

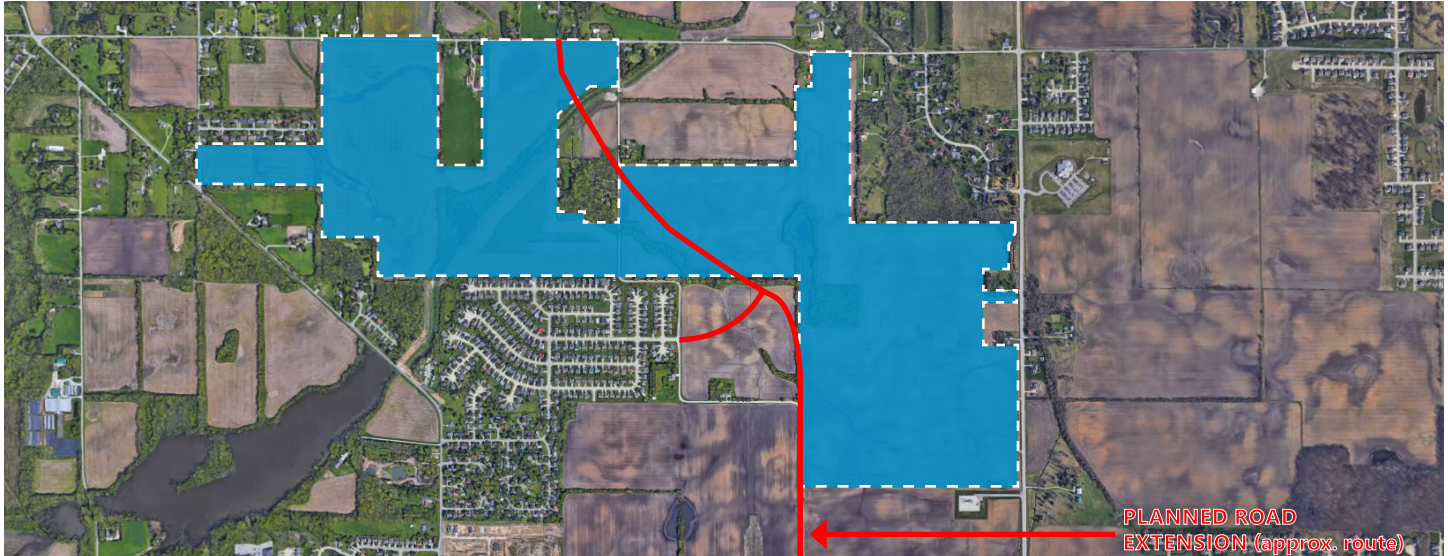
LAND FOR SALE

408.77 ACRES (+/-) | WEST LAFAYETTE, IN

LOCATED IN AN OPPORTUNITY ZONE & QUALIFIED CENSUS TRACT



**COLDWELL BANKER
COMMERCIAL**
SHOOK



PLANNED ROAD
EXTENSION (approx. route)

PRICE

Subject to Offer

SUMMARY

The offering consists of +/- 408.77 acres of transitional farm land in one of Tippecanoe County's fastest growing submarkets. The land is divisible and is served by utilities.

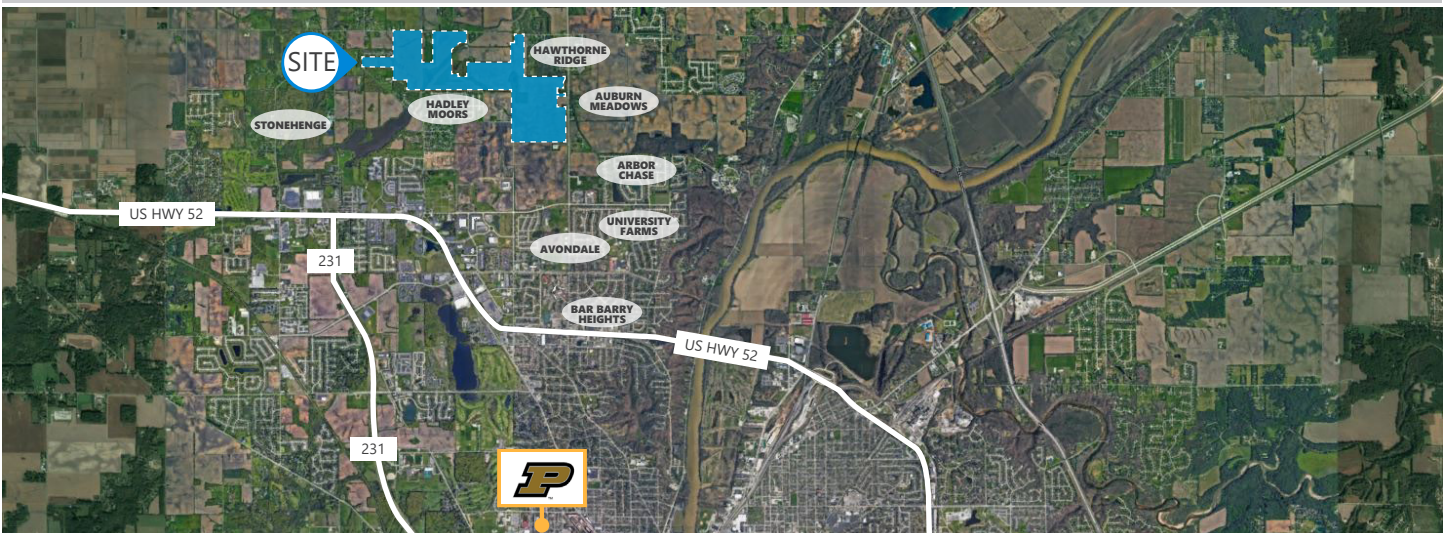
ACREAGE

408.77 acres (+/-)

ZONING

R1, R2

The subject property is in rapidly growing northern Tippecanoe County, it provides a generational development opportunity comprised of +/- 408 acres of agricultural land which will soon be served by a new north/south road extension. The land lies less than two miles from shopping, Interstate 65, and three miles from Purdue University. Within one mile of the subject you find excellent schools, the new \$32,000,000+ West Lafayette Wellness Center, an excellent trail system, and major employers in the Purdue Research Park. The immediate area is also home to some of the best selling new residential developments in the area, many of which are shown in the map to the left. Over 1,500 lots are in various stages of development in the vicinity.



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