

STATE ROAD 26

Rossville, IN 46065

SITE

PROPERTY DESCRIPTION

Prime 7.15-acre commercial parcel located on the west side of Rossville, offering excellent visibility and direct access along SR 26 to Kokomo or Lafayette; and crosses SR 39 through Rossville. Zoned B-3 (Roadside Business) in Clinton County, this property provides a wide range of commercial possibilities for investors, developers, or business owners seeking strategically located land in a growing community.

This parcel offers space, access, zoning flexibility, and affordability; a combination that's increasingly hard to find. Whether you need room for trucks, equipment, materials, inventory, or outdoor sales, this site delivers the functionality contractors and operators rely on. No utilities on site. Property located in 100-year flood zone.

PROPERTY HIGHLIGHTS

- Strategic Location
- With 8,050 cars per day, and positioned on the west end of Rossville with convenient access toward Lafayette, making it ideal for businesses serving Clinton and Tippecanoe Counties.
- 7.15 Acres of Commercial B-3 Land
- Flexible zoning allows for retail, service businesses, outdoor commercial operations, storage, contractor yards, and more.

OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	7.145 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	271	565	824
Total Population	901	1,816	2,549
Average HH Income	\$82,323	\$85,197	\$87,491

JOSH DENO

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LAND FOR SALE

STATE ROAD 26

Rossville, IN 46065

SHOOK COMMERCIAL
REAL ESTATE



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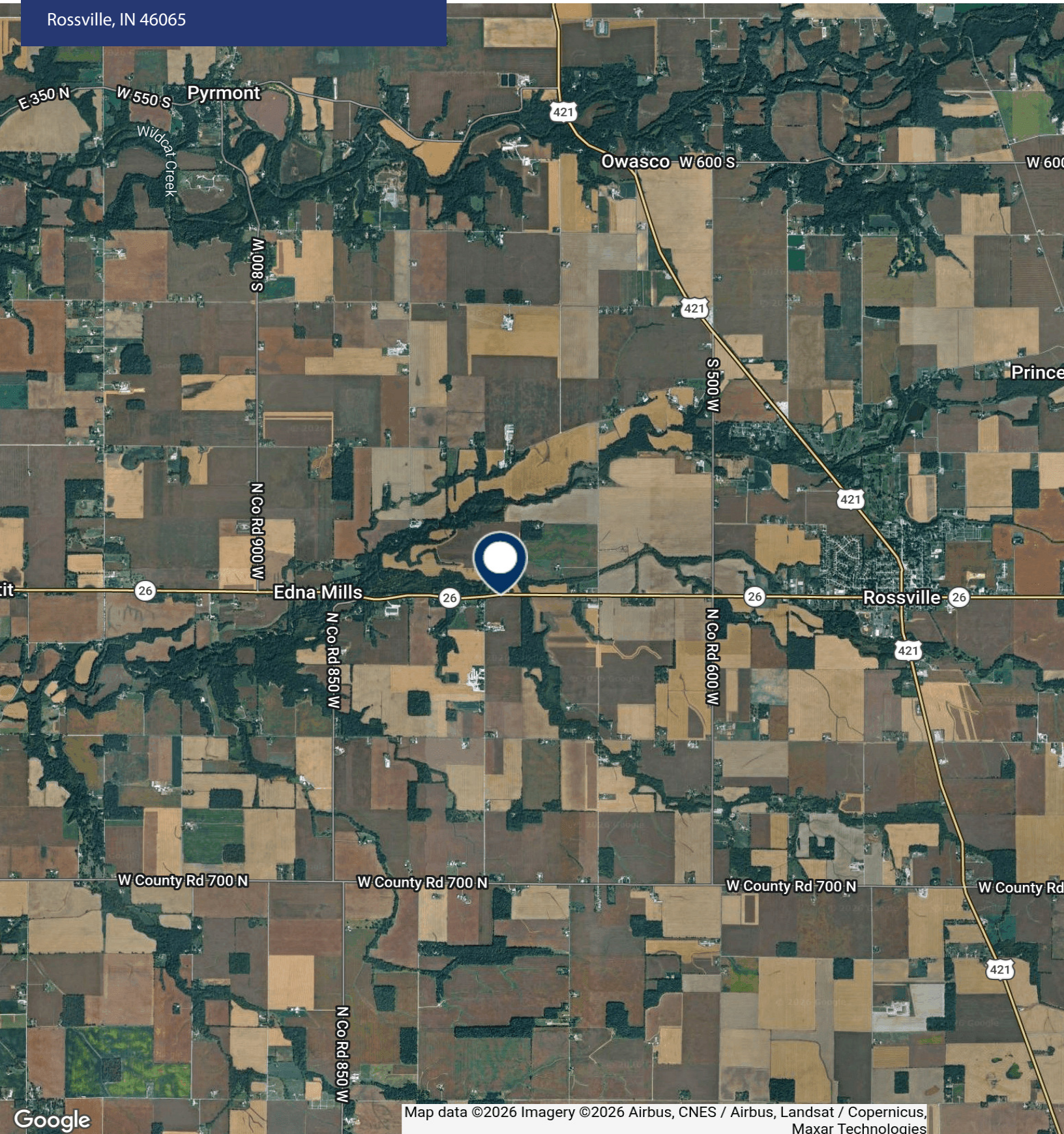
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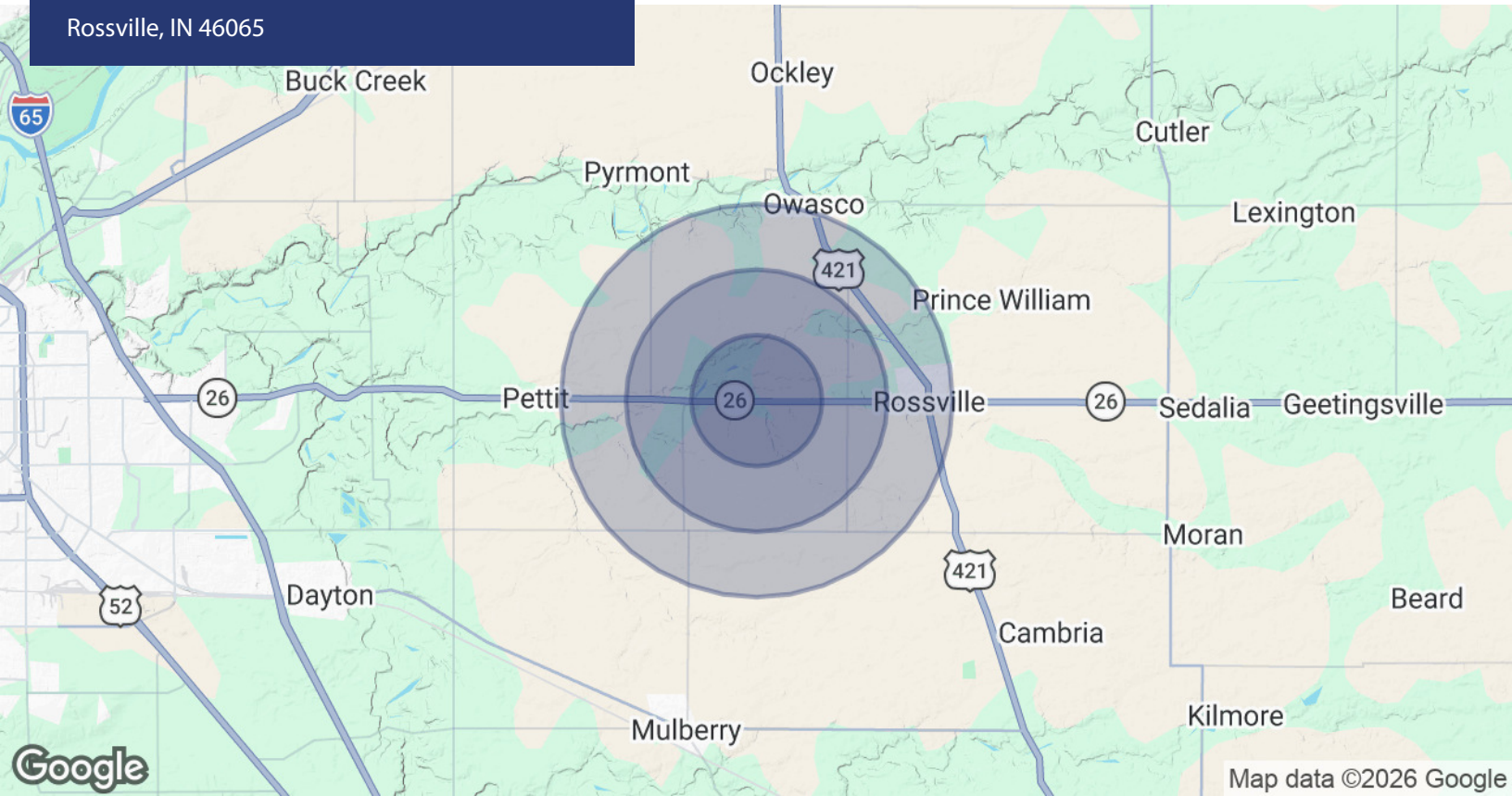
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POPULATION

1 MILE

2 MILES

3 MILES

Total Population	901	1,816	2,549
Average Age	32.8	33.7	34.4
Average Age (Male)	33.5	33.6	34.3
Average Age (Female)	30.2	31.8	32.8

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total Households	271	565	824
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$82,323	\$85,197	\$87,491
Average House Value	\$210,701	\$218,226	\$218,011

2023 American Community Survey (ACS)

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