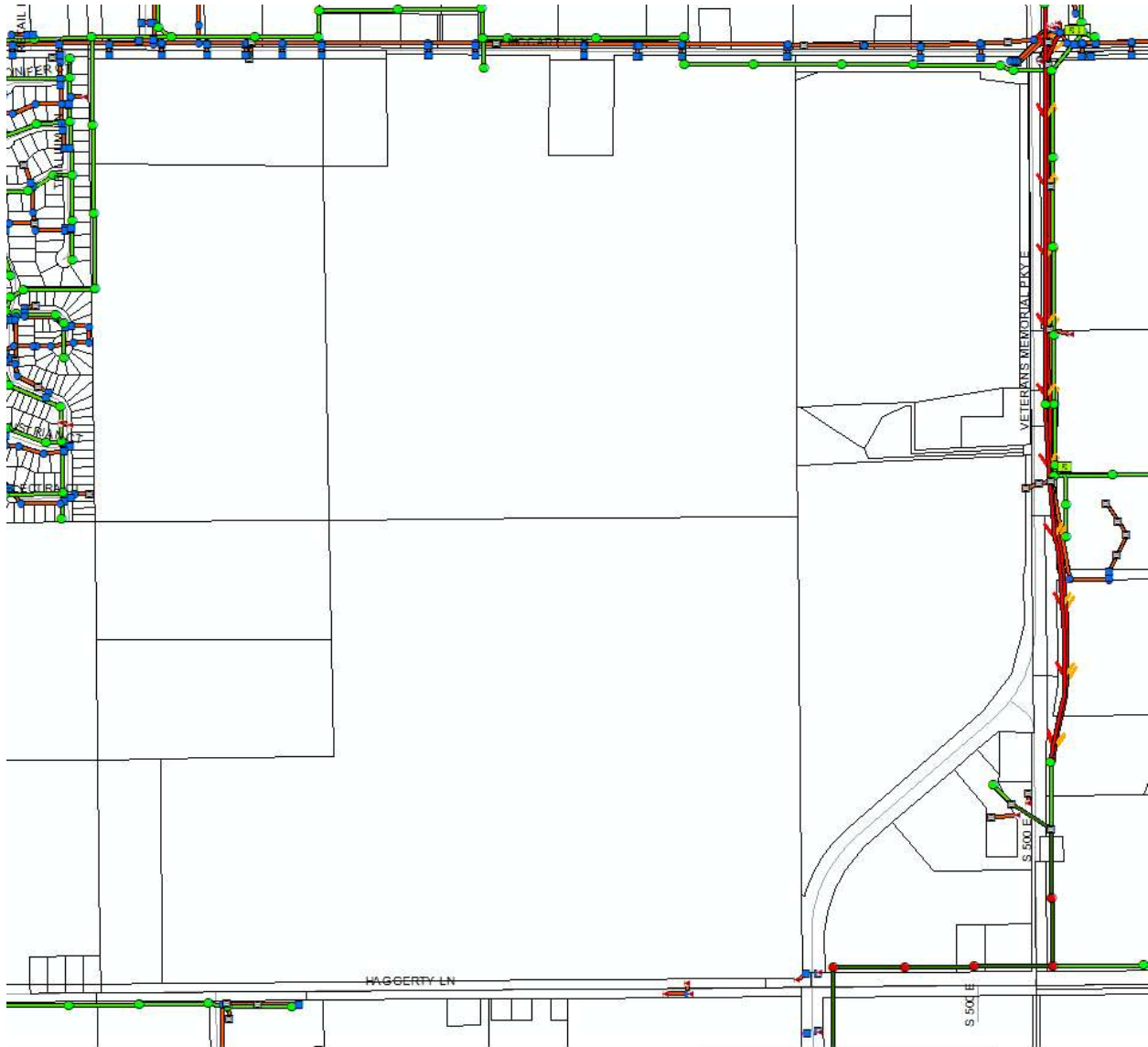
Available Public Sanitary Sewer Service – City of Lafayette Renew (Wastewater Dept)

15" sewer along northern portion of west property line – approx depth 24'

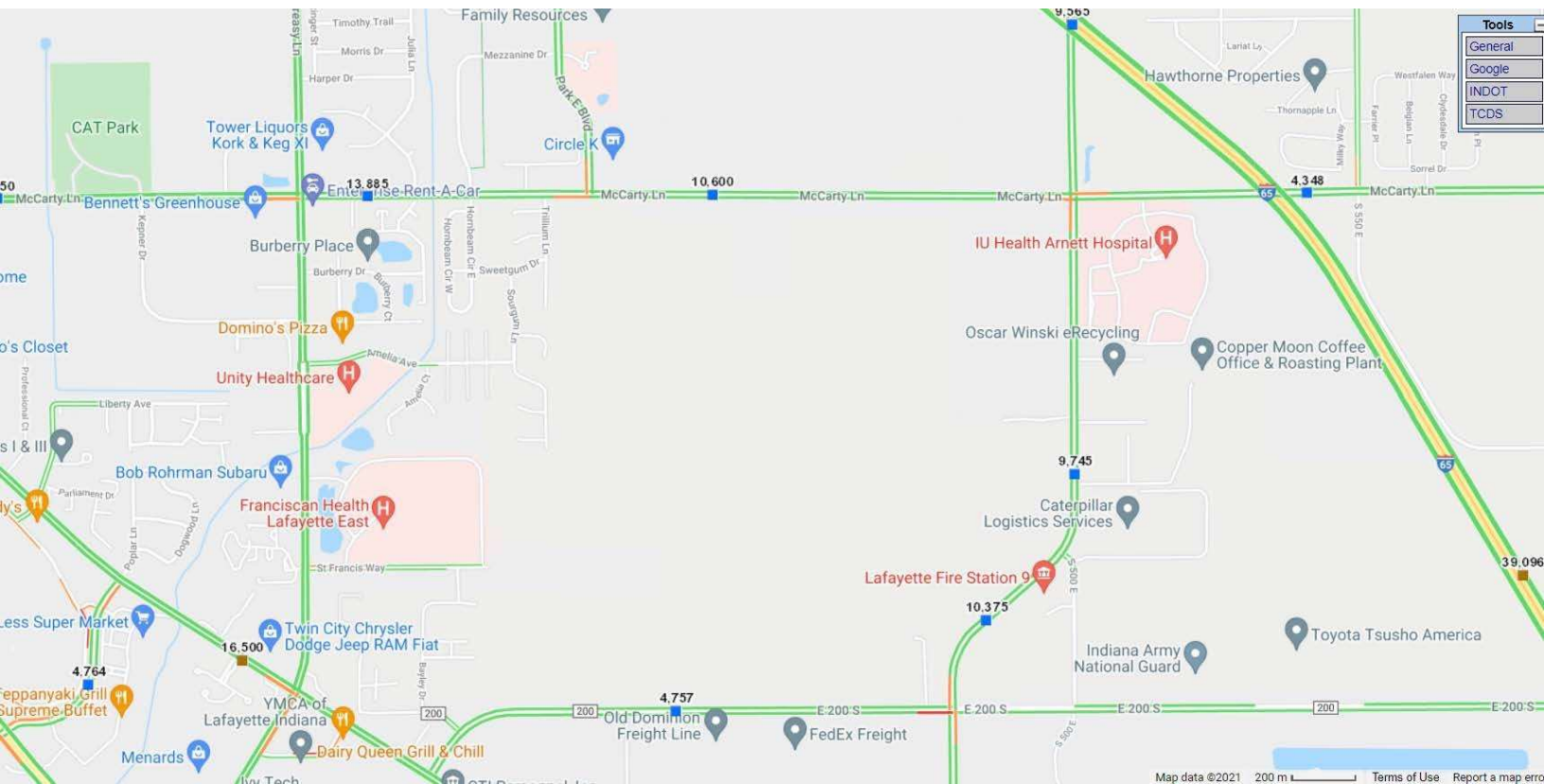
24" sewer on south side of McCarty Ln mid site – approx depth 30'

24" sewer along south side of McCarty Ln – eastern property – approx depth 36'

36" sewer northeast corner of Veterans Memorial Pkwy E and Haggerty Ln – approx depth 29'



TRAFFIC COUNTS



Aerial

State of Indiana
Office of Lieutenant Governor Suzanne Crouch



Congratulates the
City of Lafayette
Park East Commerce

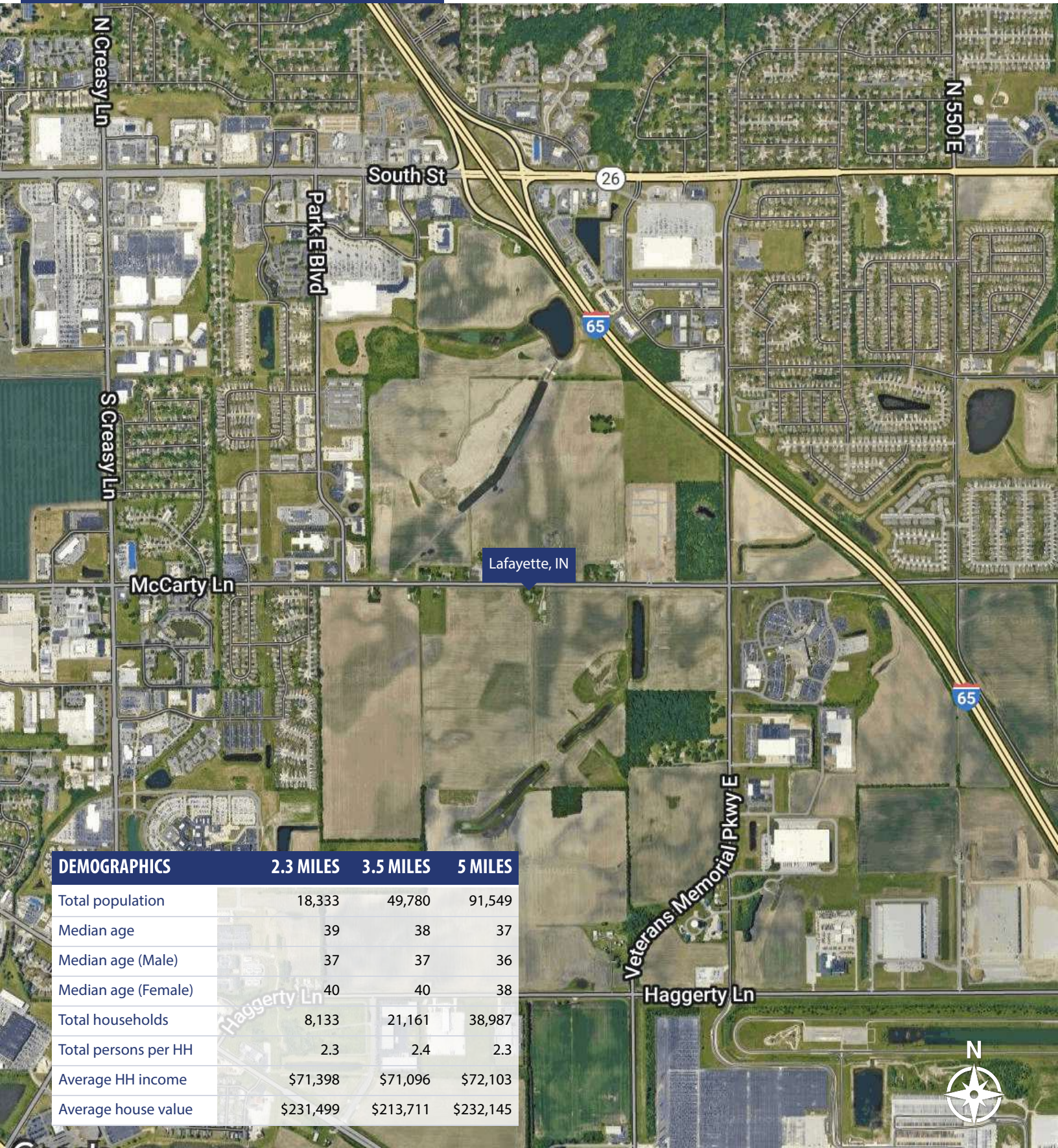
For their designation of the
Indiana Site Certified Gold
as of June 2023

The Indiana Site Certified program certifies sites are ready for economic development. The program has three main goals: mitigate risks, serve as a marketing tool and illustrate the community's commitment to economic development.

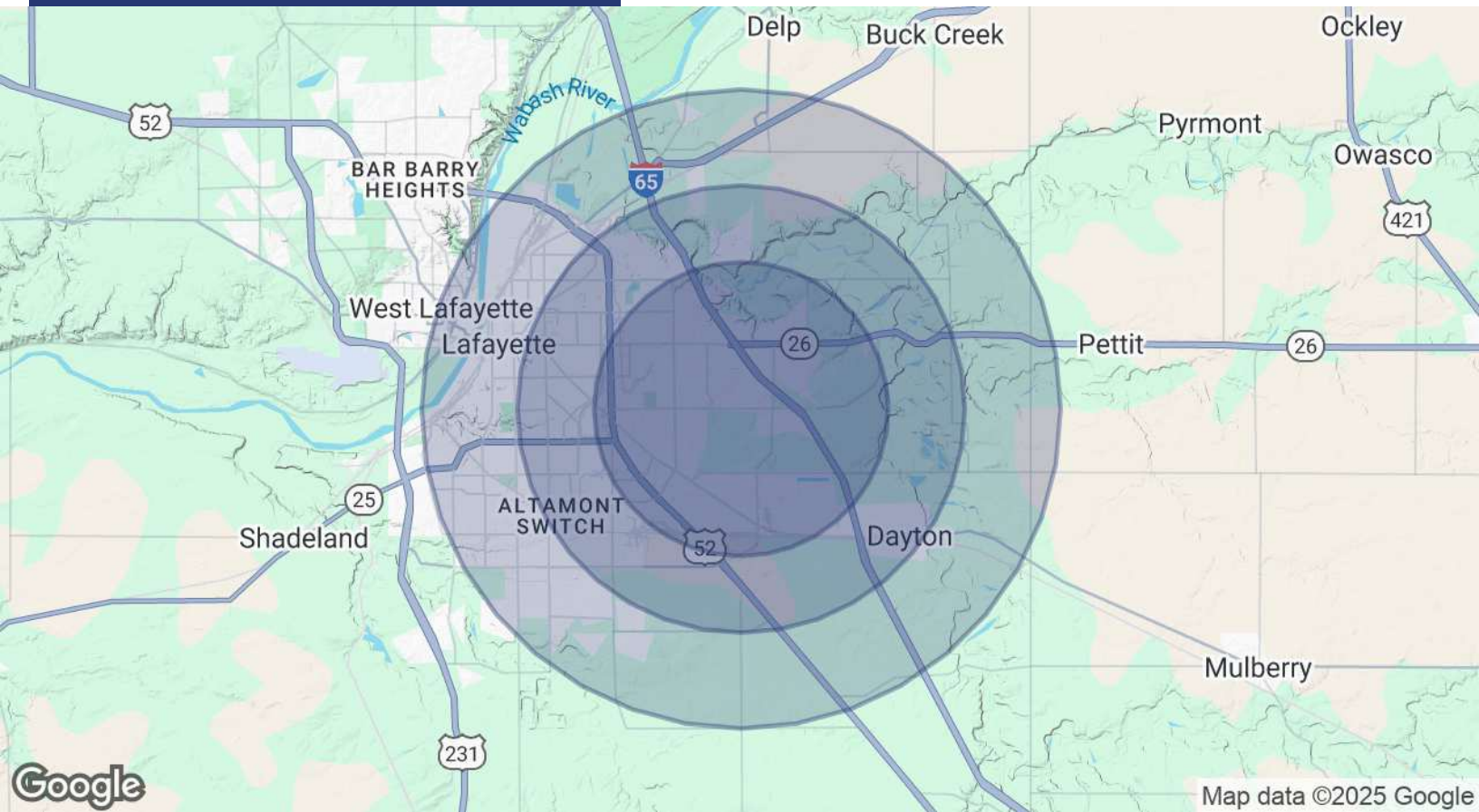
Suzanne Crouch,
Lieutenant Governor

Denny Spinner
Executive Director,
Office of Community and Rural
Affairs

REGIONAL MAP AND DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	2.3 MILES	3.5 MILES	5 MILES
Total Population	18,333	49,780	91,549
Average Age	39	38	37
Average Age (Male)	37	37	36
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME	2.3 MILES	3.5 MILES	5 MILES
Total Households	8,133	21,161	38,987
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$71,398	\$71,096	\$72,103
Average House Value	\$231,499	\$213,711	\$232,145

Demographics data derived from AlphaMap

**STEPHEN SHOOK**

sshook@shook.com

Direct: **765.742.5096****PROFESSIONAL BACKGROUND**

Steve is a commercial real estate broker with a long history of experience in brokerage services and development, early on as an office broker in Indianapolis and Chicago and later in selling transitional/development land for residential, commercial and industrial uses. Steve has helped a number of manufacturers and suppliers in Tippecanoe County with various assignments and has partnered with Purdue Research Foundation in developing commercial property.

As Managing Broker at Shook Commercial Real Estate, Steve partners with Shook Brokers on commercial brokerage assignments and supports their efforts to helping clients be successful.

Steve has developed commercial property in the Purdue Research Park in West Lafayette and has played a part in starting Shook Property Management and re-launching Stallard & Schuh Title Company and in the ownership of businesses.

EDUCATION

B.S. Business-Real Estate, Indiana University, 1986

MEMBERSHIPS

Present and former industry and community affiliations:

- Certified Commercial Investment Member (CCIM)
- Indiana Commercial Board of Realtors (ICBR)
- College Mentors for Kids Advisory Board
- Greater Lafayette Commerce Board
- West Lafayette Schools Corp Board
- West Lafayette Schools Foundation Board
- Food Finders Food Bank Board
- Camping & Education Foundation Board

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**JIM PITOUKKAS**

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Direct: 317.281.8811

PROFESSIONAL BACKGROUND

Jim Pitoukkas's practice focuses on commercial real within Tippecanoe County with the goal of facilitating transactions which will positively impact his community. Pitoukkas has a diverse background in real estate transactions and small business ownership. Since receiving his real estate license in 2006 his transactional experience has included property management, commercial leasing, the sale of raw land, fully entitled development sites, multifamily properties, and large multi-property investment portfolios. He particularly enjoys the packaging and merchandising of land for development and investment sales. Transactions consummated by Jim have ranged in market values from \$175,000 to large portfolios with values in excess of \$60,000,000.

He resides in West Lafayette with his wife, Christine, and three children. When he is not at home with family or at work he is active in the community, previously serving as President of the West Lafayette Parks and Recreation Board of Directors, and volunteering for various organizations.

Jim has been recognized by several of his clients for providing outstanding service, specifically his attention to detail, follow up, and professionalism. He is a repeat recipient of sale and leasing awards including Top Sales Broker, Top Leasing Broker, and Top Producer Overall categories, among others.

EDUCATION

B.S. with Distinction, Management, Purdue University

MEMBERSHIPS

Indiana Commercial Board of Realtors

National Association of Realtors

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