

Prime Development Site For Sale - 6.5 Acres

3900 N. Green River Rd
Evansville, IN 47715



Demographics: (5-mile radius)

2020

Population: 123,402
Households: 53,036

2024

Population: 123,316
Households: 53,458
Average Income: \$78,408

2029

Population: 122,207
Households: 53,765
Average Income: \$91,174

Contact:

Mike Richardson

6131 Wedeking Avenue, G-1
Evansville, IN 47715

Office: 812.479.8440

Cell: 812.480.7454

Email: miker@remax.net

www.richardsoncommercial.net



Financial Information:

Sale Price: \$1,550,000

Description:

Available Size: Approximately 6.5 acres

Zoning: C-4

Sewer: Available

Additional Information:

- Located at the northwest corner of Green River Rd and Lynch Rd., this is a prime development site for any user seeking high visibility.
- Traffic signal in front of site.
- +/- 6.5 acres. Approximately 4 acres are usable for development. Additional 2.5 acres could be used for fill if needed.
- Approximately 45,000 vehicles per day pass this high profile location.
- Great location for hotels, restaurants, convenience stores, Walgreens drug store, tire or automotive parts stores, car wash, banks, retail center, office buildings, Dollar General store, hardware store, etc.
- Current neighbors include Schnucks Grocery store, Hucks convenience store, banks, Evansville Day School, McDonalds, Walgreens, Deaconess Clinic, B Fit Gym, and many other restaurants and retailers.