



## AVAILABLE LOTS

**LOT #1** 1 +/- AC  
**SALE PRICE:** \$ 295,000  
**PRICE/SF:** \$ 6.77  
**DIMENSIONS:** 300' x 140'

**LOT #2** .25 +/- AC  
**SALE PRICE:** \$ 108,900  
**PRICE/SF:** \$ 10.00  
**DIMENSIONS:** 74' x 140'

**ZONING:** R-2  
 (Property owner will cooperate with commercial zoning petition)

## TRADE AREA (2016 - 3 mile radius)

- POPULATION: 47,456
- # OF HOUSEHOLDS (HH): 20,384
- AVERAGE HH INCOME: \$45,661
- TRAFFIC: 48,000 +/- VPD

## Prime commercial land for sale on Evansville's west side

Located on Evansville's west side, directly across the Lloyd Expressway from Mead Johnson Nutrition, these commercial land tracts feature:

- Excellent exposure and visibility to Lloyd Expressway traffic—over 48,000 VPD!
- Access via St. Joseph and Franklin Avenues
- Near historic W. Franklin Street on city's West Side
- Future Lloyd Expressway access ramp to be located in front of property, preserving it's direct exposure to expressway traffic

## JAN MEEKS, BROKER

**Office:** 812.426.1070

**Cell:** 812.483.1255

**EM:** janmeeks@summitrealestate.us



## COMMERCIAL LAND FOR SALE

W. Indiana Street (Bell-Lemcke) | Evansville, IN

