



**COLDWELL
BANKER
COMMERCIAL
SHOOK**

FOR SALE

SMIT MYERS LAND

\$110,000 / acre

McCarty Lane
Lafayette, IN 47905

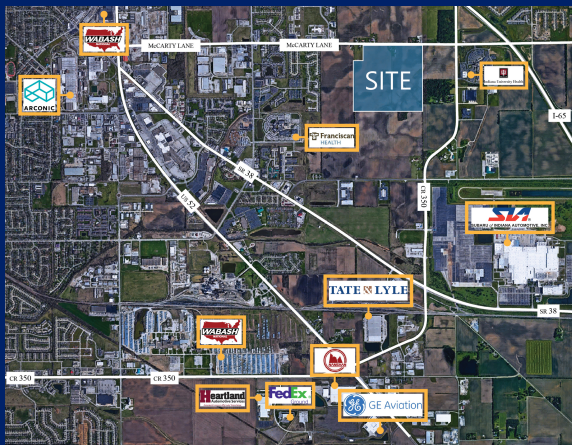
DEVELOPMENT LAND
155 Acres

FEATURES

- Served by utilities
- Stormwater pilot ditch

AREA

The subject property is a Shovel Ready Certified Site located on the growing east side of Lafayette, IN (one of America's Top Emerging Housing Markets). A mix of industrial, commercial, residential, and medical related zoning surrounds the subject. Water and sewer infrastructure has been extended to the area. A new development of up to 240 luxury multifamily units was recently constructed on the north side of McCarty to the northeast of the site. Major regional medical providers including IU Health and Franciscan can be found in the immediate area. There are also significant employers in close proximity including CAT, Subaru, GE Aviation, Wabash National, Heartland Automotive, and more.



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com





SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

04 PROPERTY INFORMATION

Property Overview

Property Description

Park_East_Commerce_Site_Certification.pdf

08 LOCATION INFORMATION

Additional Photos

Regional Map

Location Map

Aerial Map

Additional Photos

Additional Photos

Additional Photos

16 DEMOGRAPHICS

Demographics Map & Report

18 ADVISOR BIOS

broker_bios.pdf

SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com



COLDWELL
BANKER
COMMERCIAL

SHOOK



**COLDWELL
BANKER
COMMERCIAL**
SHOOK

PROPERTY INFORMATION
SECTION 1

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



OFFERING SUMMARY

Sale Price:	\$110,000 / acre
Utilities:	Served
Lot Size:	155 Acres
Zoning:	I-3
Market:	Lafayette
Submarket:	East Lafayette
Price / SF:	\$2.53

PROPERTY OVERVIEW

The subject property offering consists of approximately 155 acres. The seller reserves the right to sell smaller tracts and quote price based on buyer needs and intended use.

PROPERTY HIGHLIGHTS

- Shovel Ready Certified by the Indiana Office of Community and Rural Affairs
- Served by utilities
- Stormwater pilot ditch serves the land
- Growth area
- In the path of the future Park East extension
- Great access to major thoroughfares including SR 26, I 65, and SR 38
- Convenient location to major metros, large employers, and manufacturers
- Engineering documents including an ALTA survey, geotech report, Phase I environmental, Archaeo Desktop, Wetland Delineation, and more are available upon request

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com





SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE

PROPERTY DESCRIPTION

The subject property is relatively level with a pilot ditch in the southeast corner. The pilot channel can be relocated based on development needs, but provides a drainage outlet for the subject. Other than the drainage improvements the site is unimproved with public utilities and public roads available to the site. The land is served by a 20" water main and 24" sanitary main located in the McCarty Lane corridor. The location is in utility service area 2. Cost recovery fees associated with this area follow.

Wastewater : \$6,449 per acre

Water = \$962 per acre

Stormwater management will be incorporated into the Berlowitz Development Area Master Plan. Stormwater fees may apply.

<http://in-lafayette.civicplus.com/1846/Berlowitz-Development-Area-Master-Plan>

LOCATION DESCRIPTION

The subject property is located on the growing east side of Lafayette, IN along the McCarty Lane rural primary arterial. Traffic counts average 10,600 (2-way) per day as of 2020 INDOT readings. A mix of industrial, commercial, residential, and medical related zoning surrounds the subject. Water and sewer infrastructure has been extended to the area. The new development of up to 240 luxury multifamily units was recently completed on the north side of McCarty to the northeast of the site. Major medical providers such as IU Health and Franciscan can be found in the immediate area. There is also a significant industrial base in close proximity.

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com



COLDWELL
BANKER
COMMERCIAL

SHOOK

State of Indiana
Office of Lieutenant Governor Suzanne Crouch



Congratulates the
City of Lafayette
Park East Commerce

For their designation of the
Indiana Site Certified Gold
as of June 2023

The Indiana Site Certified program certifies sites are ready for economic development. The program has three main goals: mitigate risks, serve as a marketing tool and illustrate the community's commitment to economic development.

Suzanne Crouch,
Lieutenant Governor

Denny Spinner
Executive Director,
Office of Community and Rural
Affairs



**COLDWELL
BANKER
COMMERCIAL**
SHOOK

LOCATION INFORMATION
SECTION 2

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
 765 742 5096
 sshook@shook.com

Jim Pitoukkas
 765 250 8339
 jpitoukkas@shook.com



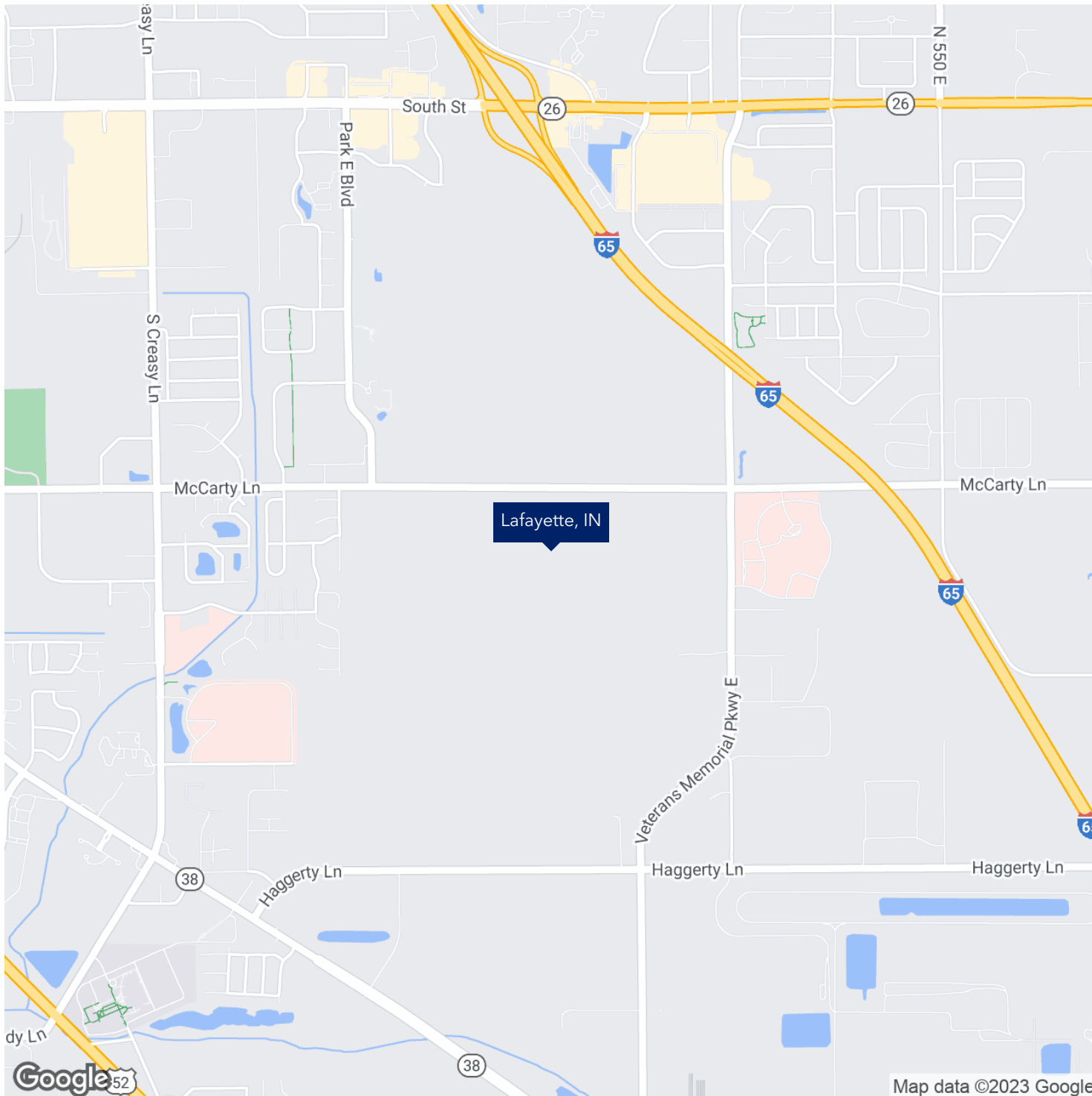
**COLDWELL
 BANKER
 COMMERCIAL**
 SHOOK



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
 765 742 5096
 sshook@shook.com

Jim Pitoukkas
 765 250 8339
 jpitoukkas@shook.com



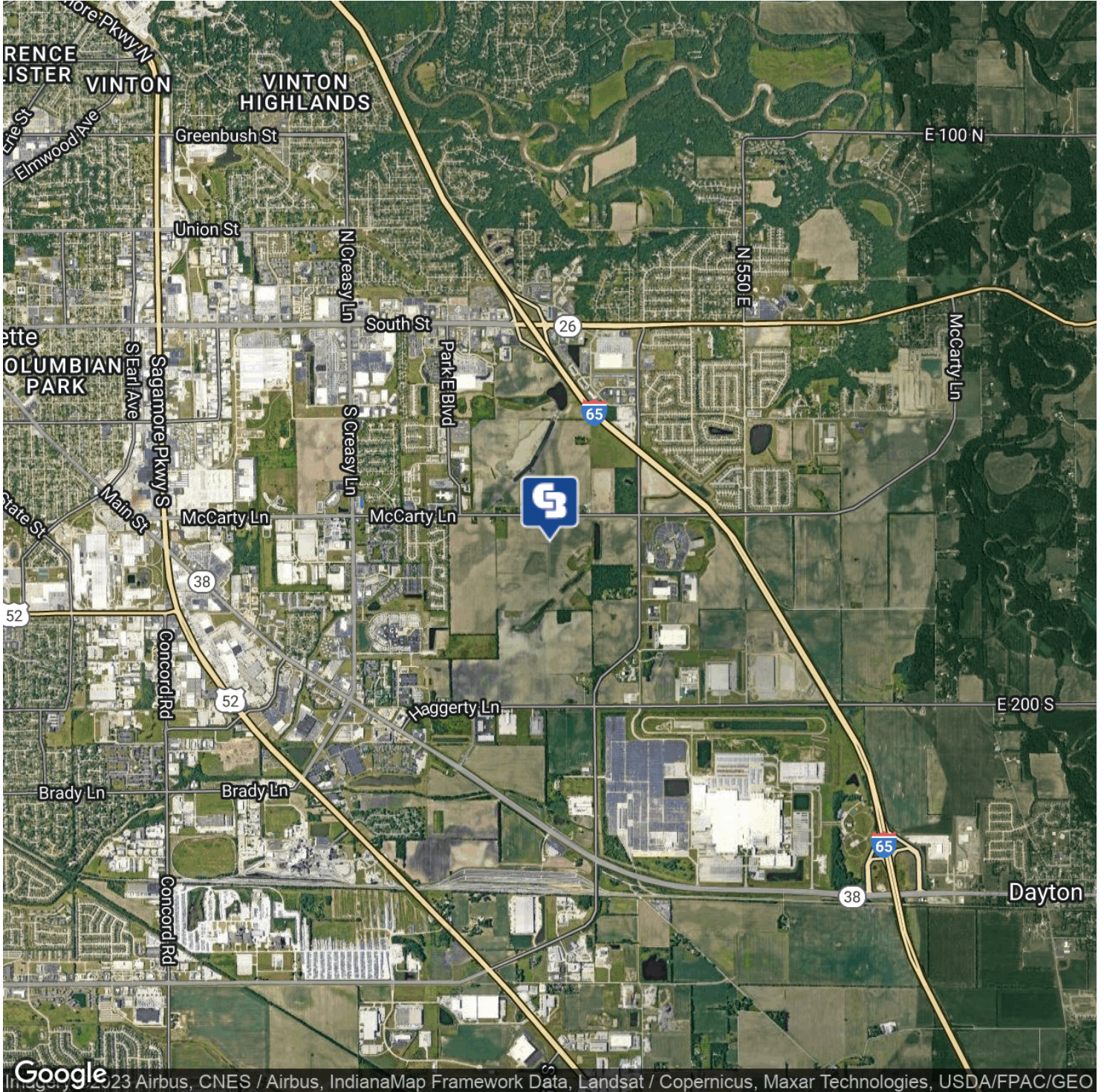
**COLDWELL
 BANKER
 COMMERCIAL
 SHOOK**



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
 765 742 5096
 sshook@shook.com

Jim Pitoukkas
 765 250 8339
 jpitoukkas@shook.com



**COLDWELL
 BANKER
 COMMERCIAL**

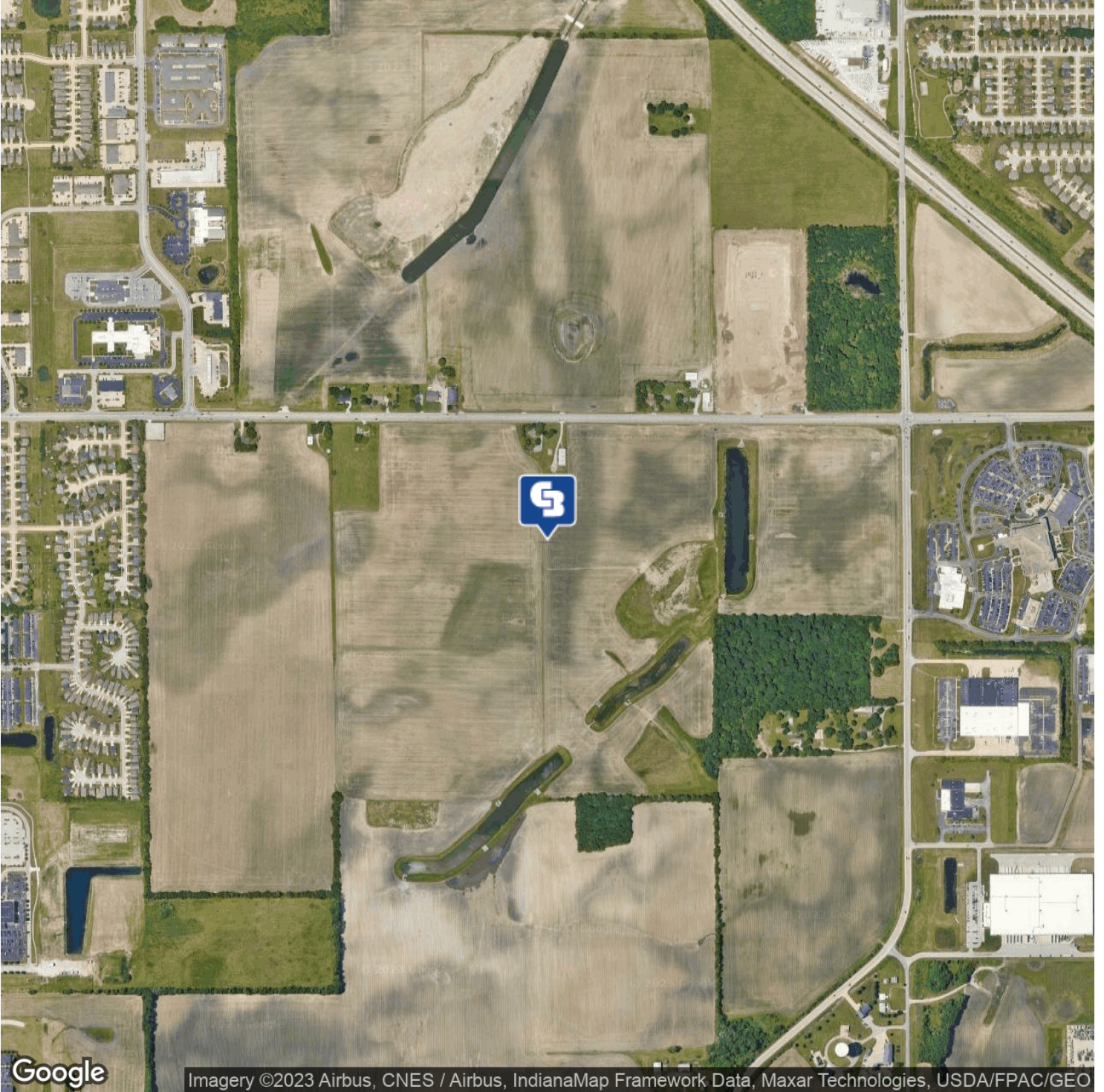
SHOOK



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

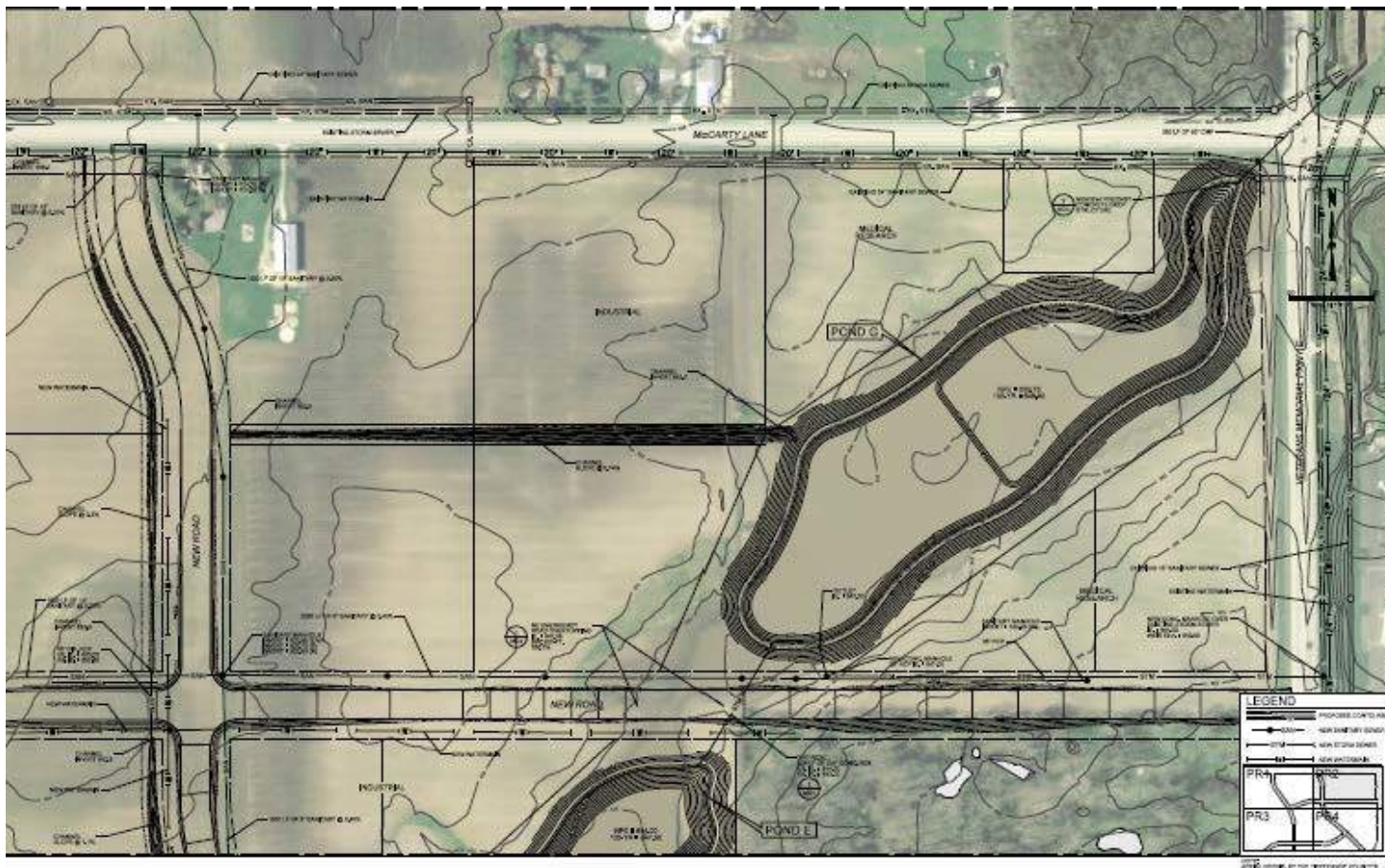
 **COLDWELL
BANKER
COMMERCIAL**
SHOOK



SMIT MYERS LAND

Conceptual Plan
McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

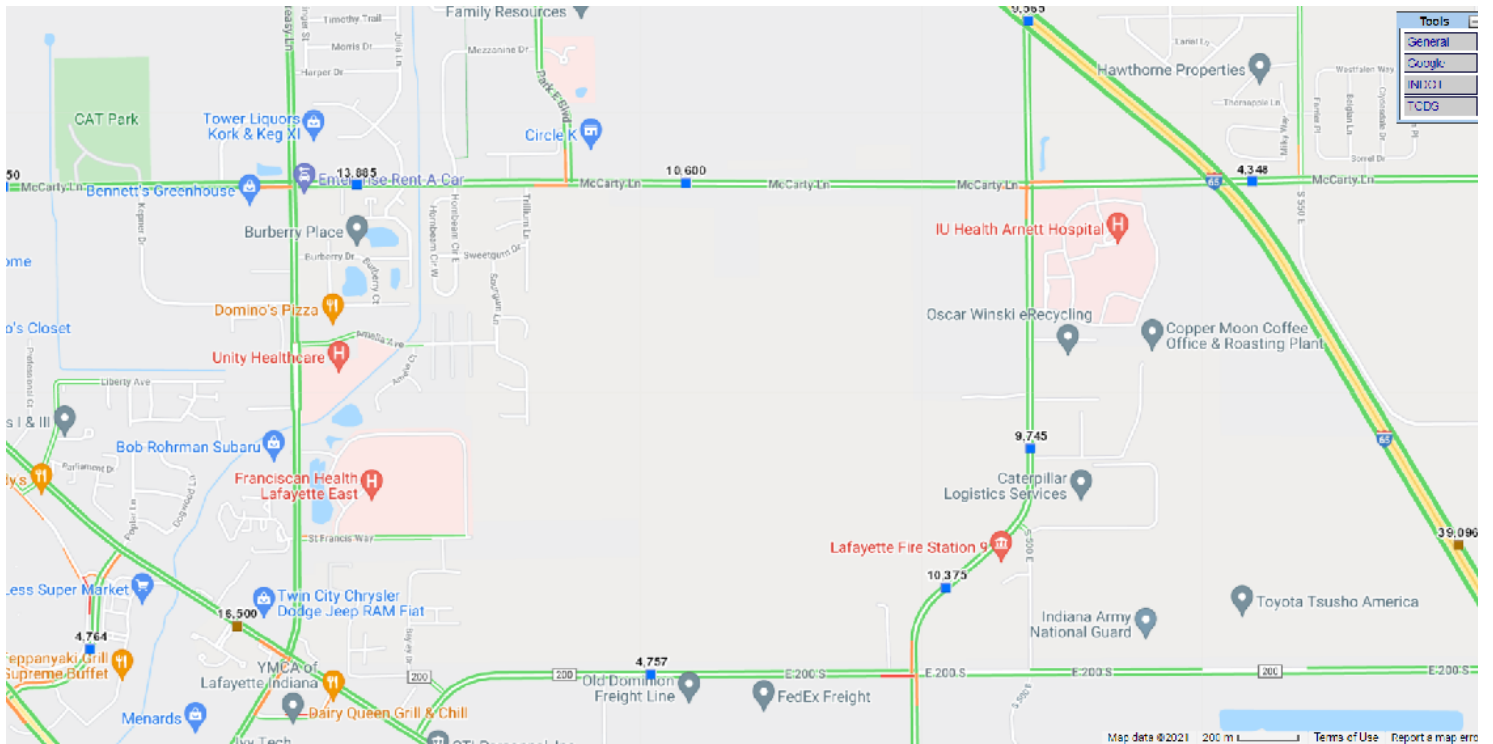
 **COLDWELL
BANKER
COMMERCIAL**
SHOOK



SMIT MYERS LAND

Traffic Counts Map
McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com



**COLDWELL
BANKER
COMMERCIAL**

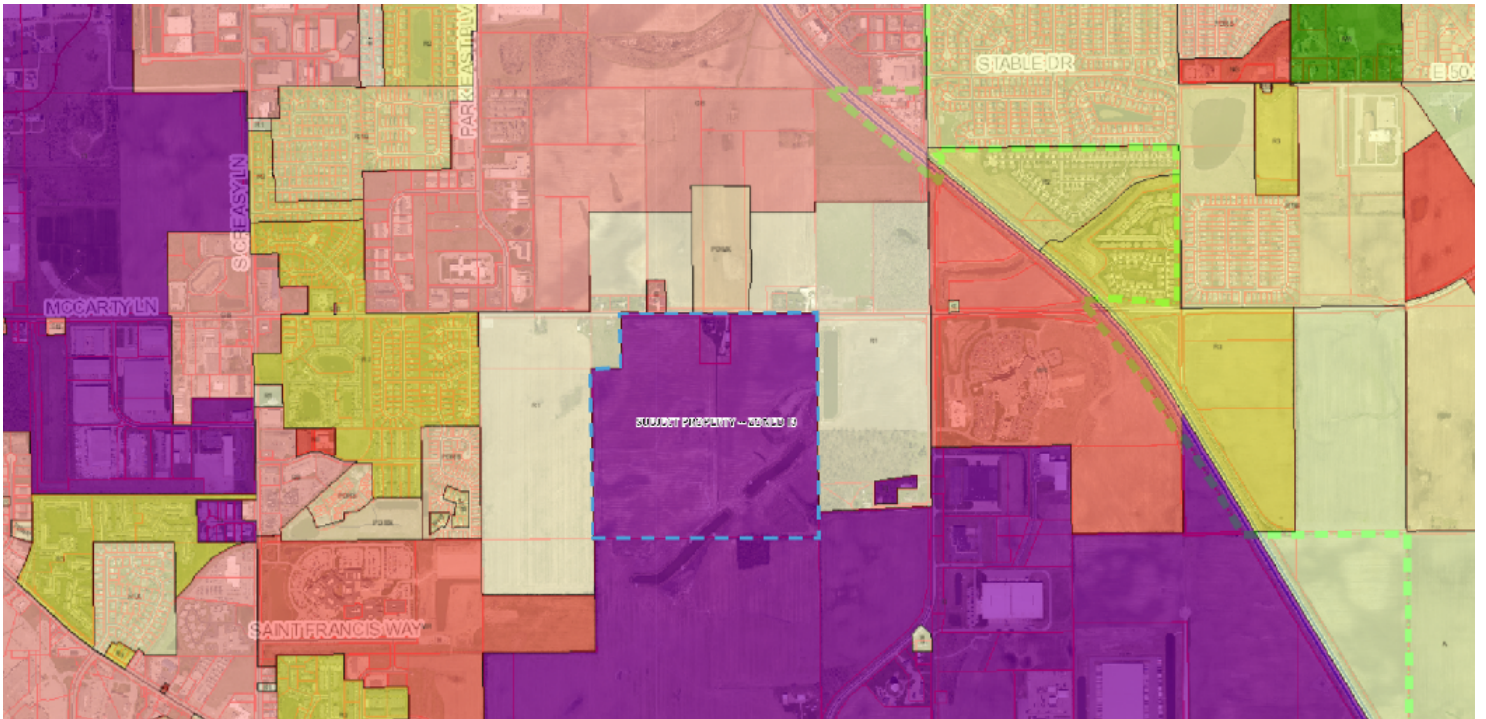
SHOOK



SMIT MYERS LAND

Current Zoning
McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com





**COLDWELL
BANKER
COMMERCIAL
SHOOK**

DEMOGRAPHICS
SECTION 3

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

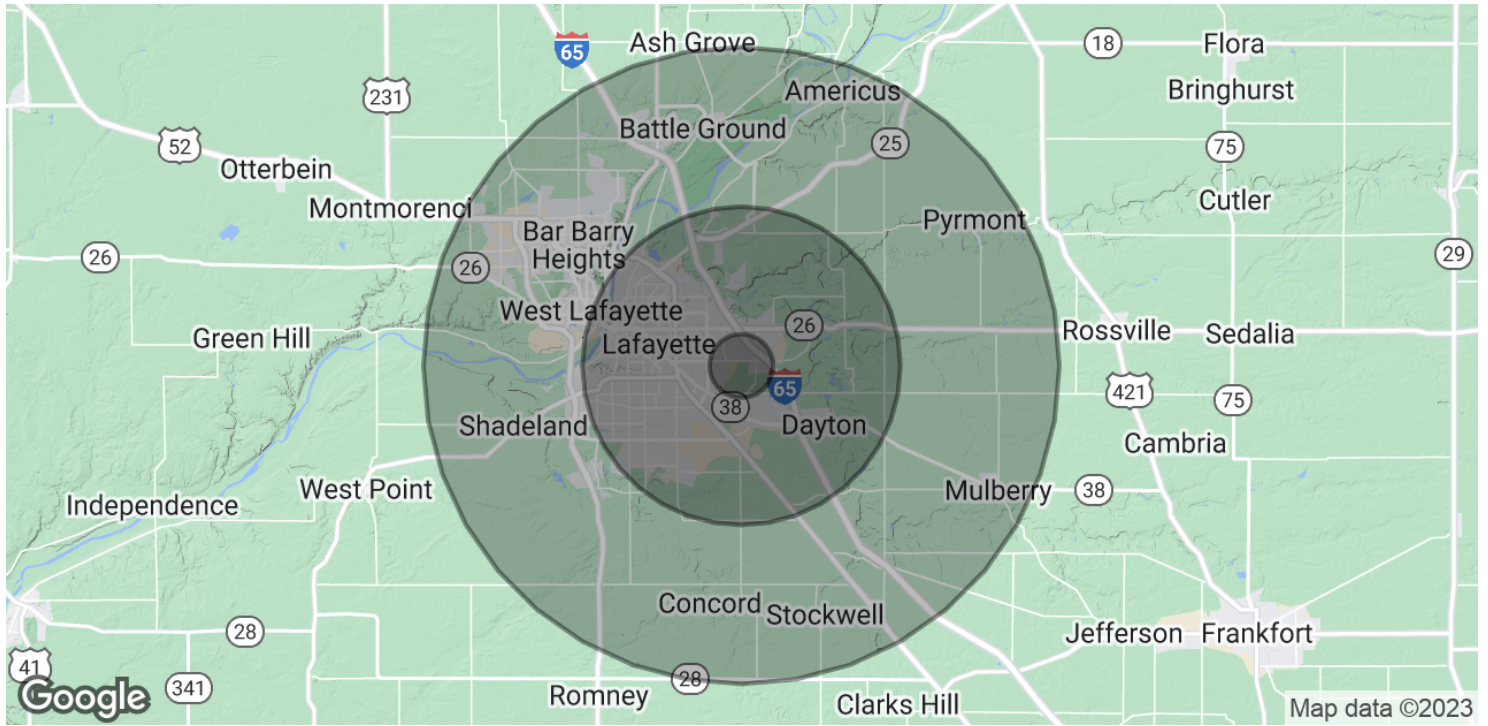
**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,317	73,408	190,856
Average Age	38.9	33.4	30.8
Average Age (Male)	36.2	32.1	29.9
Average Age (Female)	40.5	35.7	32.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	588	31,369	73,143
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$67,637	\$54,137	\$54,691
Average House Value	\$192,337	\$131,418	\$154,463

* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

Stephen Shook
 765 742 5096
 sshook@shook.com

Jim Pitoukkas
 765 250 8339
 jpitoukkas@shook.com





**COLDWELL
BANKER
COMMERCIAL
SHOOK**

ADVISOR BIOS
SECTION 4

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



**COLDWELL
BANKER
COMMERCIAL
SHOOK**

FOR SALE

SMIT MYERS LAND

\$110,000 / acre

McCarty Lane
Lafayette, IN 47905

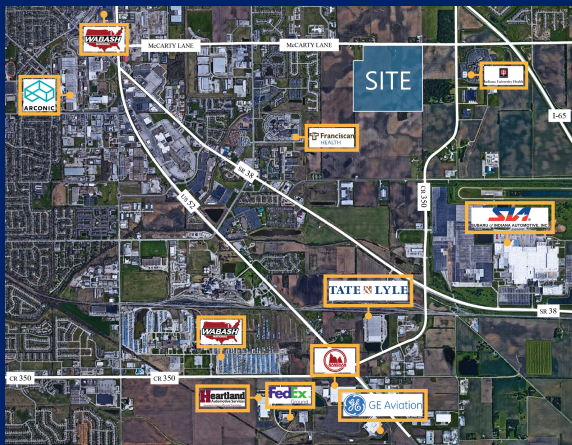
DEVELOPMENT LAND
155 Acres

FEATURES

- Served by utilities
- Stormwater pilot ditch

AREA

The subject property is a Shovel Ready Certified Site located on the growing east side of Lafayette, IN (one of America's Top Emerging Housing Markets). A mix of industrial, commercial, residential, and medical related zoning surrounds the subject. Water and sewer infrastructure has been extended to the area. A new development of up to 240 luxury multifamily units was recently constructed on the north side of McCarty to the northeast of the site. Major regional medical providers including IU Health and Franciscan can be found in the immediate area. There are also significant employers in close proximity including CAT, Subaru, GE Aviation, Wabash National, Heartland Automotive, and more.



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com





SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

04 PROPERTY INFORMATION

Property Overview

Property Description

07 LOCATION INFORMATION

Additional Photos

Regional Map

Location Map

Aerial Map

Additional Photos

Additional Photos

Additional Photos

15 DEMOGRAPHICS

Demographics Map & Report

17 ADVISOR BIOS

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com



**COLDWELL
BANKER
COMMERCIAL**

SHOOK

SALE



**COLDWELL
BANKER
COMMERCIAL**
SHOOK

PROPERTY INFORMATION
SECTION 1

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



OFFERING SUMMARY

Sale Price:	\$110,000 / acre
Utilities:	Served
Lot Size:	155 Acres
Zoning:	I-3
Market:	Lafayette
Submarket:	East Lafayette
Price / SF:	\$2.53

PROPERTY OVERVIEW

The subject property offering consists of approximately 155 acres. The seller reserves the right to sell smaller tracts and quote price based on buyer needs and intended use.

PROPERTY HIGHLIGHTS

- Shovel Ready Certified by the Indiana Office of Community and Rural Affairs
- Served by utilities
- Stormwater pilot ditch serves the land
- Growth area
- In the path of the future Park East extension
- Great access to major thoroughfares including SR 26, I 65, and SR 38
- Convenient location to major metros, large employers, and manufacturers

CBCWORLDWIDE.COM

Stephen Shook 765 742 5096 sshook@shook.com	Jim Pitoukkas 765 250 8339 jpitoukkas@shook.com
--	--





SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE

PROPERTY DESCRIPTION

The subject property is relatively level with a pilot ditch in the southeast corner. The pilot channel can be relocated based on development needs, but provides a drainage outlet for the subject. Other than the drainage improvements the site is unimproved with public utilities and public roads available to the site. The land is served by a 20" water main and 24" sanitary main located in the McCarty Lane corridor. The location is in utility service area 2. Cost recovery fees associated with this area follow.

Wastewater : \$6,449 per acre

Water = \$962 per acre

Stormwater management will be incorporated into the Berlowitz Development Area Master Plan. Stormwater fees may apply.

<http://in-lafayette.civicplus.com/1846/Berlowitz-Development-Area-Master-Plan>

LOCATION DESCRIPTION

The subject property is located on the growing east side of Lafayette, IN along the McCarty Lane rural primary arterial. Traffic counts average 10,600 (2-way) per day as of 2020 INDOT readings. A mix of industrial, commercial, residential, and medical related zoning surrounds the subject. Water and sewer infrastructure has been extended to the area. The new development of up to 240 luxury multifamily units was recently completed on the north side of McCarty to the northeast of the site. Major medical providers such as IU Health and Franciscan can be found in the immediate area. There is also a significant industrial base in close proximity.

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com



COLDWELL
BANKER
COMMERCIAL

SHOOK

State of Indiana
Office of Lieutenant Governor Suzanne Crouch



Congratulates the
City of Lafayette
Park East Commerce

For their designation of the
Indiana Site Certified Gold
as of June 2023

The Indiana Site Certified program certifies sites are ready for economic development. The program has three main goals: mitigate risks, serve as a marketing tool and illustrate the community's commitment to economic development.

Suzanne Crouch,
Lieutenant Governor

Denny Spinner
Executive Director,
Office of Community and Rural
Affairs



**COLDWELL
BANKER
COMMERCIAL**
SHOOK

LOCATION INFORMATION
SECTION 2

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

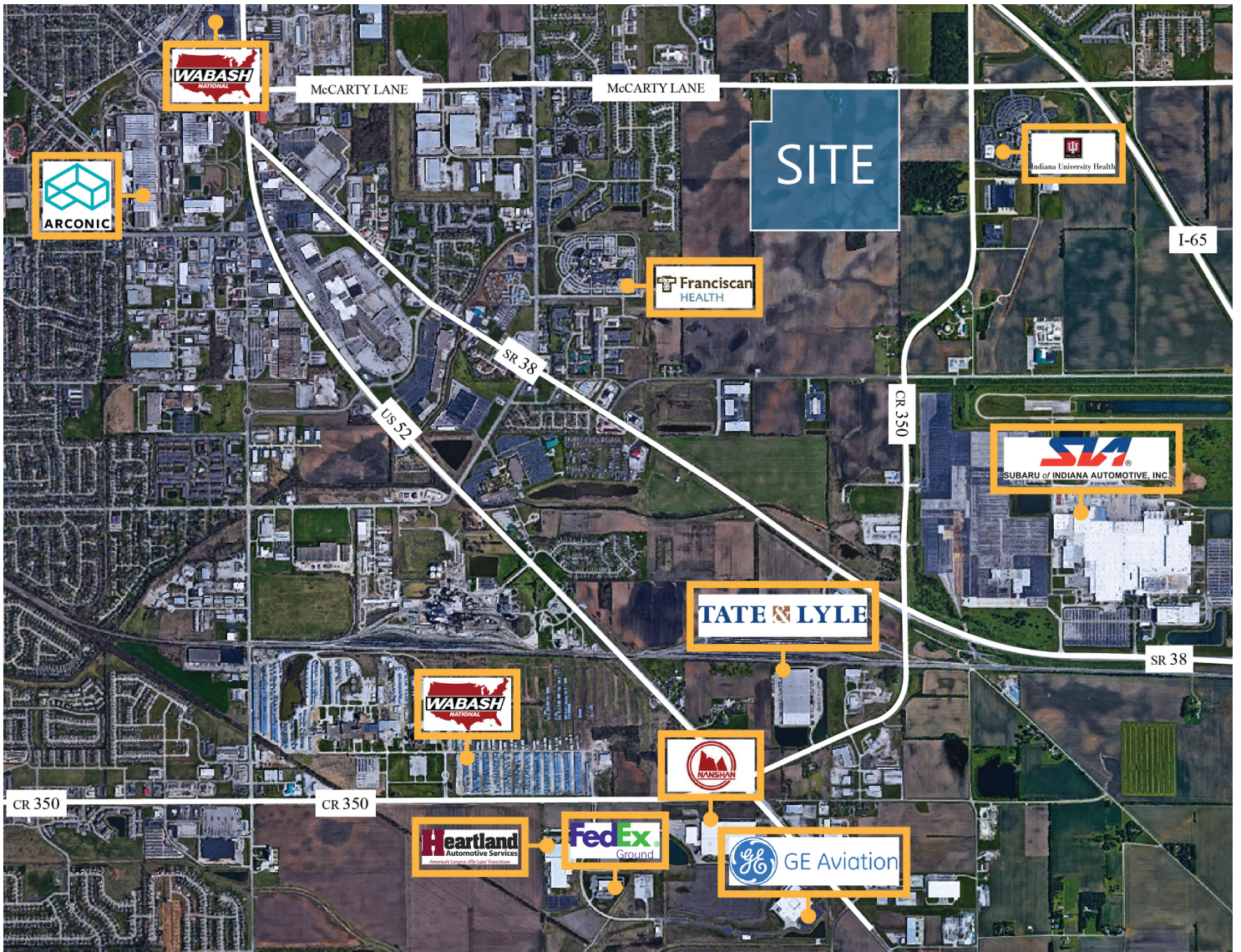
**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
 765 742 5096
 sshook@shook.com

Jim Pitoukkas
 765 250 8339
 jpitoukkas@shook.com



**COLDWELL
BANKER
COMMERCIAL**

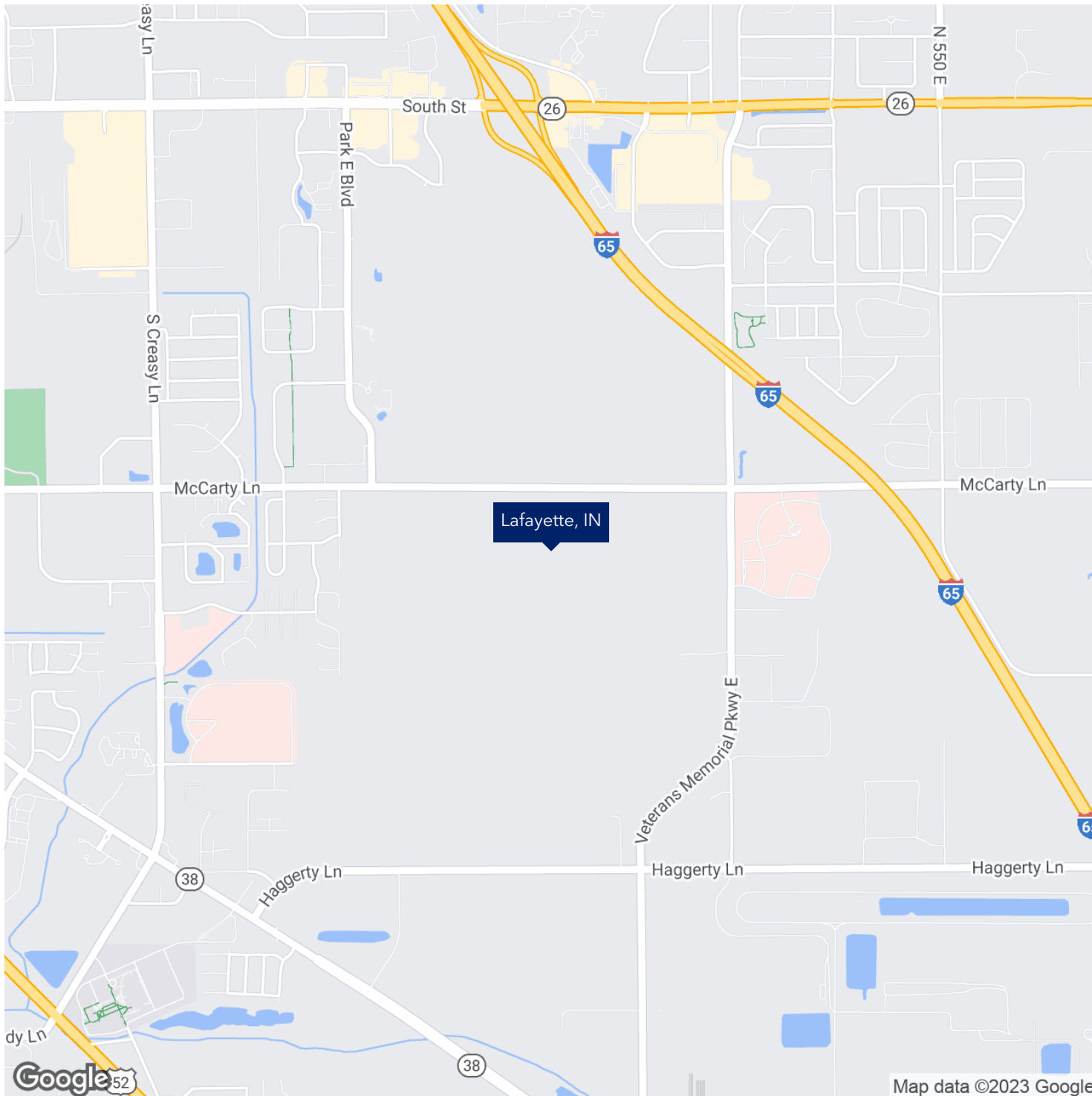
SHOOK



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com



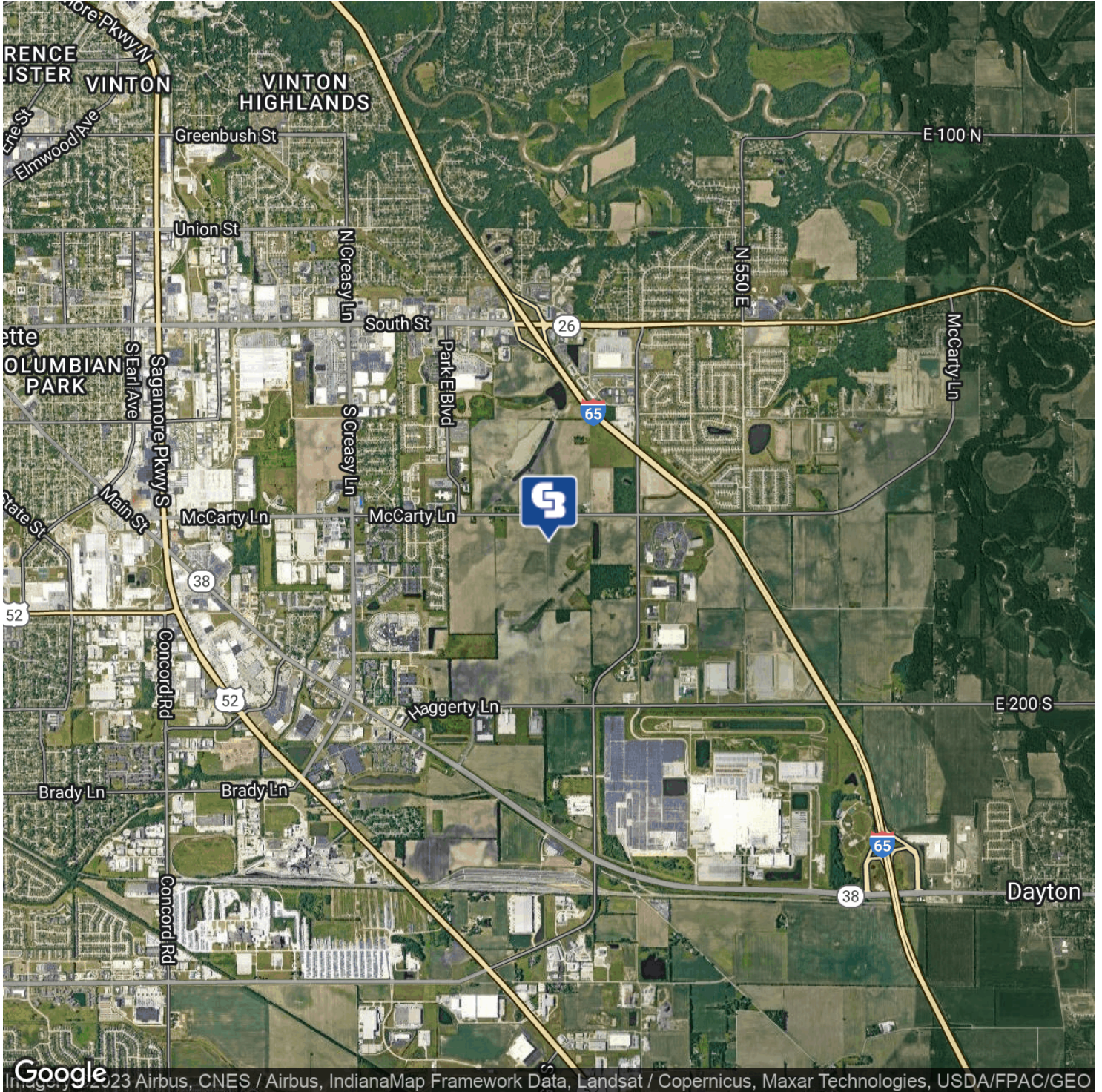
**COLDWELL
BANKER
COMMERCIAL
SHOOK**



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
 765 742 5096
 sshook@shook.com

Jim Pitoukkas
 765 250 8339
 jpitoukkas@shook.com



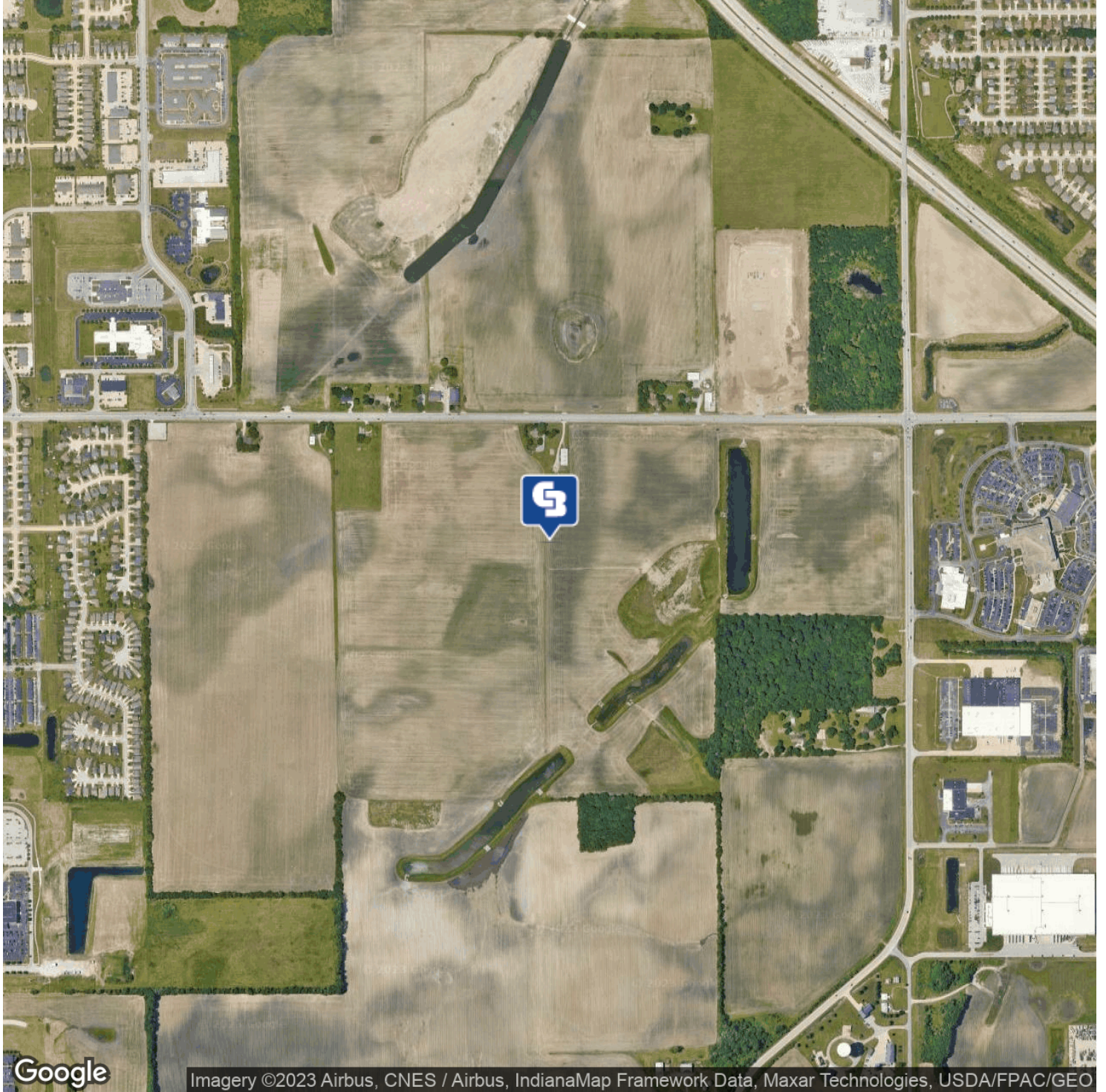
**COLDWELL
 BANKER
 COMMERCIAL**
 SHOOK



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

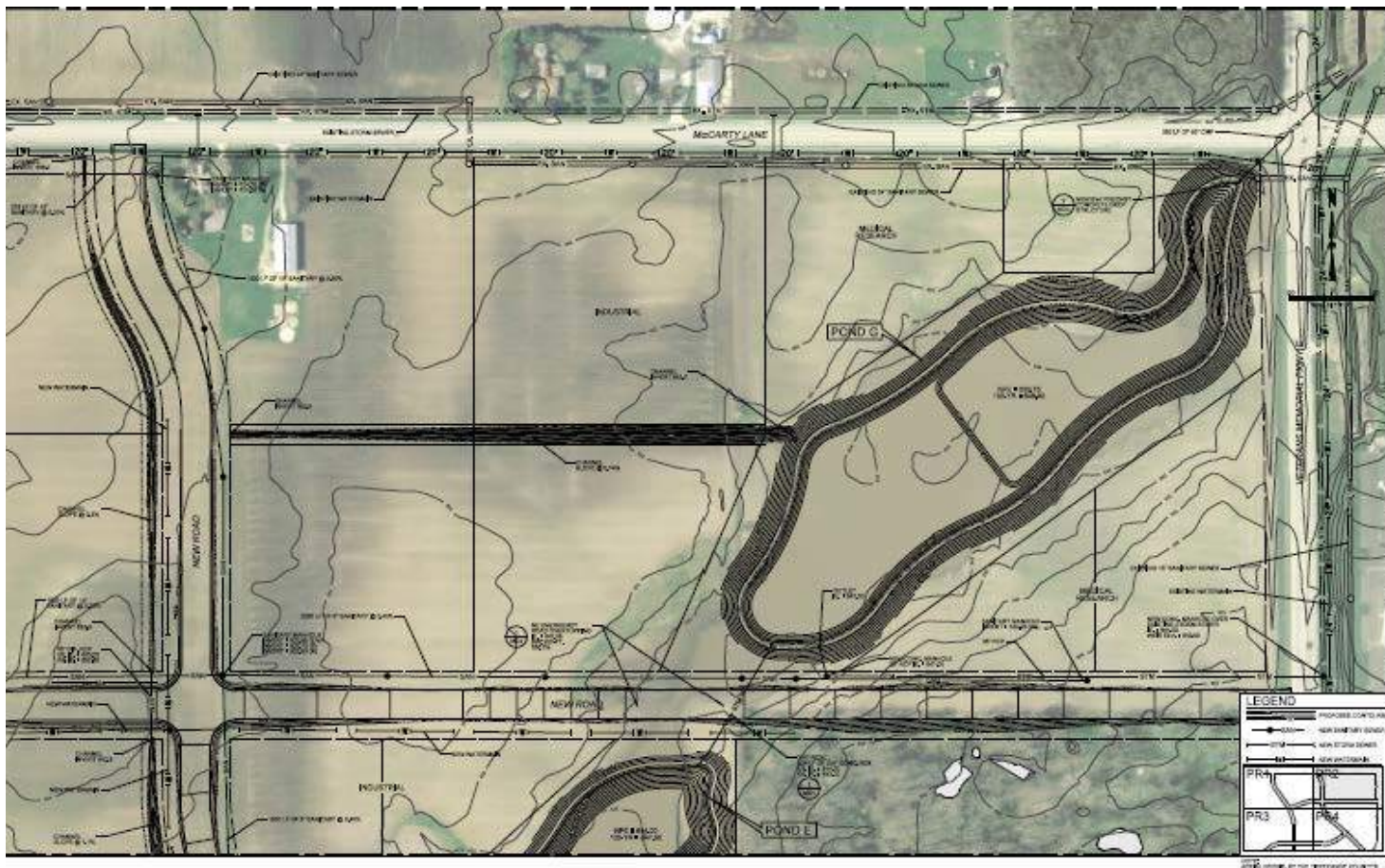
 **COLDWELL
BANKER
COMMERCIAL**
SHOOK



SMIT MYERS LAND

Conceptual Plan
McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

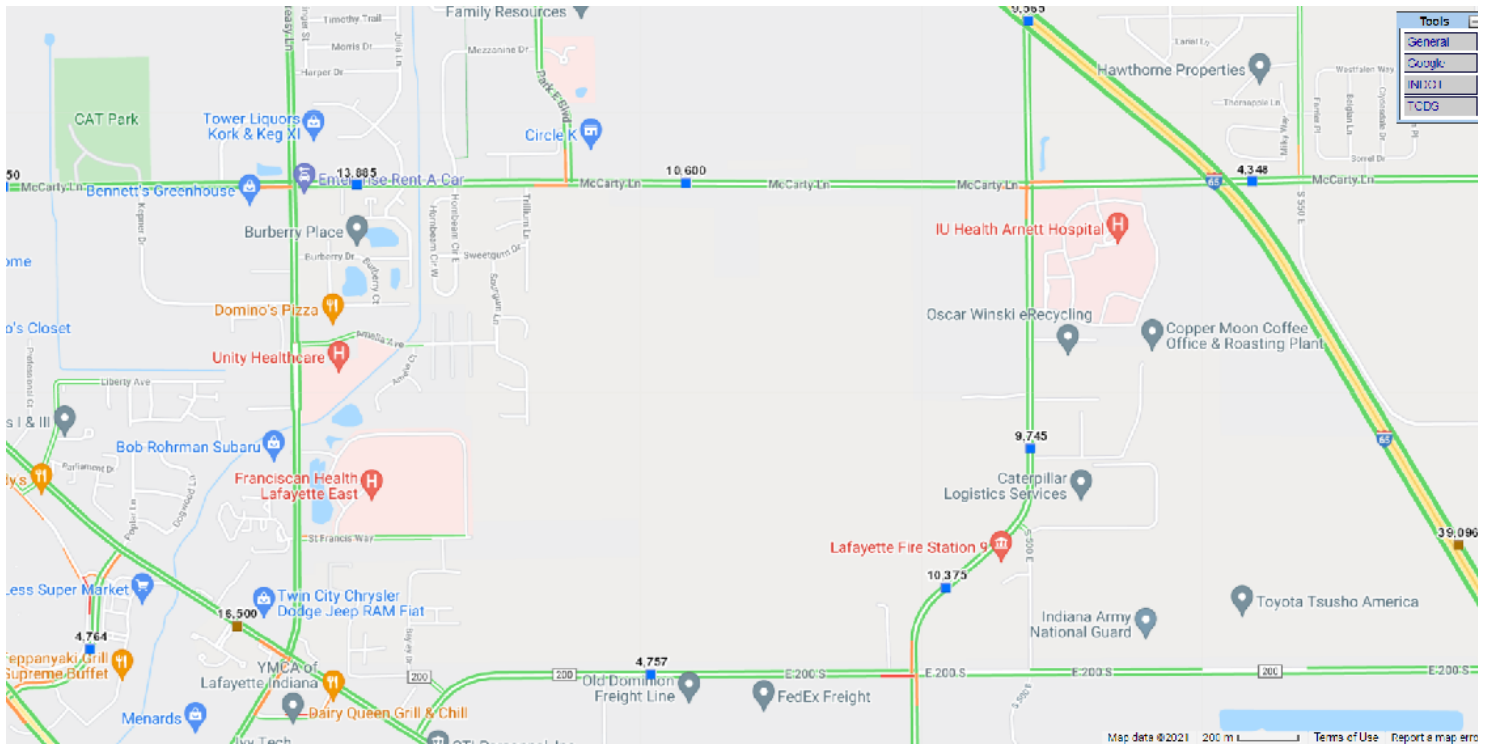
 **COLDWELL
BANKER
COMMERCIAL**
SHOOK



SMIT MYERS LAND

Traffic Counts Map
McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com



**COLDWELL
BANKER
COMMERCIAL**

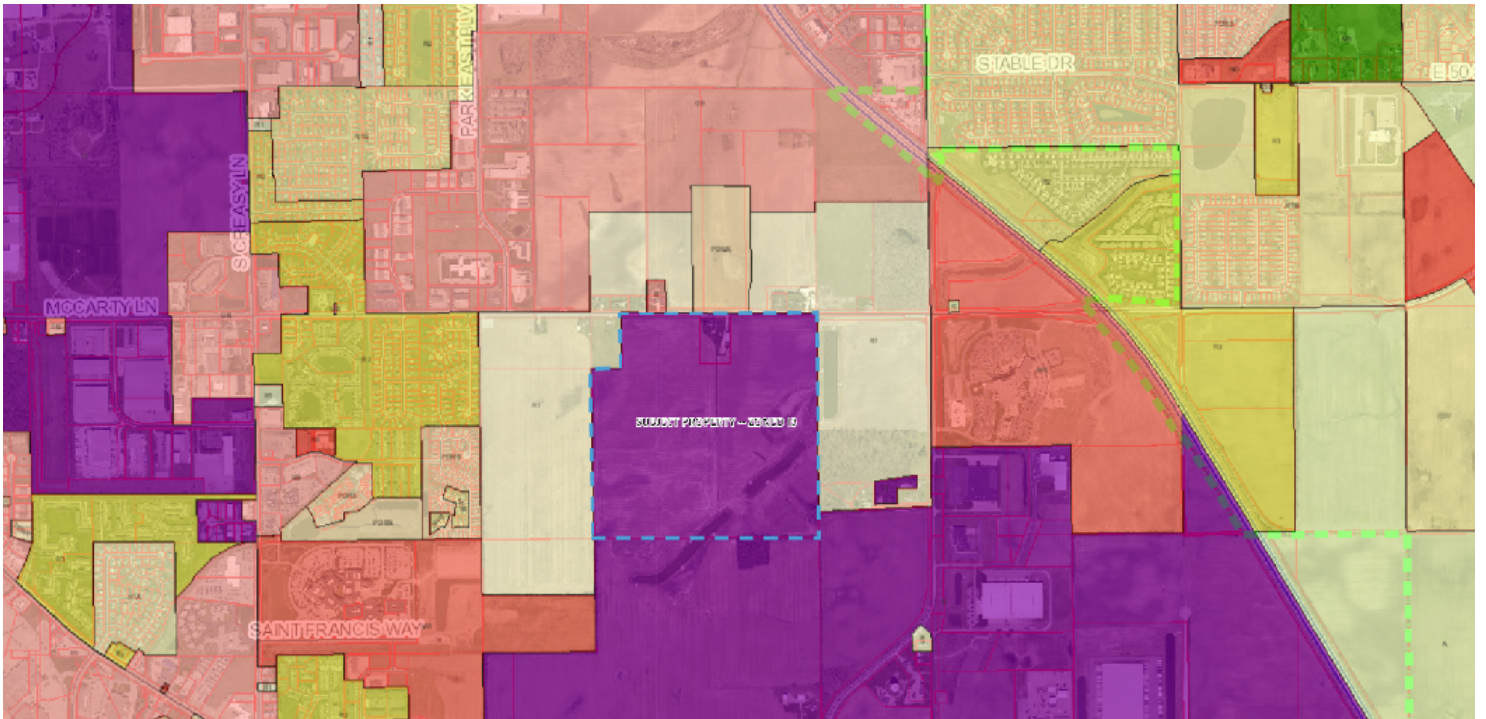
SHOOK



SMIT MYERS LAND

Current Zoning
McCarty Lane, Lafayette, IN 47905

SALE



CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com





**COLDWELL
BANKER
COMMERCIAL
SHOOK**

DEMOGRAPHICS
SECTION 3

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

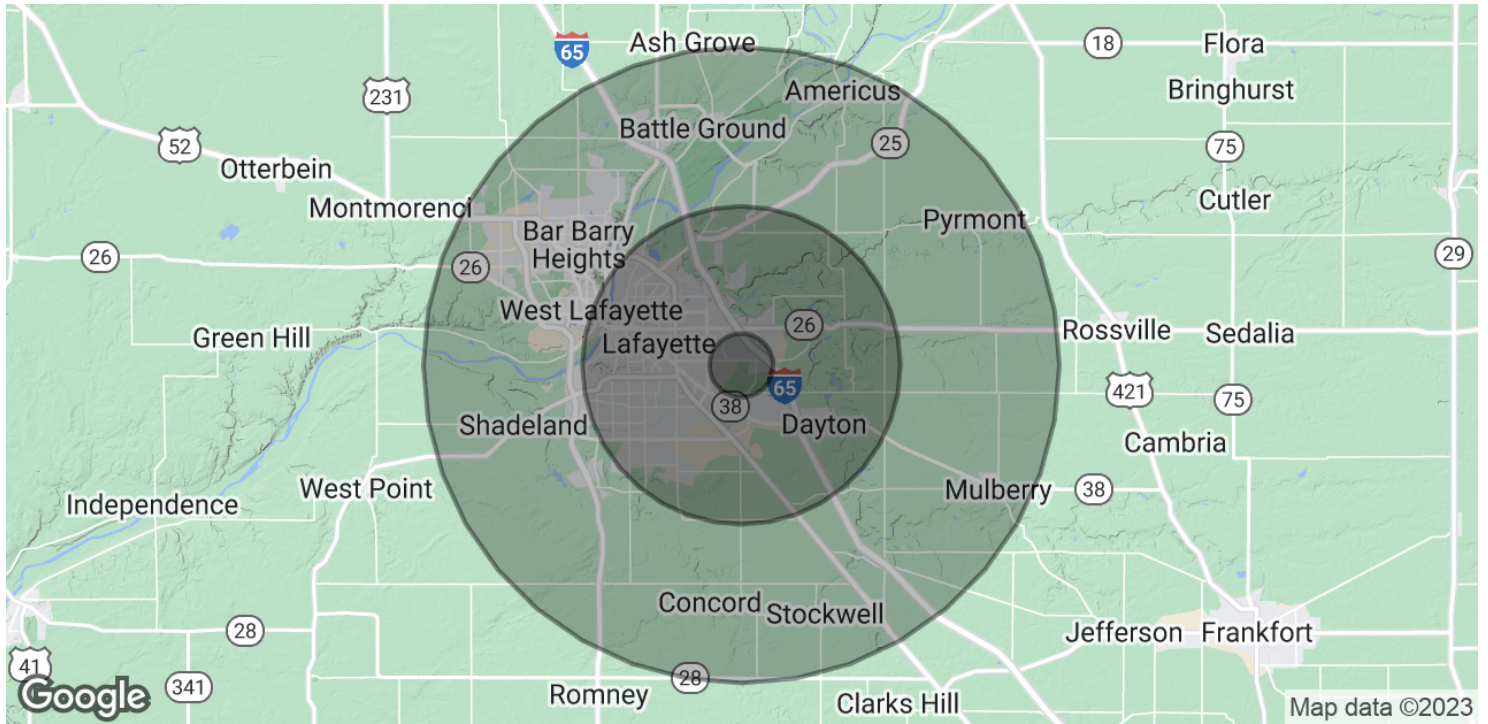
**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



SMIT MYERS LAND

McCarty Lane, Lafayette, IN 47905

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,317	73,408	190,856
Average Age	38.9	33.4	30.8
Average Age (Male)	36.2	32.1	29.9
Average Age (Female)	40.5	35.7	32.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	588	31,369	73,143
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$67,637	\$54,137	\$54,691
Average House Value	\$192,337	\$131,418	\$154,463

* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com





**COLDWELL
BANKER
COMMERCIAL
SHOOK**

ADVISOR BIOS
SECTION 4

FOR SALE

CBCWORLDWIDE.COM

Stephen Shook
765 742 5096
sshook@shook.com

Jim Pitoukkas
765 250 8339
jpitoukkas@shook.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
SHOOK**
300 N. 5th Street, Lafayette, IN 47901
765.742.1400



300 N 5th STREET
LAFAYETTE, IN 47901
(765) 742-5096
cbcshook.com



SHOOK

STEPHEN SHOOK
Managing Broker

sshook@shook.com
Cell: 765-491-3747
Office: 765-742-5096

PRIMARY SPECIALTY

Commercial/Industrial
Brokerage and
Development

**SIGNIFICANT
TRANSACTIONS**

Nanshan America
55 Acres

GE Aviation
50 Acres

CAT Logistics
27 Acres

Park 350 Industrial
Subdivision
90 AC

Whirlpool to
Purdue Research
Foundation
100,000 SF

Chemtura to Cook Group
100,000 SF

Great Lakes Labs
100,000 SF

Benjamin Crossing
160 AC

Stones Crossing
120 AC

Brittany Chase
60 AC

BACKGROUND

Steve is a long time commercial real estate professional with experience in commercial brokerage and development. He has assisted new and existing employers in Lafayette and West Lafayette, Indiana near Purdue University with various real estate needs.

Number One producer in 2008, 2014 and 2018 for the Coldwell Banker Commercial franchise in Indiana, Steve has sold land for manufacturing/industrial, commercial and residential uses and has developed property as an owner.

Present and former industry and community affiliations:

- Certified Commercial Investment Member (CCIM)
- Indiana Commercial Board of Realtors (ICBR)
- College Mentors for Kids Advisory Board
- Greater Lafayette Commerce Board
- West Lafayette Schools Corp Board
- West Lafayette Schools Foundation Board
- Food Finders Food Bank Board
- Camping & Education Foundation Board



JIM PITOUKKAS

Coldwell Banker Commercial Shook

jpitoukkas@shook.com

427 Main Street
Lafayette, IN 47901

Cell 317-281-8811

Main 765-250-8339

BACKGROUND

Jim Pitoukkas's practice focuses on commercial real estate within Tippecanoe County with the goal of facilitating transactions which will positively impact his community. Pitoukkas has a diverse background in real estate transactions and small business ownership. Since receiving his real estate license in 2006 his transactional experience has included property management, commercial leasing, and the sale of raw land, fully entitled development sites, multifamily properties, and large multi-property investment portfolios. He particularly enjoys the packaging and merchandising of land for development and investment sales. Transactions consummated by Jim have ranged in market values from \$175,000 to large portfolios with values in excess of \$60,000,000.

He resides in West Lafayette with his wife, Christine, and three children. When he is not at home with family or at work he tries to be active in the community, currently serving on the West Lafayette Parks and Recreation Board of Directors.

Jim has been recognized by several of his clients for providing outstanding service, specifically his attention to detail, follow up, and professionalism.

PRIMARY SPECIALTY

Investment property sales, Land, Commercial Leasing

LANGUAGES English, Greek

SIGNIFICANT ACHIEVEMENTS

Brokered the sale of a \$64,000,000 multi state portfolio of properties.

Coldwell Banker Top Sales Professional in Indiana 2019, 2020

Past and current clients include The Roman Catholic Diocese, Tippecanoe County Public Library, Raisor Automotive Group, Simply Self Storage, Jimmy John's, Orange Theory Fitness, Real America, and Dunkin Donuts.