



## LAND FOR SALE

US 52 & US 231 | LAFAYETTE, IN



**COLDWELL BANKER**  
**COMMERCIAL**  
SHOOK



### LOT SIZE

38 acres (approx)

### PRICE

\$89,900 per acre

### ZONING

Highway Business (HB)  
Single Family Residential (R1)

### HIGHLIGHTS

Excellent visibility, convenient location.

### SUMMARY

This property offers a developer the unique opportunity to create a commercial development on Lafayette's growing west side. The US 231 Bypass is a heavily traveled road that offers several easy access points to Purdue University's campus, located approximately 2 miles north of this property.

You will find several growing and prominent industries in the area such as Rolls Royce, Schweitzer Engineering, Saab, Nanshan, and General Electric, all of which work closely with Purdue's School of Engineering.

The Lafayette and West Lafayette city officials and agencies work very well together to facilitate and incubate business implementation and opportunities in the area. Purdue University, located a short 5-minute drive from this property, continues to increase student enrollment each year.

With its location in between the major industrial and scholastic landmarks in the county, the Hack Farm is a true gem with endless potential.

### BRAD NEIHOUSER

765-427-5052 | [bneiouser@shook.com](mailto:bneiouser@shook.com)

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**10,842** cars per day  
SR 25 12 mi. N of SR 28

**24,842** cars per day  
US 231 0.1 mi. N of SR 25

**14,818** cars per day  
SR 25 0.1 mi. E of US 231

### DEMOGRAPHICS (2019)

#### 3 mi.

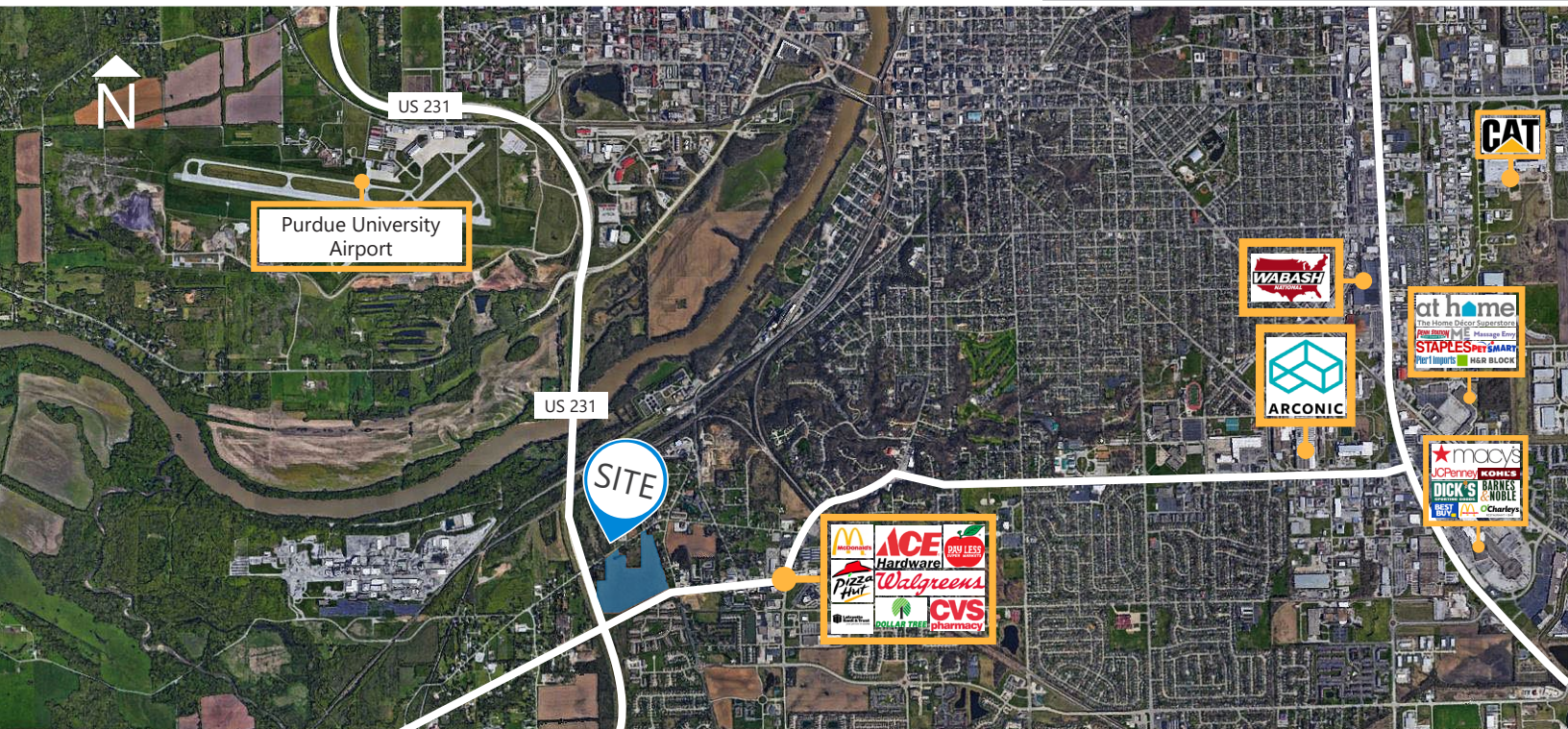
Population: 69,442  
Households: 25,403  
Income: \$58,980

#### 5 mi.

Population: 128,619  
Households: 49,062  
Income: \$63,583

#### 7 mi.

Population: 163,971  
Households: 62,733  
Income: \$70,314



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