



AVAILABLE - 1.7 Acres

8107 Highway 311, Sellersburg, IN



HIGHLIGHTS

- 1.7 acres with contiguous property available
- Convenient access to Highway 311 (Charlestown Road), I-65, and to new by-pass
- Signalized intersection
- Proximity of McDonald's, Starbucks, Taco Bell, Burger King, Wendy's, Ivy Tech Campus



332 Spring Street, Jeffersonville, IN 47130 • 812-285-1940 • www.gowitharc.com

Call 502.523.6130
JOHN BOLLINGER

AERIAL MAP



SITE AERIAL



TRAFFIC COUNT



HIGHWAY 311/
CHARLESTOWN
ROAD
19,404

I-65
54,018

DEMOGRAPHICS

POPULATION



1 MILE
9,096

3 MILES
19,938

5 MILES
57,014

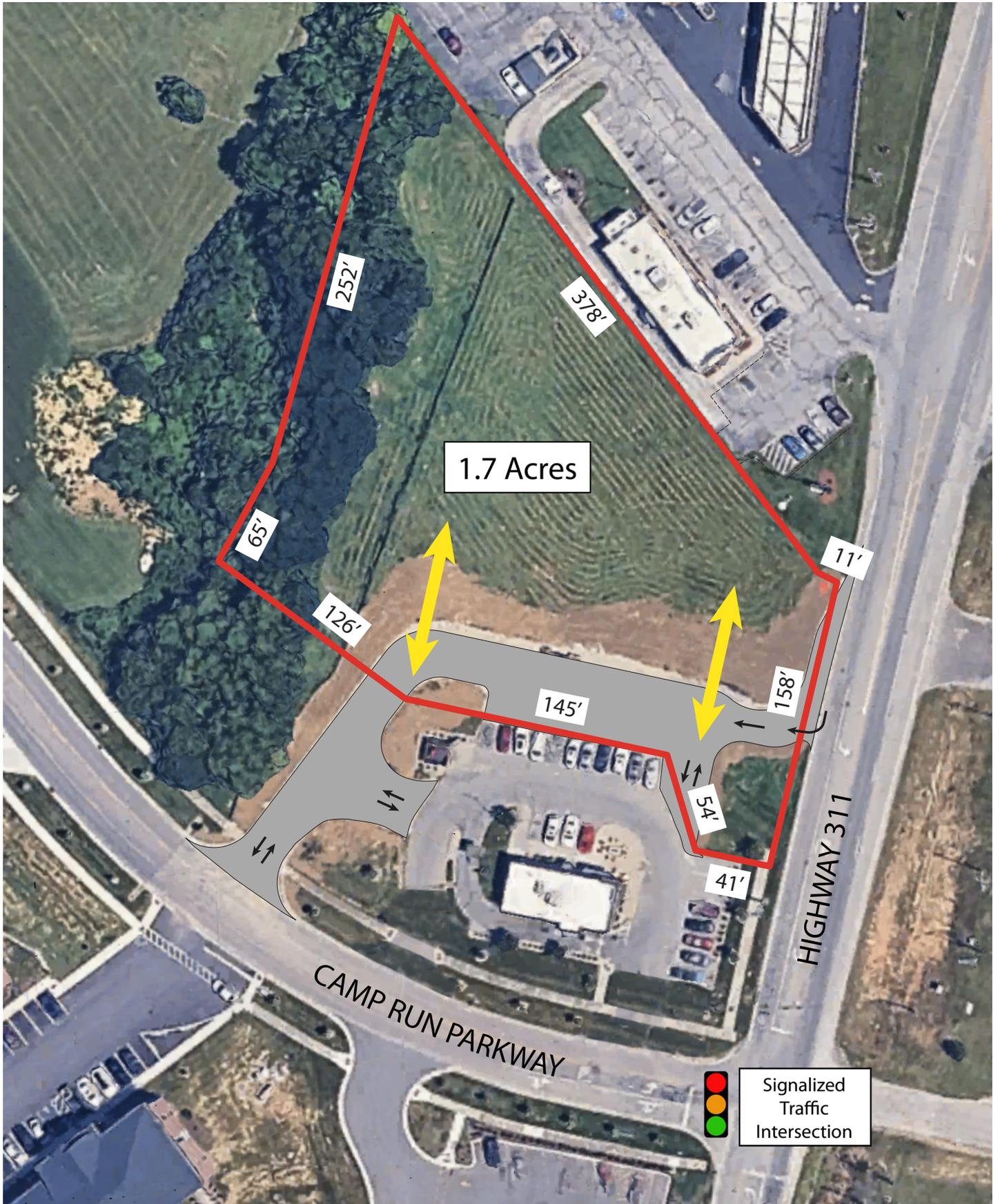
AVG HOUSEHOLD INCOME



1 MILE
\$79,944

3 MILES
\$84,479

5 MILES
\$76,073



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NO.	REVISION	DATE

S:\projects\20174 - Camp Run Parkway Extension\Drawings\20174 - Site Plan.dwg

PLOT DATE: 9/24/2021 1:31PM



1" = 100'
 GRAPHIC SCALE
 0 50 100 200

DATE	2021
DESIGNED BY	JTL
DRAWN BY	JTL
CHECKED BY	JTL
PROJECT NO.	20174

3
 SHEET 3 OF 25

CAMP RUN
 PARKWAY EXTENSION
 SELLERSBURG, INDIANA

 SITE PLAN

TOWN OF SELLERSBURG
 316 E UTICA STREET
 SELLERSBURG, INDIANA 47172
 (812) 246-3821

Jacobi, Toombs & Lanz, Inc.
 Consulting Engineers & Land Surveyors
 1829 East Spring Street - New Albany, Indiana 47150
 812-645-9585 - WWW.JTLINC.COM

Baptist Health to build \$40M facility on Ivy Tech campus



Baptist Health Baptist Healthcare System Inc.'s system support building, in Anchorage, Ky.
BAPTIST HEALTHCARE SYSTEM INC.



By [Zak Owens](#) – Digital Editor, Louisville Business First
Feb 25, 2025 **Updated** Feb 25, 2025 3:21pm EST

<https://www.bizjournals.com/louisville/news/2025/02/25/baptist-ivy-tech-partnership.html>

1/4

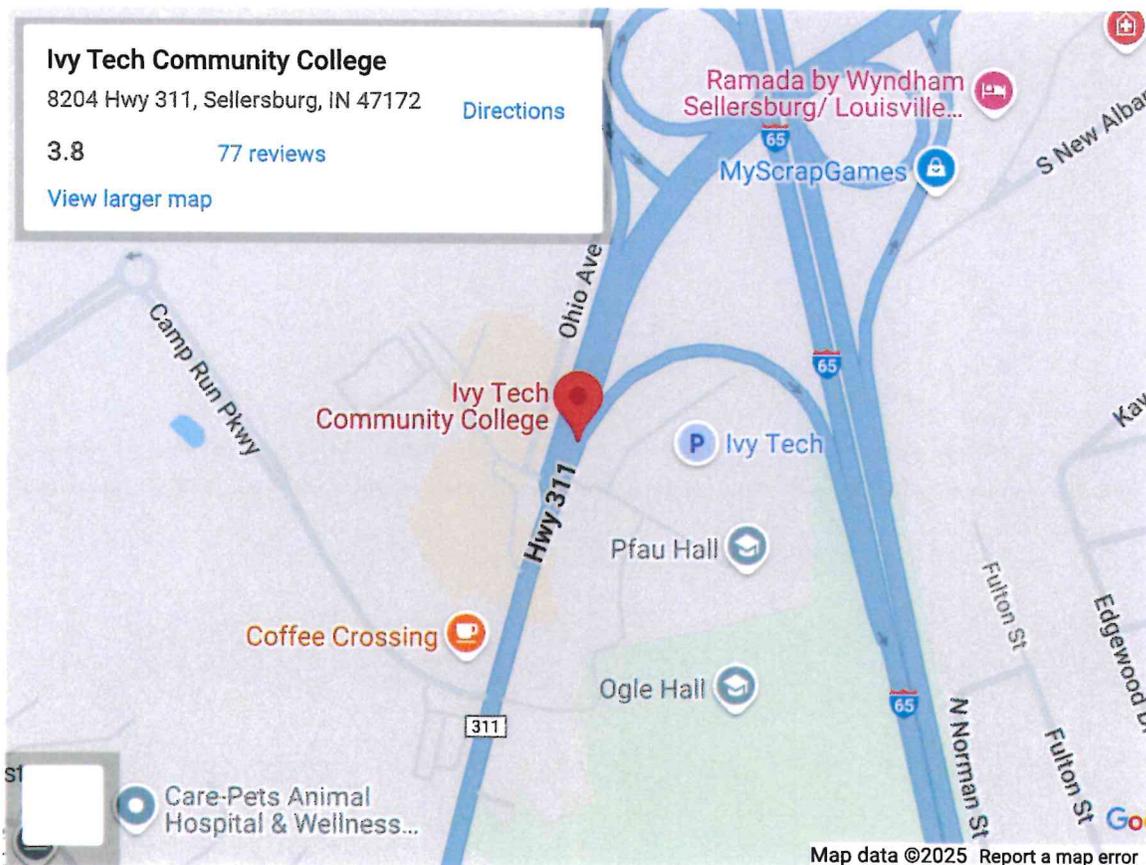
 Listen to this article 3 min



A \$40 million full-service emergency room and urgent care facility is coming to a Southern Indiana college campus.

Baptist Health announced Tuesday it is partnering with Ivy Tech and Intuitive Health to the build the facility on Ivy Tech’s Sellersburg campus.

Once complete in 2026, the clinic will provide on-campus training for Ivy Tech nursing and health sciences students and will allow Ivy Tech to introduce a new medical imaging program. That's in addition to providing ER and urgent care services for the community.



APPROVED TIF DISTRICT

In 2009 the Town of Sellersburg formed a redevelopment commission which created a Tax Increment Finance (TIF) District as an economic development tool to attract new commercial development. TIF financing utilizes the increased (“incremental”) property tax revenues of property in the district to pay for the construction of improvements and infrastructure inside the district for a designated period of time without the use of existing general funds.

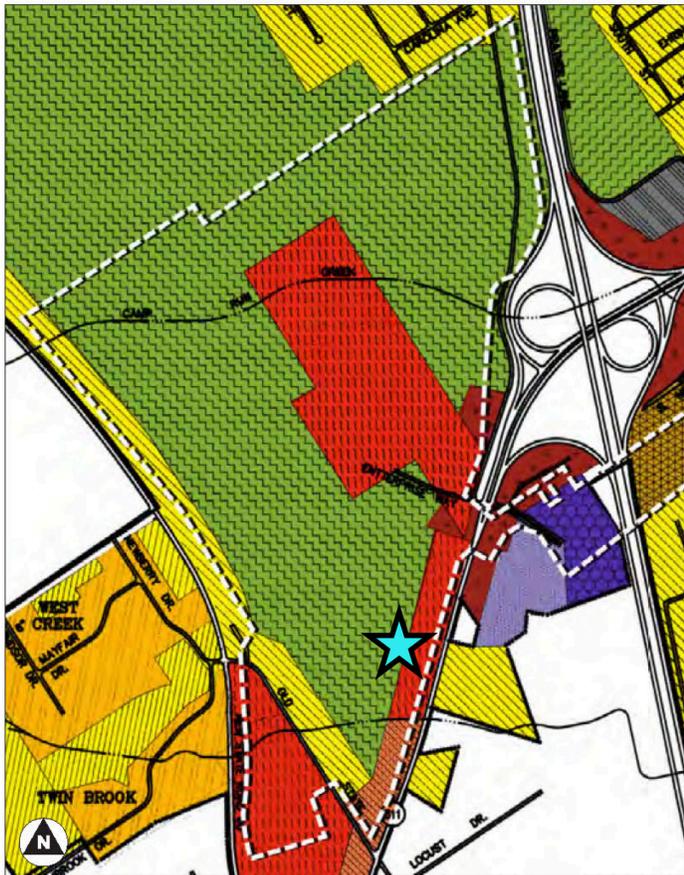
As the accompanying graphic illustrates, Sellersburg’s complete TIF District extends from State Road 60 west of I-65, along Indiana Avenue to Penn Avenue, and south to the Clark County Airport. However for purposes of this planning study, the study area includes only the northwestern portion of the TIF. This portion of the district is located just west of I-65 and extends between State Roads 311 and 60. These three primary transportation corridors serve as major linkages to surrounding communities and the Louisville Metropolitan area. This area is approximately 260 acres, and is comprised primarily of agricultural uses with some residential and commercial.

PLAN COMPONENTS

This TIF District Master Plan and PUD Ordinance (TIF PUD) is comprised of four components to evaluate development proposals within the northern portion of the Sellersburg TIF District. These elements include:

1. General overview and analysis
2. A northern TIF District Conceptual Master Plan and subareas.
3. A Land Use Matrix which identifies permitted, conditional and prohibited land uses by sub-area.
4. Design Standards and Guidelines which address appearance and character including but not limited to landscaping, lighting, parking, etc.

★ = Site



Existing Zoning Classifications (Source: Town of Sellersburg Zoning Ordinance)

Legend

	A	Agriculture
	R-1	Single-Family Residences
	R-2	Single- and Two-Family Residences
	R-3	Single-, Two-, and Multi-Family Residences
	PRO	Residential / Professional Office
	GO	General Office
	MHP	Mobile Home Park
	B-1	Local Business
	B-2	Central Business
	B-3	General Business
	IB-1	Interchange Business
	I-1	Light Industry