

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

LAND FOR SALE

HAYENGA FARM

~75.5 acres plus house & barn
1304 W 600 N
West Lafayette, IN 47906

JIM PITOUKKAS

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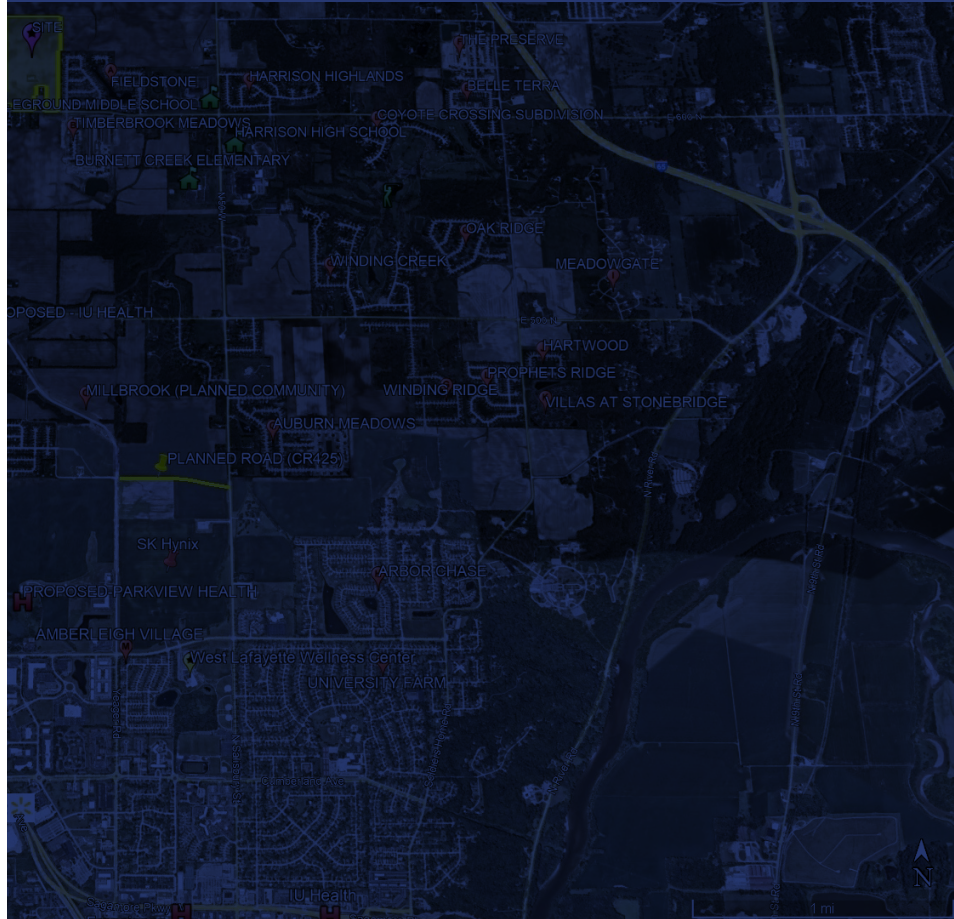
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Shook Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Shook Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

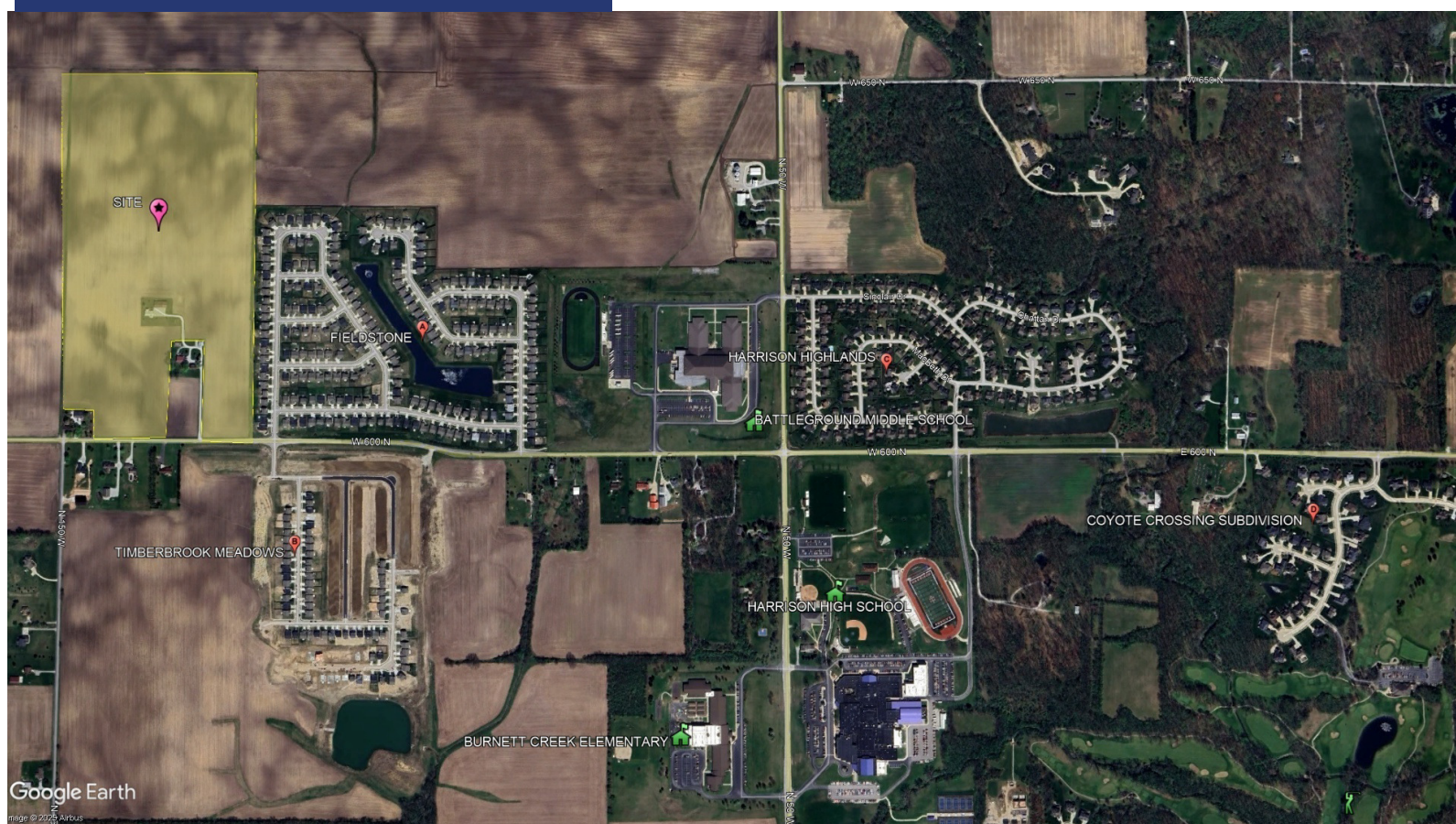
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Shook Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover this prime opportunity for residential development in the West Lafayette area. The offering is comprised of approximately 75.5 acres with a 1,801 square foot house and 3,520 square foot pole barn, both constructed in 2004. The property offers the opportunity to enjoy country living in close proximity to schools and shopping with a house with modern amenities, or the opportunity to raze the structures for a new residential development. Located less than a mile from schools and adjacent to two successful new residential communities, development at this site will be well positioned for success.

LOCATION DESCRIPTION

The subject property offers a tremendous opportunity for residential development in one of the best housing markets in Indiana. Situated near excellent public schools including Purdue University, the area benefits from a vibrant, educated population and a forward-thinking business atmosphere. Developers will appreciate the robust local economy and the area's reputation as a hub for innovation and talent. Further, the local economy will further benefit from the planned multi-billion dollar SK Hynix facility and two hospitals (which are located within 2 miles of the site). Nearby, the Wabash River offers beautiful natural scenery, the West Lafayette Wellness Center offers sports and recreation, while Chauncey Village provides a bustling mix of shops, restaurants, and entertainment venues. With a focus on progress, a solid foundation of academic and business excellence, and a wealth of amenities, the West Lafayette market presents a compelling opportunity for your next residential development project.

PROPERTY HIGHLIGHTS

- Served with utilities (at or nearby)
- Prime West Lafayette location
- Excellent schools in close proximity
- Strong local economy

OFFERING SUMMARY	
Sale Price:	\$3,435,250
Lot Size:	75.5 Acres

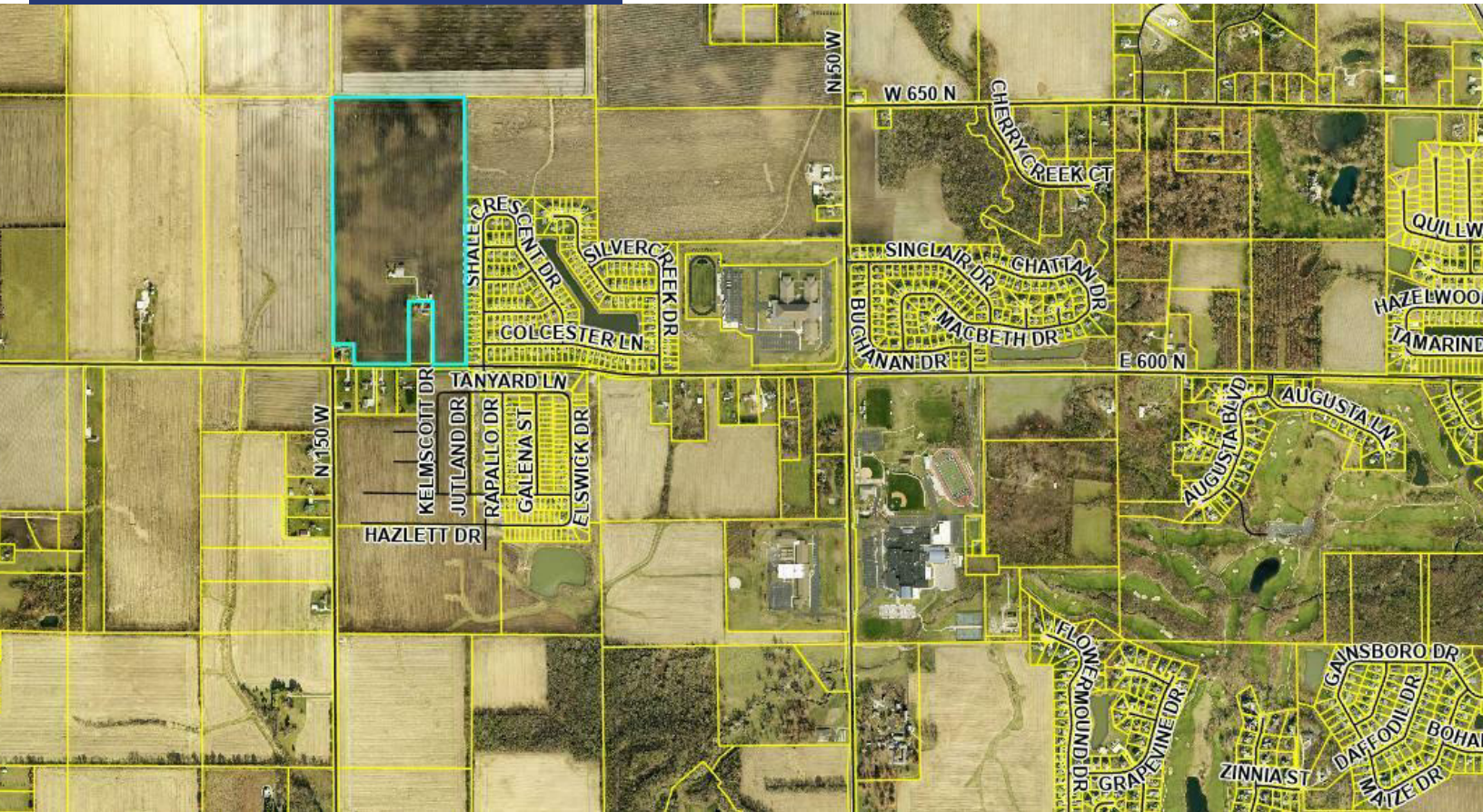
AREA NEIGHBORHOODS



THE SUBJECT PROPERTY IS LOCATED WITHIN THREE MILES OF SEVERAL OF THE AREA'S MOST SOUGHT AFTER COMMUNITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING.

- Fieldstone at the Crossing
- Timberbrook Meadows
- Harrison Highlands
- Auburn Meadows
- Coyote Crossing
- Winding Creek
- Oak Ridge
- The Preserve
- Belle Terra
- Hartwood
- Villas at Stonebridge
- Winding Ridge
- Prophets Ridge
- Arbor Chase
- University Farm
- Amberleigh Village
- Millbrook (PLANNED FOR 2026 COMMENCEMENT)

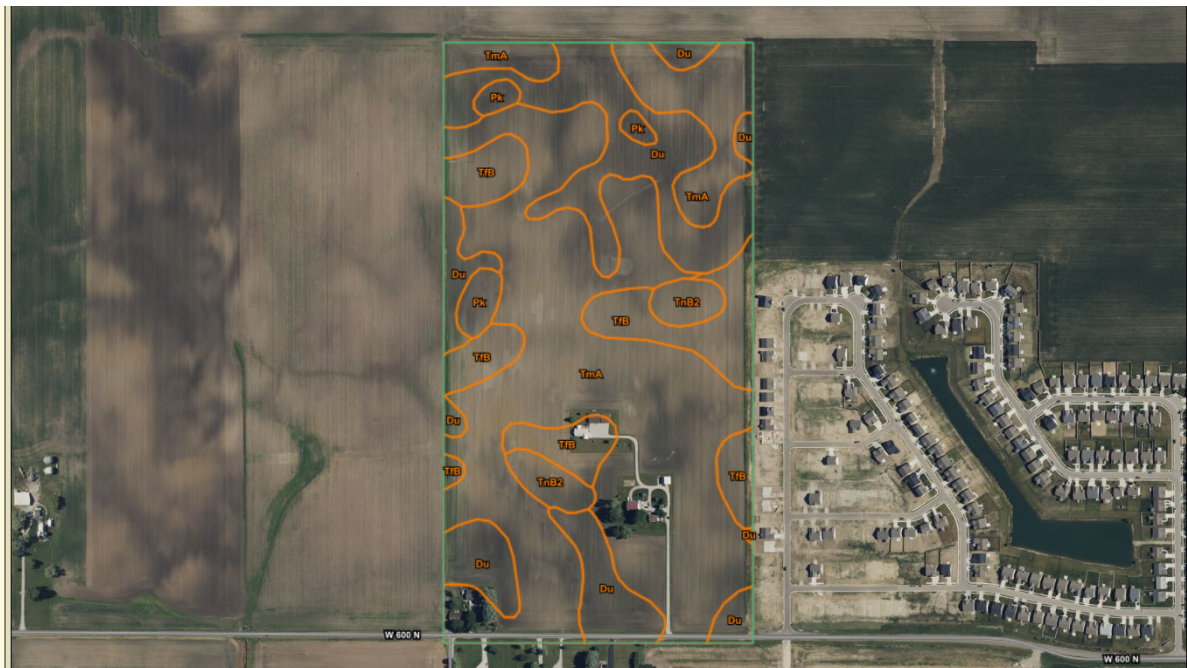
ADDITIONAL PHOTOS



Tippecanoe County, Indiana (IN157)

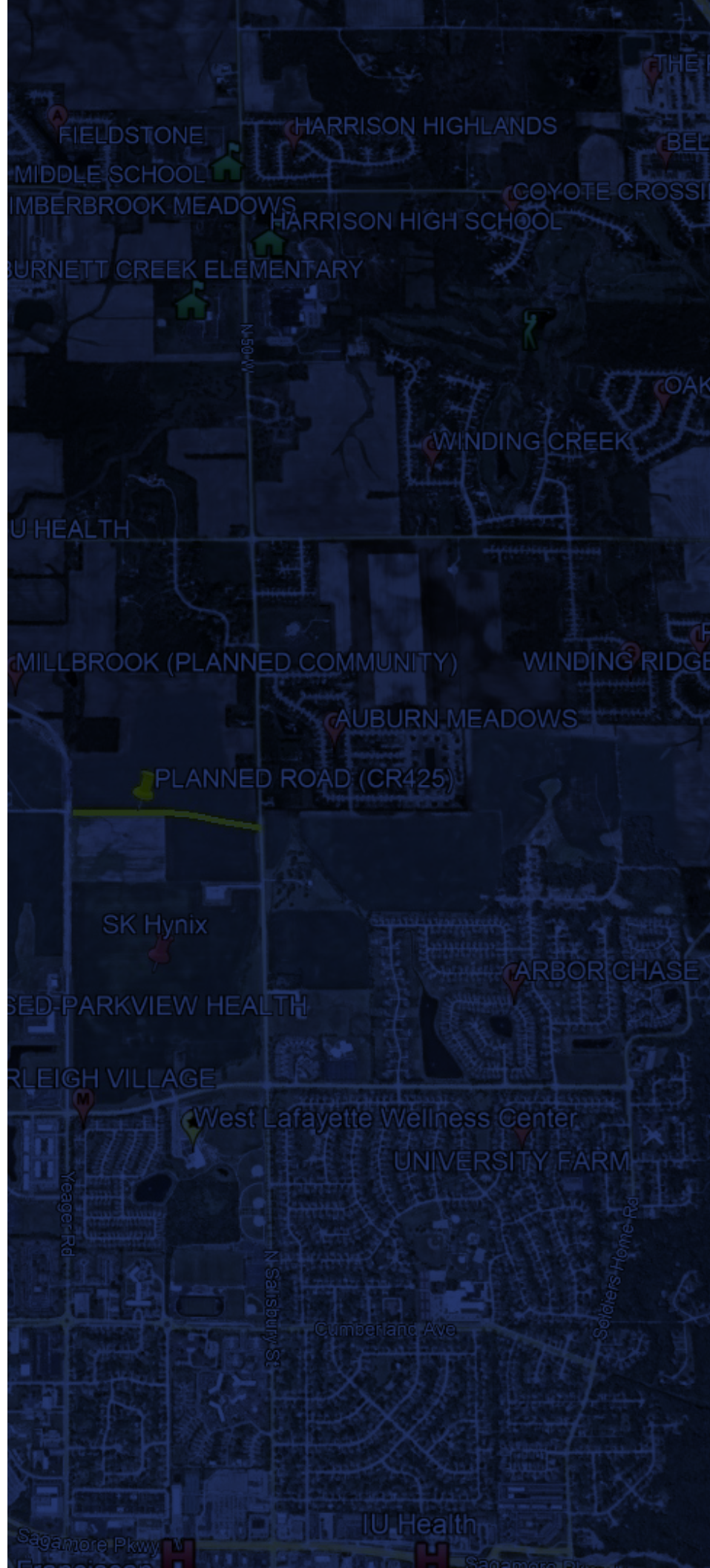
Tippecanoe County, Indiana (IN157)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Du	Drummer soils	19.6	23.5%
Pk	Peotone silty clay loam, pothole	1.9	2.2%
TfB	Throckmorton silt loam, 1 to 3 percent slopes	11.4	13.6%
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	48.0	57.4%
TnB2	Toronto-Octagon complex, 2 to 6 percent slopes, eroded	2.7	3.3%
Totals for Area of Interest		83.5	100.0%

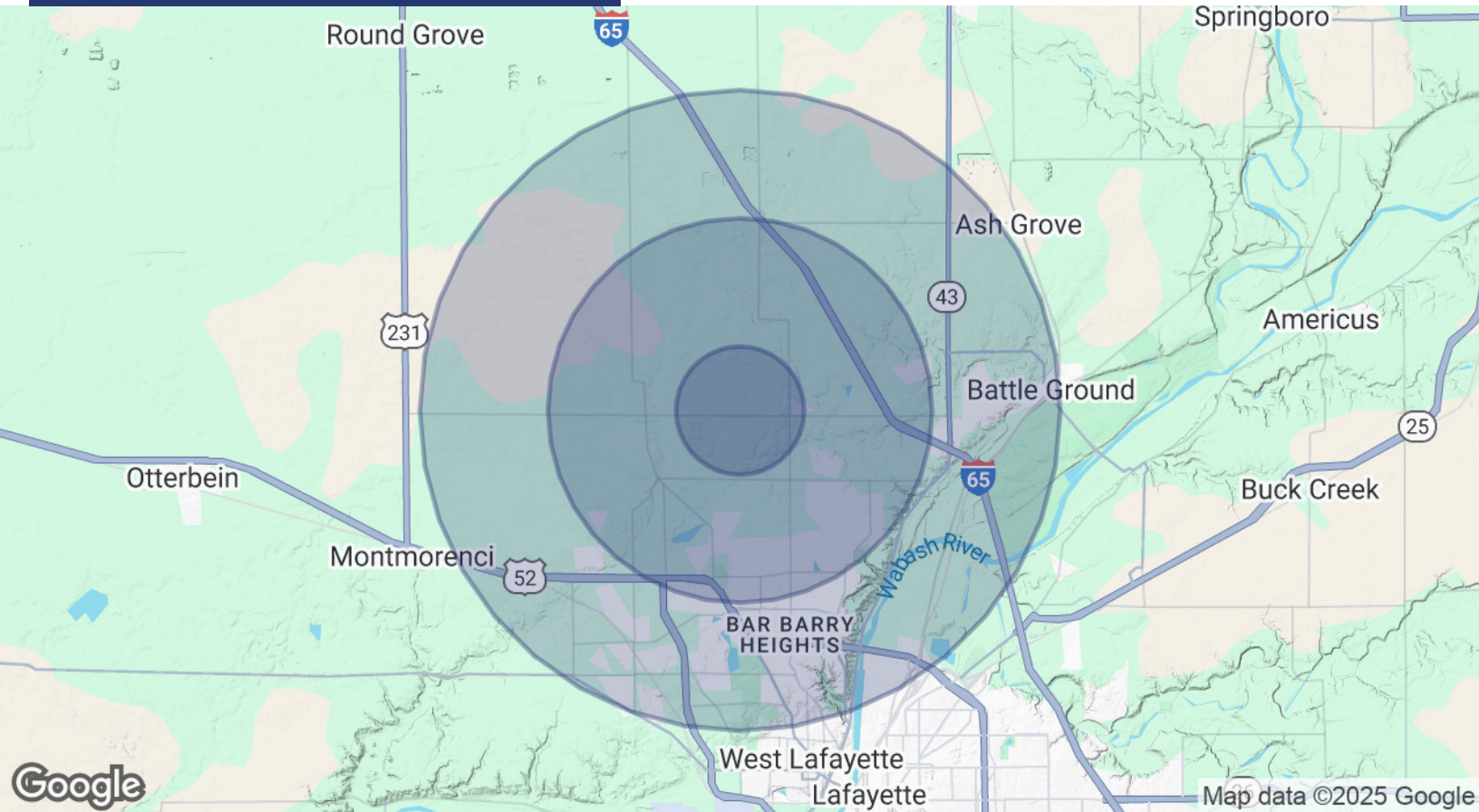


SECTION 2

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



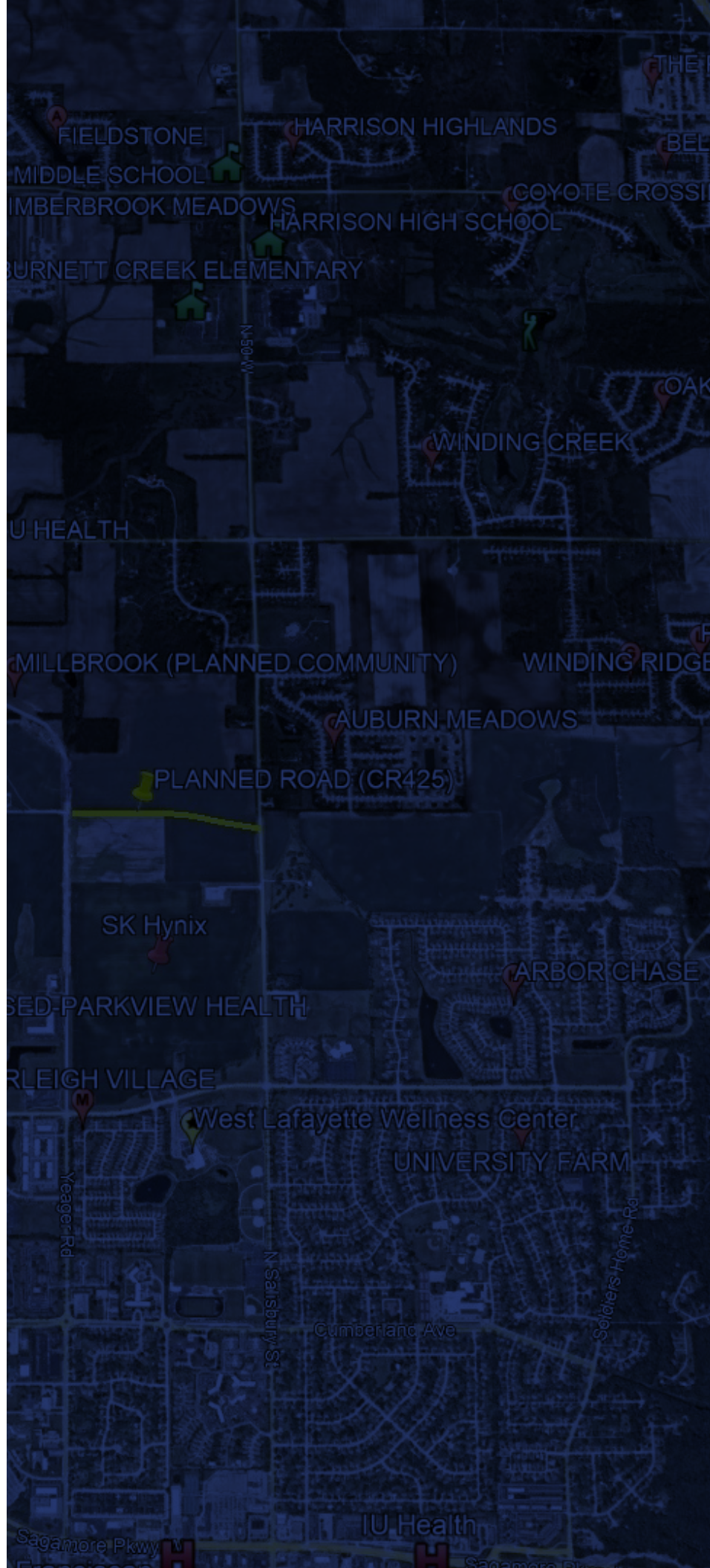
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	645	15,702	47,059
Average Age	38	37	36
Average Age (Male)	38	36	35
Average Age (Female)	39	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	231	6,322	19,043
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$107,959	\$102,169	\$91,744
Average House Value	\$359,841	\$376,220	\$324,663

Demographics data derived from AlphaMap

SECTION 3

ADVISOR BIOS





JIM PITOUKKAS

jpitoukkas@shook.com

Direct: 317.281.8811

PROFESSIONAL BACKGROUND

Jim Pitoukkas's practice focuses on commercial real estate 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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