

For Sale

# Interstate Crossing Hwy 41 & I-64



- Lot 1 Approximately 48 Acres
- Lot 2 Approximately 1.29 Acres
- All utilities available.
- Suitable for commercial and light industrial uses.
- Traffic count on Hwy 41 is 31,679 daily
- Traffic count on I-64 is 17,579 daily
- Parceled; No roads in place other than front entrance road
- Zoning: C-4
- Lot 1 Sold as 1 large parcel
- Located at the southwest corner of US-41 and I-64 offering excellent access to highways via reactivated stoplight intersection. It's location is the prime growth area of Vanderburgh County near North High School and Cambridge Golf Course, 8 miles south of Toyota. This will be the new front door of Evansville from the north.

## New Pricing

Sale Price for Lot 1 \$1,800,000

Sale Price for Lot 2: \$335,000

## Demographics within a 30 mile radius:

Total population is 384,974

Avg. household income is \$62,954



To see this property or for more information, contact:

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# INTERSTATE CROSSING



**Lot 1**  
**Approximately 48 Acres**

**Lot 2**  
**1.29**  
**Acres**