

INDUSTRIAL LAND FOR SALE



COLDWELL BANKER
COMMERCIAL

SHOOK

5287 E 400 S | LAFAYETTE, IN 47909



ACREAGE

29.8 acres (+/-)

PRICE

\$40,000 per acre

ZONING

Heavy Industrial (I3)

HIGHLIGHTS:

Easy access to US 52.

SUMMARY

29.8 acres of heavy industrial land available on the south side of Lafayette in the ever growing manufacturing/industrial/production sector. Utilities are located nearby and a new industrial user could serve as a natural addition to the other industrial users in this area.

LOCATION

Located in the heart of Lafayette's commercial/industrial sector with access from US 52. Nationally branded companies such as G.E. Aviation, Nanshan, Wabash National, Tate & Lyle, and Subaru located nearby. Site would be easily accessed from I-65, an interstate which runs North-South from near Chicago down to Indianapolis.

DEMOGRAPHIC SUMMARY

3 MILES

Population: 11,683
Households: 4,356
Av. Income: \$68,423

5 MILES

Population: 62,442
Households: 25,112
Av. Income: \$67,346

7 MILES

Population: 115,340
Households: 46,837
Av. Income: \$61,274

BRAD NEIHOUSER

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17,276 cars per day
Veterans Memorial Pkwy.
0.30 mi. W. of US 52

13,882 cars per day
US 52 1.3 mi. E of Creasy Ln.

12,708 cars per day
US 52 200 ft. E. of CR 500 E.

*Traffic data found and collected from Indiana Department of Transportation website. Figures based on 2017 traffic records.



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