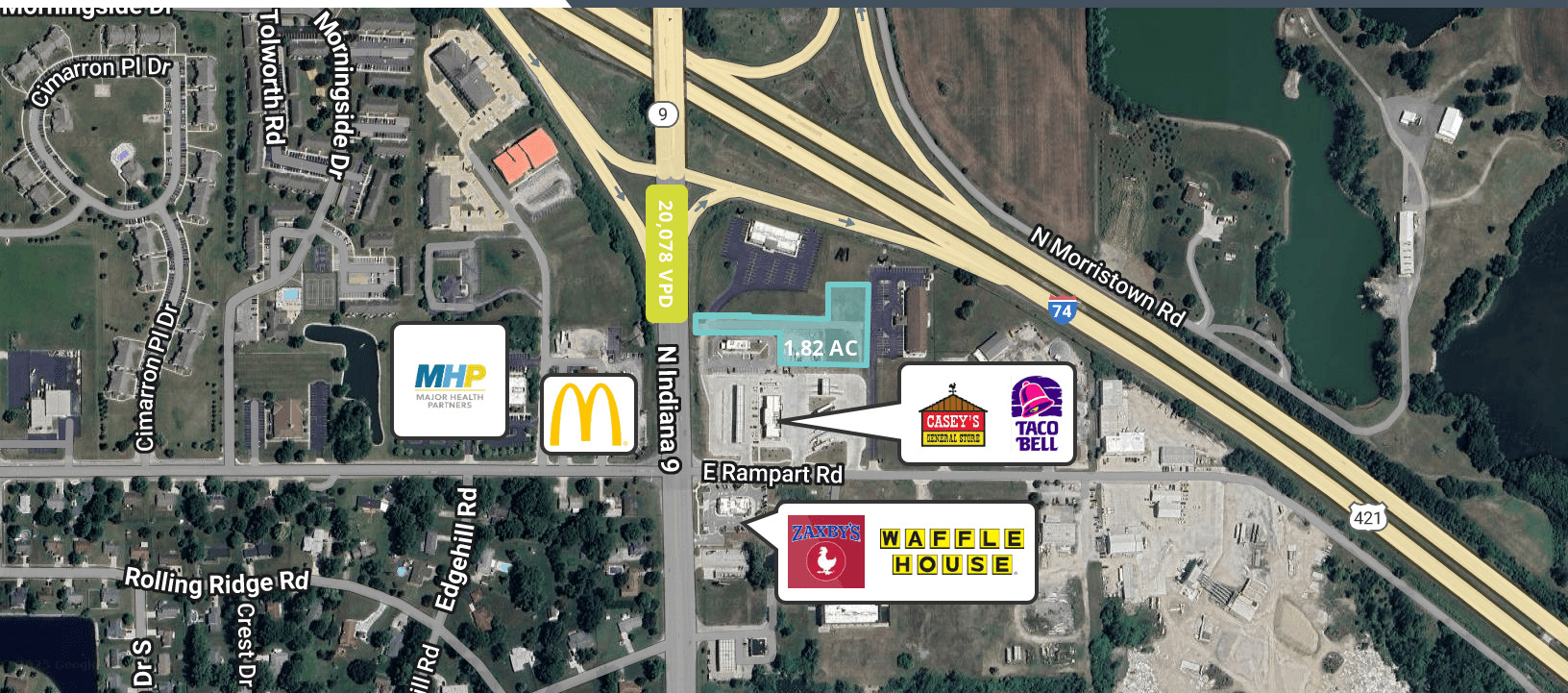


SALE



LAND

1810 N. RILEY HWY, SHELBYVILLE, IN



PROPERTY OVERVIEW

Located at Exit 113 on Interstate 74 in Shelbyville, IN, this 1.82 acre vacant outlot is priced to move. The site sits along the city's busiest thoroughfare and is adjacent to a new Taco Bell (2021) and Casey's (2020). Perfect for retail, automobile use, hospitality, or office use; this property is ready for development.

PROPERTY HIGHLIGHTS

- +/-1.82 acres off of south I-74
- Zoned Business Highway (BH)
- Motivated seller
- 20,000+ VPD
- Utilities at/near site

SALE PRICE

\$195,000

Lot Size:

1.82 Acres



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1810 N RILEY HWY, SHELBYVILLE, IN 46176

SALE

LAND

Business Highway (BH) District

Article 2

2.23 BH District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Business Highway (BH) District is intended to provide areas for business that either services travelers or requires immediate access to high-volume streets for the delivery of goods and services. Shelbyville should strive to provide specific areas for highway-serving businesses and prevent these uses from conflicting with industrial, residential, and other commercial uses. This district should be integrated into the community at its entrances and in centers along major transportation routes.</p>	<p>Commercial Uses</p> <ul style="list-style-type: none">• animal grooming• auto-oriented uses (large scale)• auto-oriented uses (medium scale)• auto-oriented uses (small scale)• bank/financial institution• conference center• drive-up/drive thru facility (accessory use)• hotel/motel• office uses• personal service uses• recreation uses (small scale)• restaurant• retail uses (type 1)• retail uses (type 2)• retail uses (type 3) <p>Institutional Uses</p> <ul style="list-style-type: none">• medical or health clinic• parking lot or parking garage (primary use)• police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none">• nature preserve/center <p>Residential Uses</p> <ul style="list-style-type: none">• dwelling, multiple-family <p>Utility Uses</p> <ul style="list-style-type: none">• communication service exchange• telecommunications facility• utility substation• water tower• solar energy production, as an accessory use	<p>Agricultural Uses</p> <ul style="list-style-type: none">• agricultural product sales, distribution, and storage facility• commercial greenhouse• farm equipment sales and service• farmer's market (for sale of products grown off-site) <p>Commercial Uses</p> <ul style="list-style-type: none">• bus/mass transit terminal• kennel• mobile/manufactured home sales• recreation uses (medium scale)• truck stop <p>Industrial Uses</p> <ul style="list-style-type: none">• agricultural products terminal• truck freight terminal• truck sales and service center• warehouse and distribution facility• wholesale facility <p>Institutional Uses</p> <ul style="list-style-type: none">• government facility• government office• hospital or medical center• museum or gallery <p>Residential Uses</p> <ul style="list-style-type: none">• boarding house

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