

LAND FOR SALE

5401 HIRSCH ROAD
EVANSVILLE, IN 47715



39.30 ACRES

WOODWARD COMMERCIAL REALTY,
4763 Rosebud Lane
Newburgh, IN 47630



PRESENTED BY:

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5401 HIRSCH ROAD



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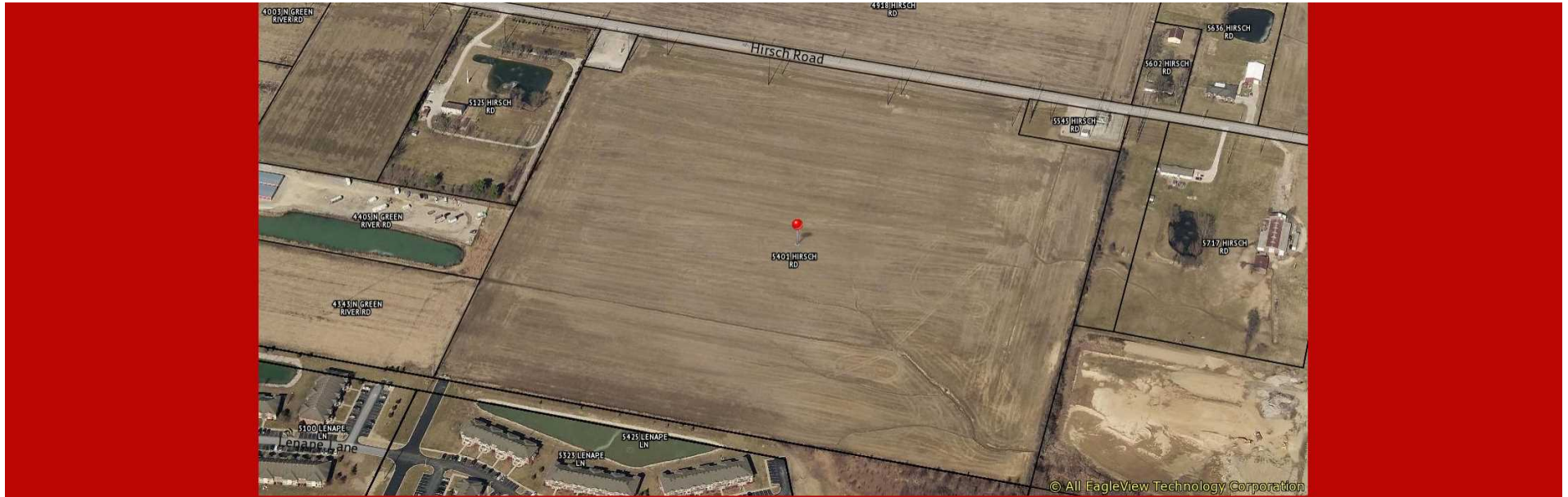
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PROPERTY SUMMARY

5401 HIRSCH ROAD | EVANSVILLE, IN 47715



Property Summary

Price:	\$982,500
Lot Size:	39.30 Acres
Price / Acre:	\$25,000.00
Access:	Hirsch Road
Cross Streets:	N. Green River Road
Frontage:	1,000'
Utilities:	Electric & Gas
Zoning:	R-1
Taxes (Annual):	\$2,071.58 (2025 pay 2026)
APN:	82-06-12-017-176.002-027

Property Overview

Consists of 39.30 acres per the assessor. Approximately 1 block east of N. Green River Road, near the signalized intersection of N. Green River Road/Lynch Road. Located within one of the fastest developing areas of Evansville, IN - medical, shopping, dining, fitness, self-storage, single family and multi-family are all adjacent uses. Large single family subdivisions and recreational just north of this site. Utilities include electric and gas.

Location Overview

Located on Evansville's east/north side, this site has easy access to I-69, SR 57, SR 66 and US 41. Conveniently located in the path of growth between dense residential and one of the largest commercial trade areas in Evansville.

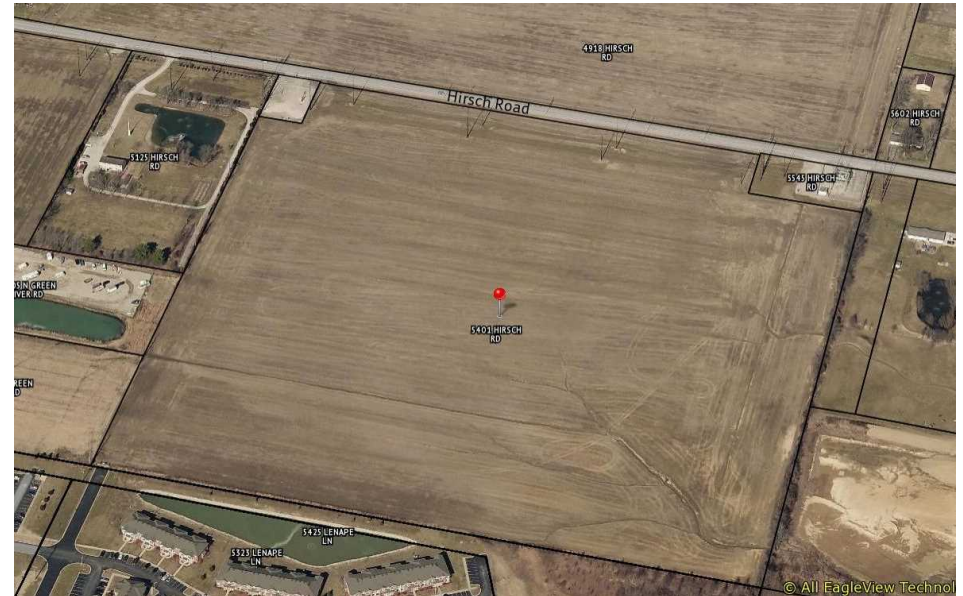
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PROPERTY PHOTOS

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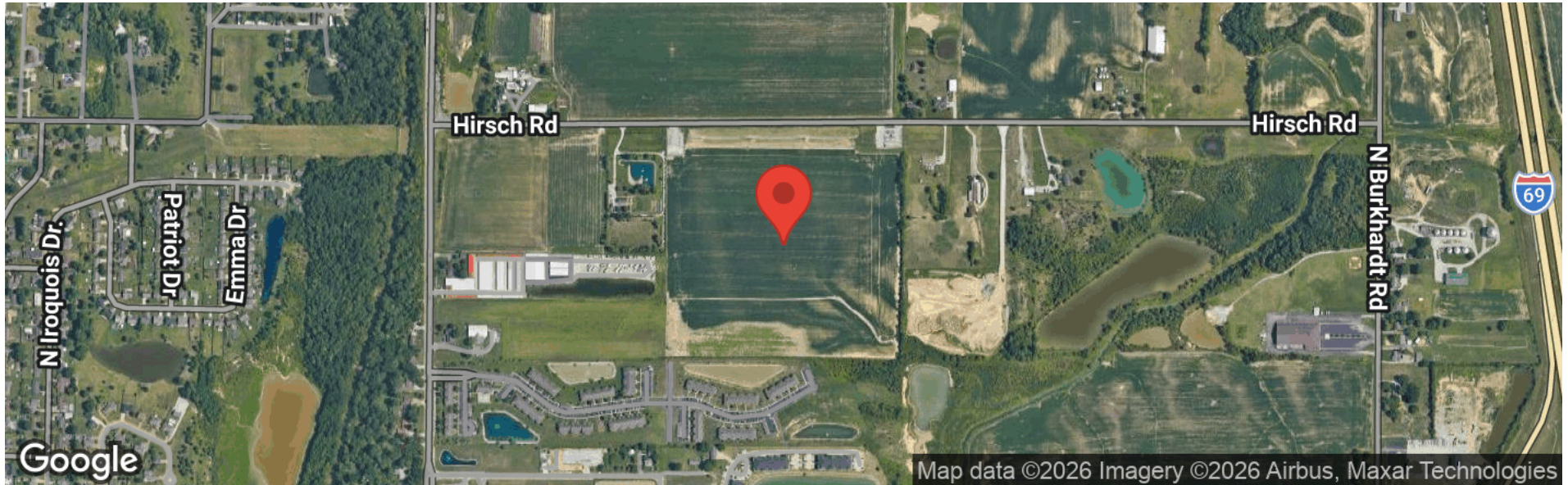
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LOCATION MAPS

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BUSINESS MAP

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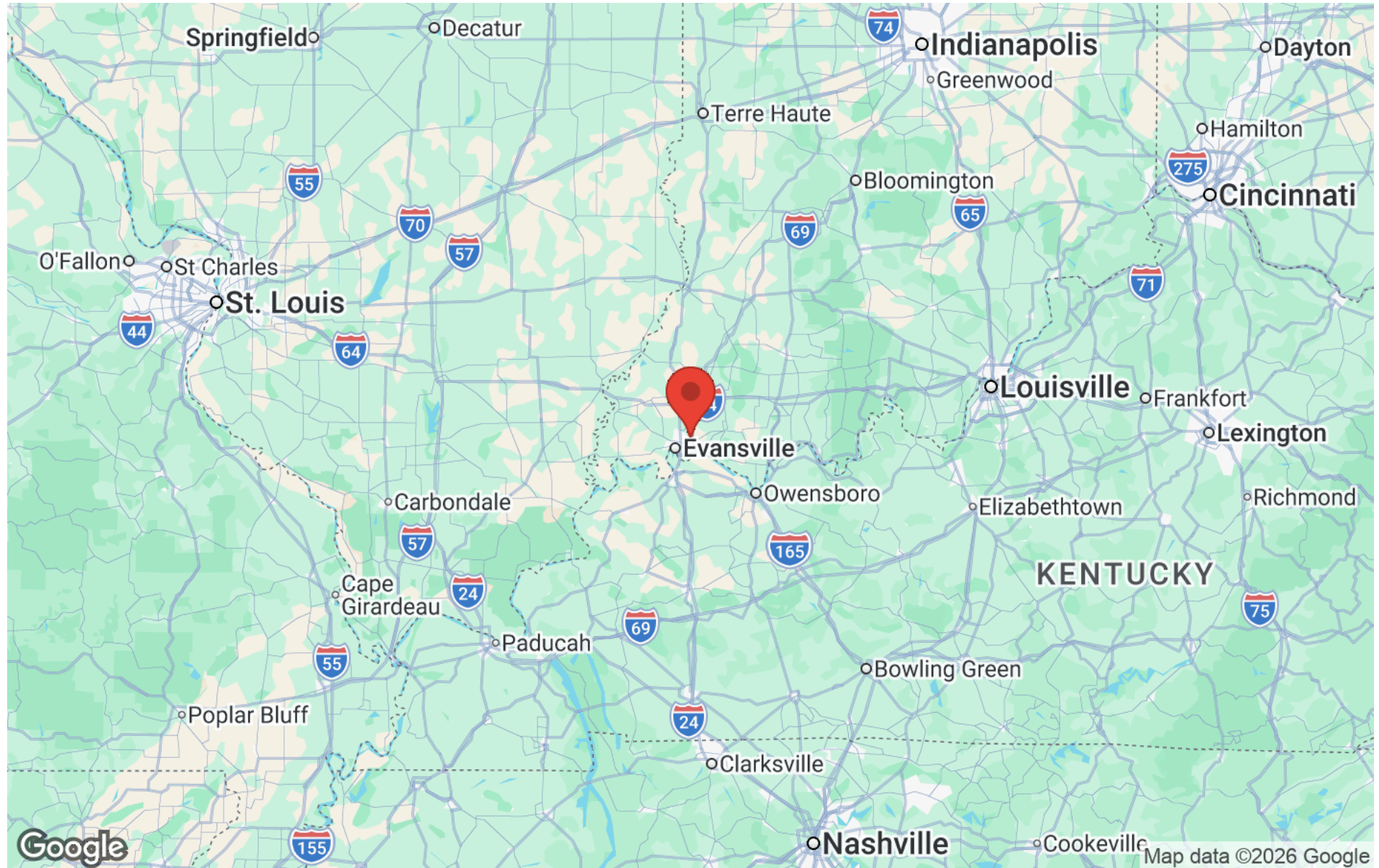
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REGIONAL MAP

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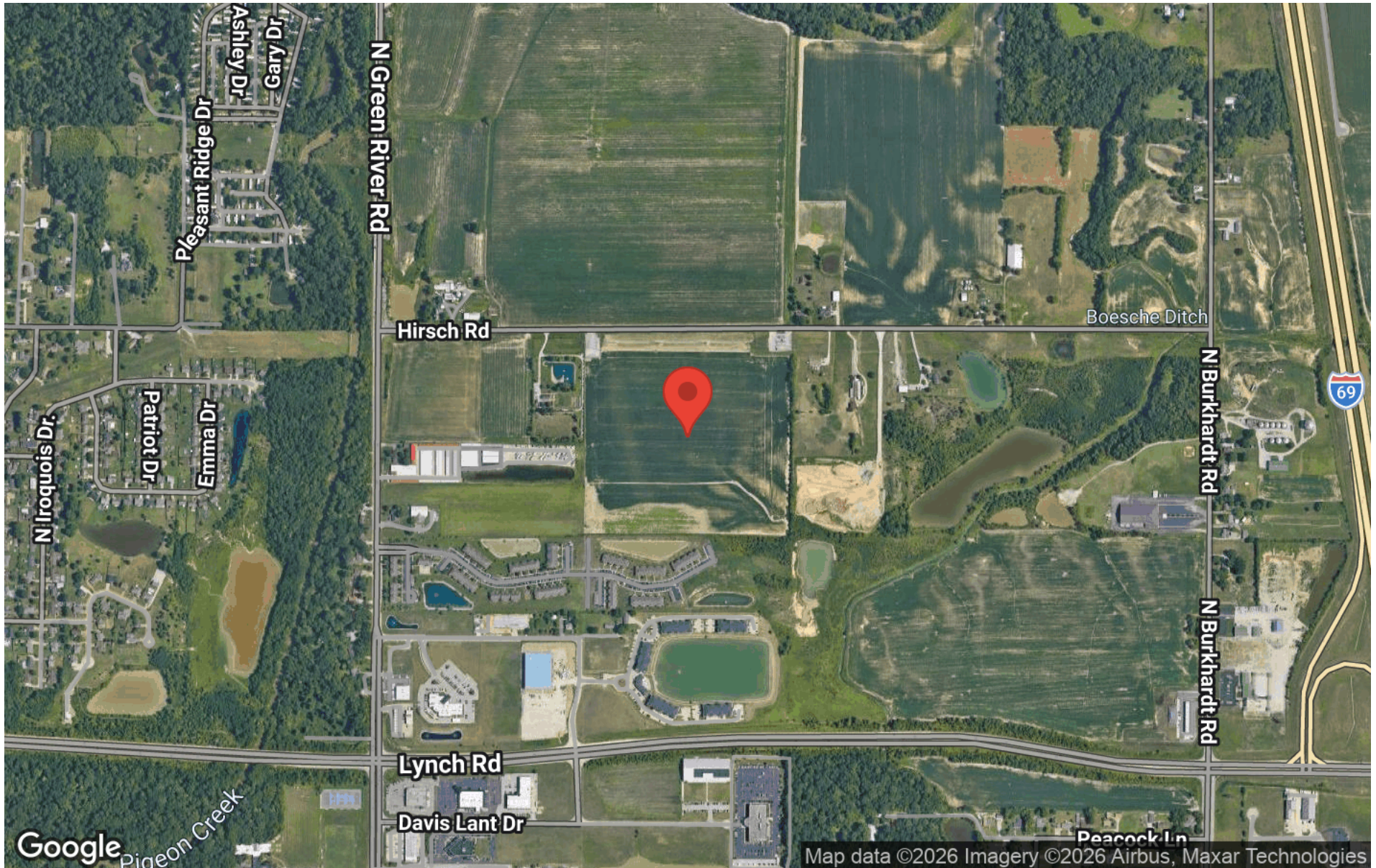
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AERIAL MAP

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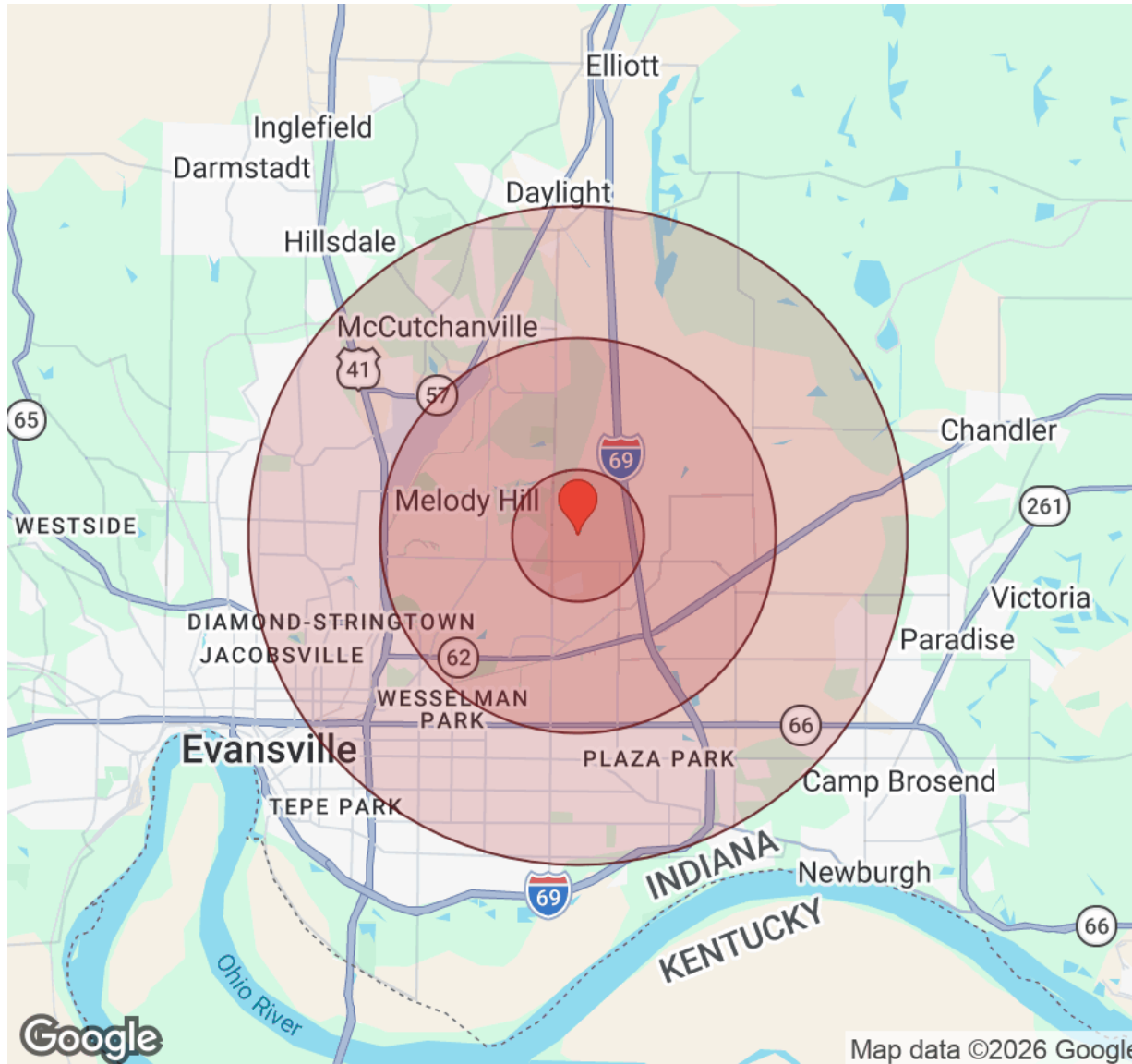
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,077	11,974	52,319
Female	2,429	12,955	52,887
Total Population	4,506	24,929	105,206

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,580	19,903	84,586
Black	392	2,176	10,194
Am In/AK Nat	8	35	137
Hawaiian	6	30	168
Hispanic	269	1,169	4,356
Asian	114	858	2,367
Multiracial	133	735	3,282
Other	4	22	116

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,493	12,596	50,291
Occupied	2,305	11,596	45,648
Owner Occupied	1,052	6,694	29,621
Renter Occupied	1,253	4,902	16,027
Vacant	188	1,000	4,643

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	712	4,398	18,703
Ages 15 - 24	464	2,668	12,737
Ages 25 - 54	1,462	9,284	40,591
Ages 55 - 64	505	2,910	12,447
Ages 65+	1,363	5,670	20,729

Income	1 Mile	3 Miles	5 Miles
Median	\$50,749	\$62,878	\$67,092
Under \$15k	168	799	3,458
\$15k - \$25k	219	742	3,181
\$25k - \$35k	399	1,427	4,521
\$35k - \$50k	352	1,429	5,339
\$50k - \$75k	445	2,502	8,897
\$75k - \$100k	256	1,432	6,220
\$100k - \$150k	273	1,765	7,569
\$150k - \$200k	130	841	3,311
Over \$200k	63	659	3,152

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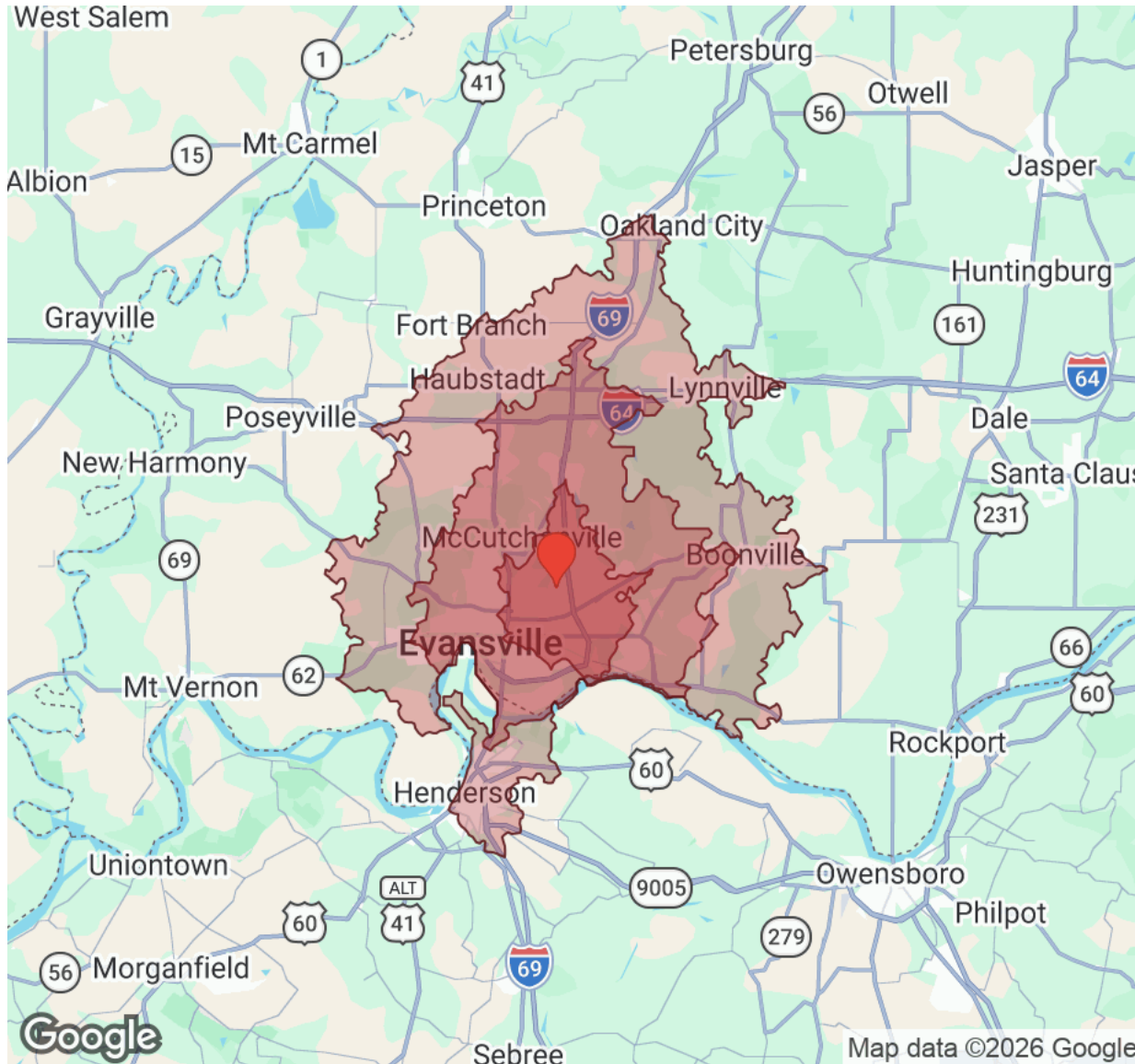


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DEMOGRAPHICS

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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	31,816	106,484	141,853
Female	32,143	106,509	140,199
Total Population	63,959	212,993	282,051

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	51,922	173,249	234,300
Black	5,366	19,915	23,551
Am In/AK Nat	70	256	310
Hawaiian	83	383	395
Hispanic	2,680	8,222	10,238
Asian	1,887	4,239	4,795
Multiracial	1,887	6,518	8,123
Other	58	234	310

Housing	10 Mins	20 Mins	30 Mins
Total Units	30,766	100,275	131,101
Occupied	28,211	90,839	118,944
Owner Occupied	17,704	58,885	78,433
Renter Occupied	10,507	31,954	40,511
Vacant	2,554	9,436	12,156

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	10,843	38,604	50,332
Ages 15 - 24	7,995	26,315	36,586
Ages 25 - 54	24,084	82,351	105,990
Ages 55 - 64	7,414	25,704	34,648
Ages 65+	13,624	40,018	54,496

Income	10 Mins	20 Mins	30 Mins
Median	\$68,032	\$68,429	\$68,976
Under \$15k	1,945	7,226	9,935
\$15k - \$25k	1,730	5,953	8,137
\$25k - \$35k	2,906	8,582	10,607
\$35k - \$50k	3,212	10,546	13,740
\$50k - \$75k	5,728	17,389	21,950
\$75k - \$100k	3,598	12,311	15,794
\$100k - \$150k	4,782	14,897	20,319
\$150k - \$200k	2,073	7,401	10,043
Over \$200k	2,238	6,537	8,419

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