

FOR SALE | \$ 2,750,000

DEVELOPMENT OPPORTUNITY – 5.28 ACRES | I-65 & SR 25 INTERCHANGE | LAFAYETTE, INDIANA



THE PROPERTY

THIS 5.28-ACRE TRACT OFFERS A COMPELLING OPPORTUNITY FOR COMMERCIAL DEVELOPMENT AT THE SOUTHWEST QUADRANT OF THE INTERSTATE 65 AND STATE ROAD 25 INTERCHANGE, IN THE LAFAYETTE, INDIANA METROPOLITAN AREA. THE SITE FEATURES LEVEL, COMPACTED GROUND AND IS DEVELOPMENT-READY, WITH BOTH MUNICIPAL WATER AND SEWER UTILITIES AVAILABLE EITHER ON-SITE OR AT THE ADJACENT PARCEL CURRENTLY OCCUPIED BY LOVES TRAVEL STOP



SHANE CHILDERS

REAL ESTATE BROKER

765-413-6046

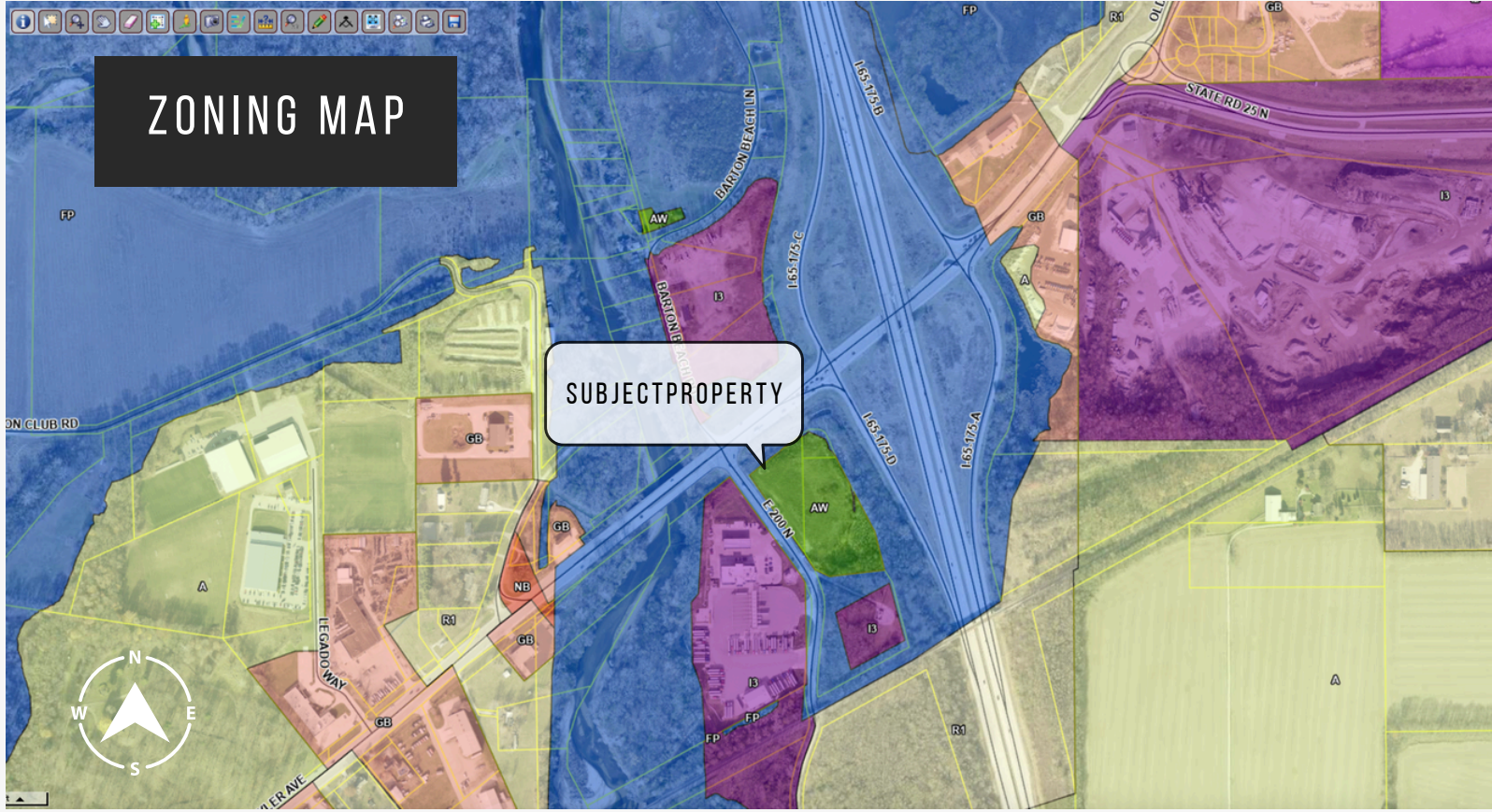
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ZONING MAP



KEY HIGHLIGHTS:

THE PROPERTY BENEFITS FROM EXCEPTIONAL VISIBILITY AND ACCESS, WITH:

- 46,000+ VEHICLES PER DAY ON I-65
- 18,000+ VEHICLES PER DAY ON SR 25
- IMMEDIATE INTERCHANGE ACCESS AND FULL VISIBILITY FROM BOTH HIGHWAYS

INVESTMENT HIGHLIGHTS

- HIGH-TRAFFIC INTERCHANGE SITE WITH IMMEDIATE DEVELOPMENT VIABILITY
- FULL UTILITY INFRASTRUCTURE AVAILABLE
- MUNICIPAL SUPPORT FOR COMMERCIAL ZONING AND PERMITTING
- STRONG MARKET FUNDAMENTALS AND FUTURE GROWTH PIPELINE
- IDEAL FOR TRAVEL CENTERS, RETAIL, QSR, HOSPITALITY, OR MIXED-USE COMMERCIAL PROJECTS



DEMOGRAPHIC & TRAFFIC INFORMATION



Population

2019	268,594
2020	268,793
2021	261,699
2022	262,865
2023	262,484

Household Income

2023 Median Income	\$61,489
Under \$25k	19,258
\$25k - 50k	23,091
\$50k - 75k	31,879
\$100k - 125k	17,135
Over \$150k	12,328



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