

INDUSTRIAL LAND  
FOR SALE

# VETERAN'S MEMORIAL PARKWAY

73 ACRES (+/-)



## ACREAGE

73.53 acres (+/-)

## PRICE

\$52,000 per acre

## ZONING

Heavy Industrial (I-3)

## HIGHLIGHTS:

All utilities available at the site. Extensive frontage visibility from Veteran's Memorial Parkway.

## SUMMARY

Over 73 acres of level, industrial zoned land available on Lafayette's south side in the ever growing manufacturing sector. Served with City Water & Sanitary, Duke Energy Electric, and Vectren Gas.

## LOCATION

Located in close proximity and with easy access to major area thoroughfares including Interstate 65, US 52, State Road 38, and State Road 26. Nearby corporations include Wabash National, GE Aviation, Heartland Automotive, Nanshan, Subaru of Indiana, FedEx, and Tate & Lyle.



SHOOK

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- 15,647 cars per day  
Veteran's Memorial Pkwy.  
0.45 mi. E of Concord Rd.
- 17,276 cars per day  
Veteran's Memorial Pkwy.  
0.30 mi. W of US 52
- 15,879 cars per day  
US 52 0.10 mi. E of  
Veteran's Memorial Pkwy.

## DEMOGRAPHICS

3 mi.

Population: 38,686  
Households: 15,464  
Income: \$63,010

5 mi.

Population: 94,434  
Households: 39,122  
Income: \$61,491

7 mi.

Population: 137,679  
Households: 51,819  
Income: \$61,699

*Less than twenty minutes to  
Purdue University's campus in  
West Lafayette and minutes to  
all area thoroughfares to all  
directions.  
Heavy traffic counts and main  
road frontage ensure easy  
access and excellent visibility.*



The shown road is for illustration purposes. The land being offered in "as-is".



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