US 52 & US 231 | LAFAYETTE, IN





LOT SIZE 38 acres (approx)

PRICE \$55,000 per acre

ZONING

Highway Business (HB) Single Family Residential (R1)

HIGHLIGHTS Excellent visibility, convenient location.

SUMMARY

This property offers a developer the unique opportunity to create a commercial development on Lafayette's growing west side. The US 231 Bypass is a heavily traveled road that offers several easy access points to Purdue University's campus, located approximately 2 miles north of this property.

You will find several growing and prominent industries in the area such as Rolls Royce, Schweitzer Engineering, Saab, Nanshan, and General Electric, all of which work closely with Purdue's School of Engineering.

The Lafayette and West Lafayette city officials and agencies work very well together to facilitate and incubate business implementation and opportunities in the area. Purdue University, located a short 5-minute drive from this property, continues to increase student enrollment each year.

With its location in between the major industrial and scholastic landmarks in the county, the Hack Farm is a true gem with endless potential.

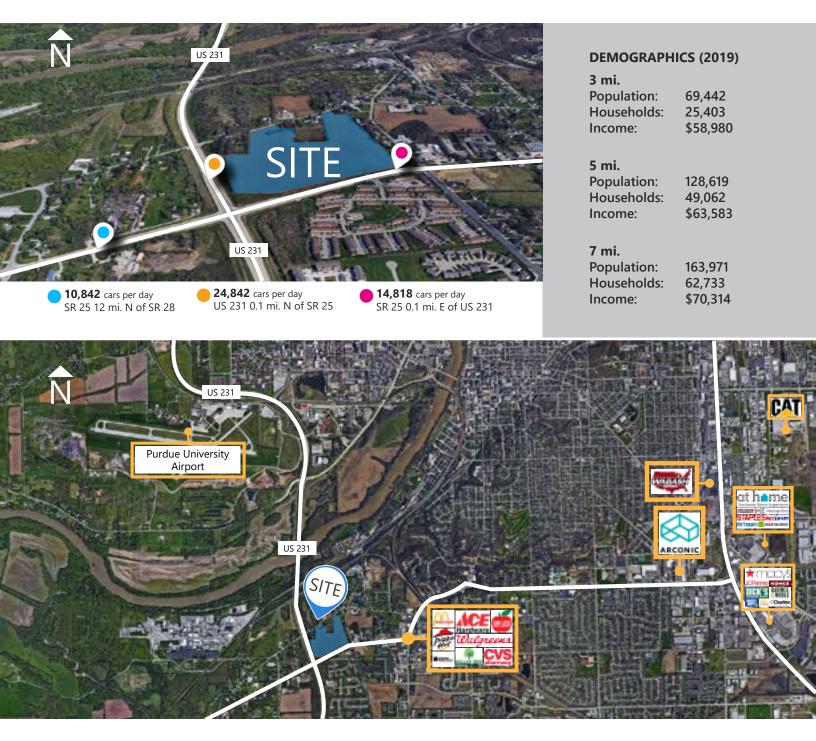
BRAD NEIHOUSER

765-427-5052 | bneihouser@shook.com

© 2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

US 52 & US 231 | LAFAYETTE, IN





BRAD NEIHOUSER

765-427-5052 | bneihouser@shook.com

© 2024 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.