

# Galleria Subdivision

Green River Rd  
Evansville, IN 47715



## Commercial Lot for Sale

Parcel# 82-06-13-017-158.001-027

Total of 8.64 acres available just of N. Green River Rd.

\$1,787,702.40 (\$4.76/SF)

Frontage on Galleria Dr., Smythe Rd, or Theatre Dr.

Zoned C-4 All utilities available

Adjoining acreage to the southwest also available

Ideal for retail, restaurant, or service related operations

*Surrounding businesses include Menards, Evansville Teachers Federal Credit Union, Bud's Harley Davidson, Verizon, Cheddars Restaurant, McAlister's Deli, Social Security Administration, Showplace Cinema East, Aihua Oriental Market, Custom Staffing*



For more information contact: Joe Kiefer, Managing Broker  
Hahn Kiefer Real Estate Services  
jkiefer@hahnkiefer.com  
(812) 477-6980

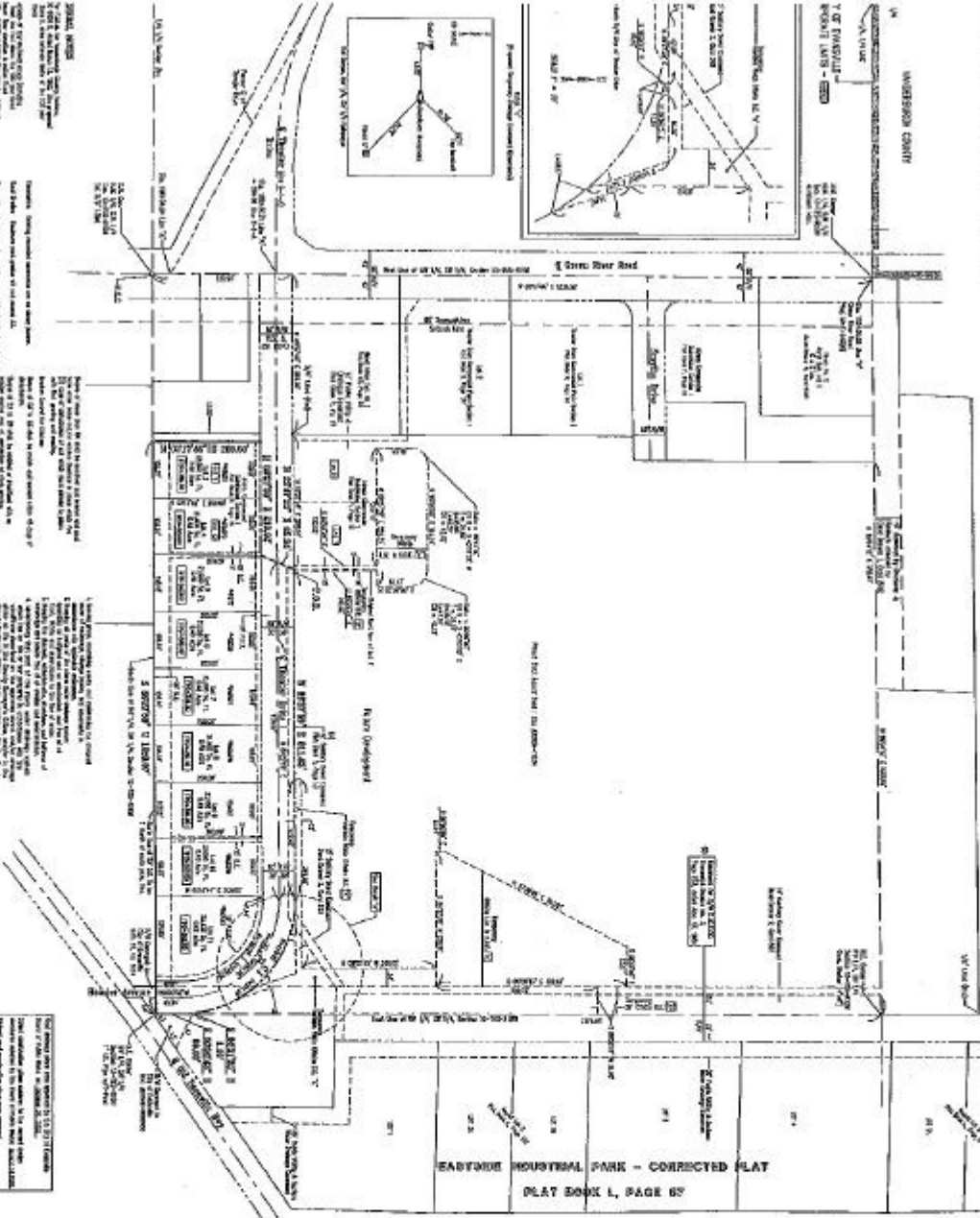
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# Theater Drive Commercial Park-Section 3

## Replat of Lots 9 & 10 of Hirsch Commercial Subdivision Section 1 and part of the NW 1/4, SW 1/4, Section 13-T6S-R10W

REPLAT OF LOTS 9 & 10 OF HIRSCH COMMERCIAL SUBDIVISION SECTION 1 AND PART OF THE NW 1/4, SW 1/4, SECTION 13-T6S-R10W

PLAT BOOK 1, PAGE 67



**GENERAL NOTES:**

1. THIS PLAT IS SUBJECT TO ALL RECORD EASEMENTS AND ENCUMBRANCES.
2. THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE HIRSCH COMMERCIAL SUBDIVISION SECTION 1, PLAT BOOK 1, PAGE 67.
3. THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE NW 1/4, SW 1/4, SECTION 13-T6S-R10W.
4. THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE THEATER DRIVE COMMERCIAL PARK-SECTION 3.
5. THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE EASTSIDE INDUSTRIAL PARK - CORRECTED PLAT, PLAT BOOK 1, PAGE 67.

**CONVEYANCE:**

THESE LOTS ARE CONVEYED TO THE SEVERAL OWNERS SHOWN HEREON BY REFERENCE TO THE RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.

**RECORDS:**

THE RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, SHOW THE FOLLOWING RECORDS TO BE RELATED TO THIS PLAT:

- PLAT BOOK 1, PAGE 67
- ...

...	...
...	...
...	...



**CONVEYANCE:**

THESE LOTS ARE CONVEYED TO THE SEVERAL OWNERS SHOWN HEREON BY REFERENCE TO THE RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.

**RECORDS:**

THE RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, SHOW THE FOLLOWING RECORDS TO BE RELATED TO THIS PLAT:

- PLAT BOOK 1, PAGE 67
- ...

**NOTARY PUBLIC:**

*[Signature]*

**WITNESSES:**

*[Signatures]*



**REPLAT OF LOTS 9 & 10 OF HIRSCH COMMERCIAL SUBDIVISION SECTION 1 AND PART OF THE NW 1/4, SW 1/4, SECTION 13-T6S-R10W**

**PLAT BOOK 1, PAGE 67**

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