

LAND FOR SALE

# 300 W MAIN ST

Rossville, IN 46065

**SHOOK** COMMERCIAL  
REAL ESTATE



## PROPERTY DESCRIPTION

Discover a rare development opportunity in the thriving community of Rossville.

This 3-acre vacant parcel is strategically located between Lafayette and Kokomo, offering the perfect blend of small-town charm and big-city convenience—just 15 minutes from Lafayette. Rossville is celebrated for its top-rated schools, vibrant local businesses, and strong community values, making it an ideal setting for residential growth. With generous space for parking, landscaped green areas, and shared amenities, the property is well-suited for a variety of projects: from apartment living and senior housing to the potential of rezoning back to R-1 for single-family homes.

Position your next development in a community that values both tradition and progress.

Call or text Josh Deno at 219-863-5947 for details.

## PROPERTY HIGHLIGHTS

- Zoned R4

## OFFERING SUMMARY

Sale Price:	\$189,000
Lot Size:	2.99 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	658	1,094	1,779
Total Population	1,689	2,847	4,692
Average HH Income	\$86,193	\$92,550	\$99,445

## JOSH DENO

219.863.5947

[jdeno@shook.com](mailto:jdeno@shook.com)

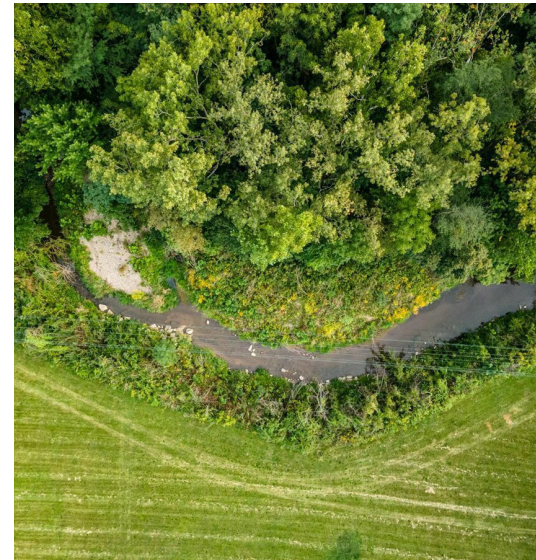
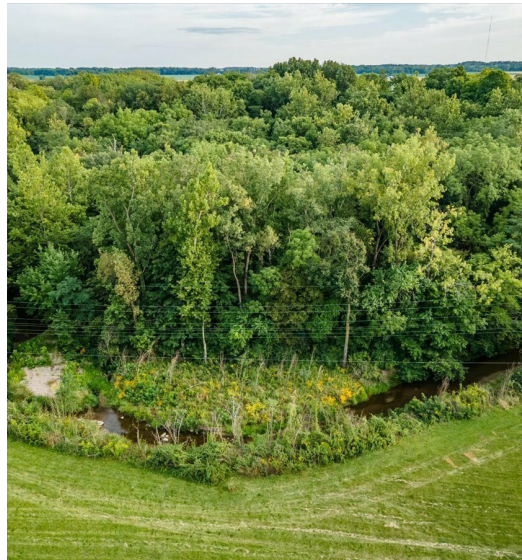
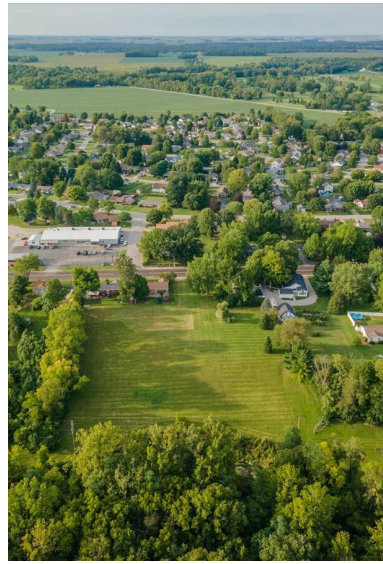
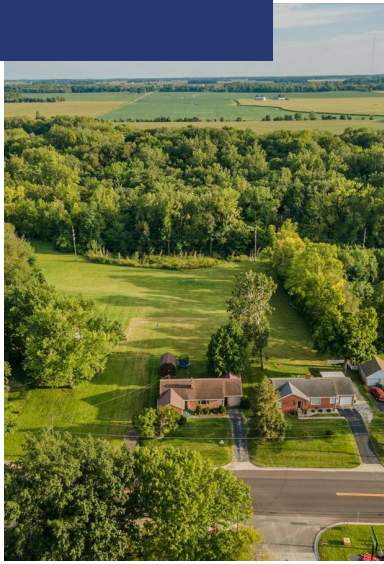


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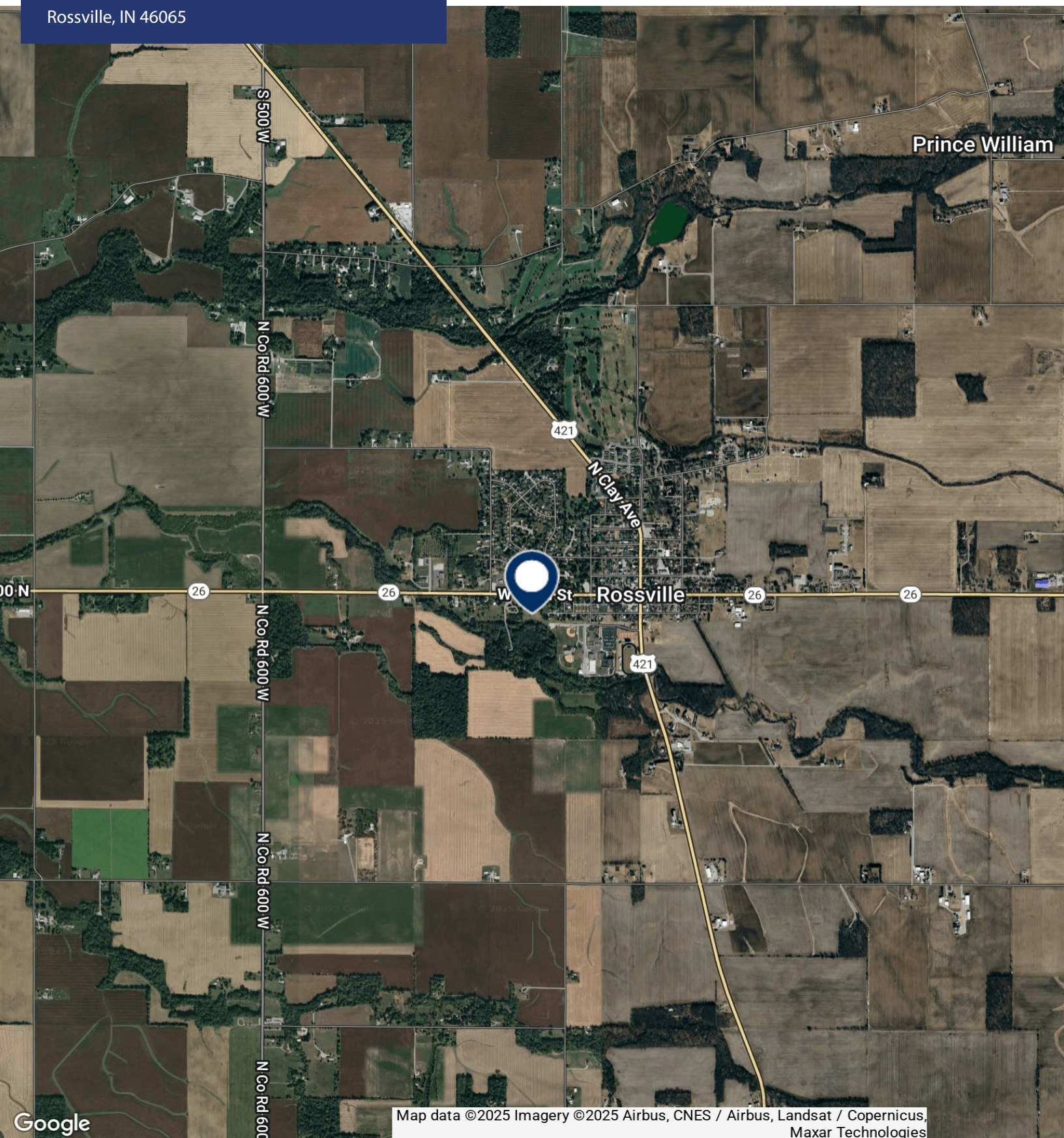


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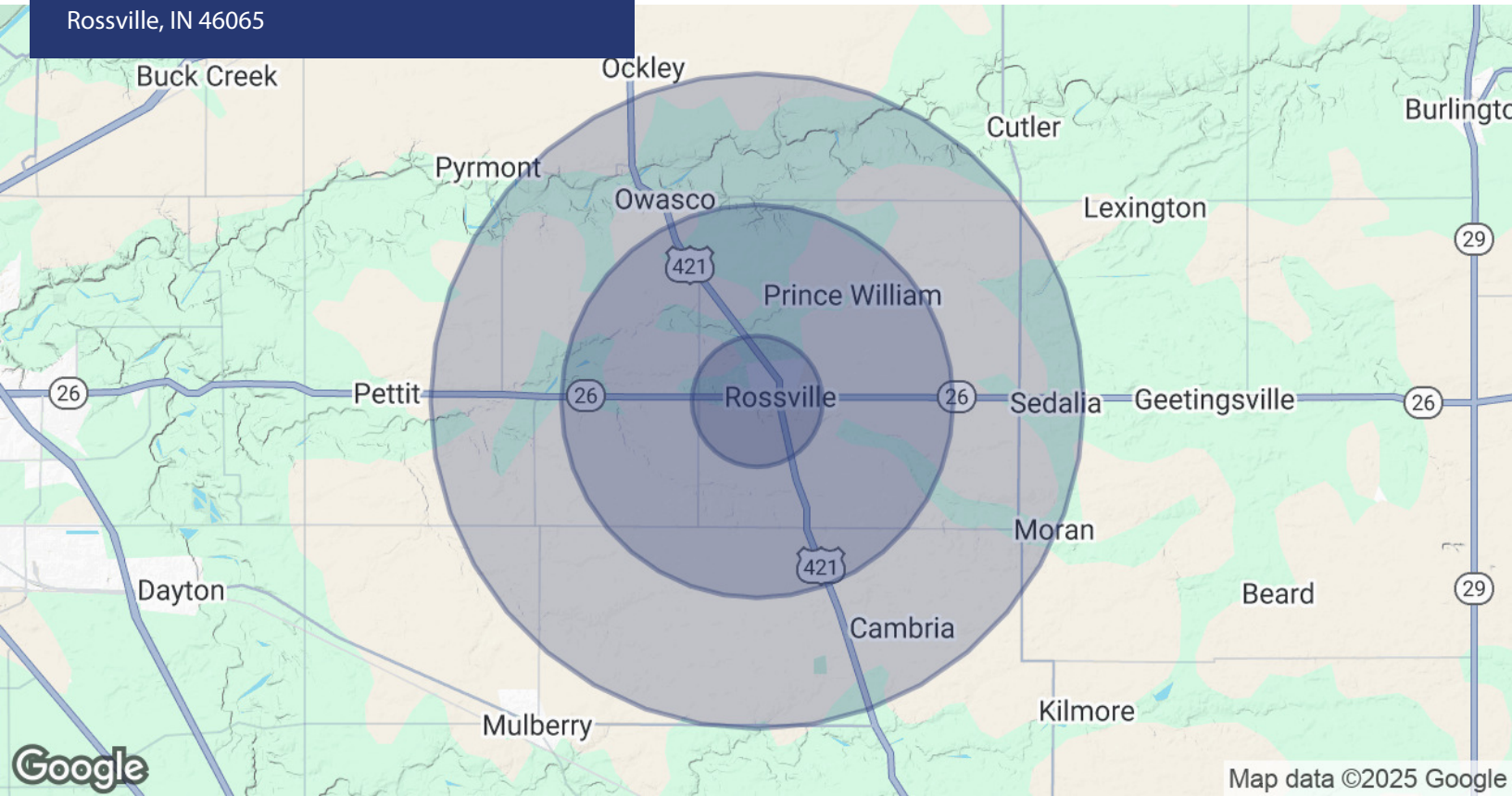
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,689	2,847	4,692
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	658	1,094	1,779
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,193	\$92,550	\$99,445
Average House Value	\$223,601	\$234,782	\$243,186

Demographics data derived from AlphaMap

JOSH DENO

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