

OFFERING MEMORANDUM

COMMERCIAL LAND | BIRDSEYE, INDIANA

# 2441 DILLARD RD

*Birdseye, Indiana 47513*

**5±**

TOTAL ACRES

**Non-Res**

ZONING

**Zone X**

FEMA CLASS

**<1 Mile**

TO LAKE GATE

**Offers**

INVITED

PATOKA LAKE GATEWAY · SOUTHERN INDIANA'S #1 RECREATION DESTINATION · FUEL, CONVENIENCE & BOAT STORAGE OPPORTUNITY

Gilezan Global | Brokered by eXp Realty | 502.817.6484

PROPERTY OVERVIEW

# Gateway Commercial Land

AERIAL · 2441 DILLARD ROAD



## 5± Acres

### AVAILABLE (DIVISIBLE)

Up to 5± acres; partial purchases available from 1 acre

## Non-Residential

### ZONING CLASSIFICATION

Commercial development eligible — subject to applicable approvals

## FEMA Zone X

### FLOOD DESIGNATION

Minimal flood hazard — no floodway, not in Zone A

## <1 Mile

### TO PATOKA LAKE DNR GATE

Directly on Dillard Road, the primary visitor access corridor

## ~65 Miles

### LOUISVILLE, KY METRO

Primary feeder market; no competitive commercial land nearby

## 8,800 Acres

### PATOKA LAKE SURFACE

Indiana's 2nd-largest reservoir — 500+ campsites, 10 boat ramps

# Six Reasons This Site Captures Your Attention



## Underserved Fuel Corridor

No fuel or convenience retail exists near the main Patoka Lake entrance. Tens of thousands of seasonal visitors travel Dillard Road — the site captures them before the DNR gate.



## Boat & RV Storage Gap

10 public ramps + 500 campsites create significant unmet storage demand. Non-residential zoning supports enclosed or open-air storage at premium pricing.



## Sole Gateway Location

2441 sits on the same road as the DNR address (3084 N. Dillard). Every visitor to the main entrance passes this site — zero displacement to alternative routes.



## FEMA Zone X — Zero Risk

The FIRMette confirms no floodway, not in Zone A or Zone X-500. Development risk is materially lower. Financing complexity is reduced.



## Broad Non-Res Latitude

Zoning accommodates fuel retail, c-store, self-storage, boat/RV storage, food service, lodging, and other recreational commercial uses.



## \$215M Regional Tourism

2024 eight-county Radius Indiana impact, up 7% YoY. The French Lick to Patoka Lake corridor is the fastest-growing sub-market in southern Indiana.

# Patoka Lake & Southern Indiana — *By the Numbers*

**8,800**

**LAKE ACRES**

Indiana's 2nd-largest reservoir

**26,000**

**DNR PROPERTY ACRES**

Year-round recreation footprint

**500+**

**CAMPGROUND SITES**

Fills to capacity; 6-month advance booking

**10**

**BOAT LAUNCH RAMPS**

Consistently busy on peak weekends

**\$215M**

**REGIONAL TOURISM IMPACT**

Radius Indiana 8-county region, 2024

**\$19.4M**

**LAKE VISITOR SPEND**

2005 baseline — grown substantially since

# 2441 Dillard Road | Birdseye, Crawford County, Indiana

## Subject Parcel

Blue outline — up to 5± acres

## Commercial Buildings

Existing adjacent commercial activity

## Dillard Road (SR 221)

Primary visitor access corridor

PROPERTY SURVEY

# Certified Boundary Survey

**Survey Date**  
February 12, 2024

**Surveyor**  
Reginald G. Timberlake

**Firm**  
Kerr & Hunt / Timberlake Eng.

**License No.**  
S0451, State of Indiana  
**Township**  
Patoka Twp, Crawford Co.

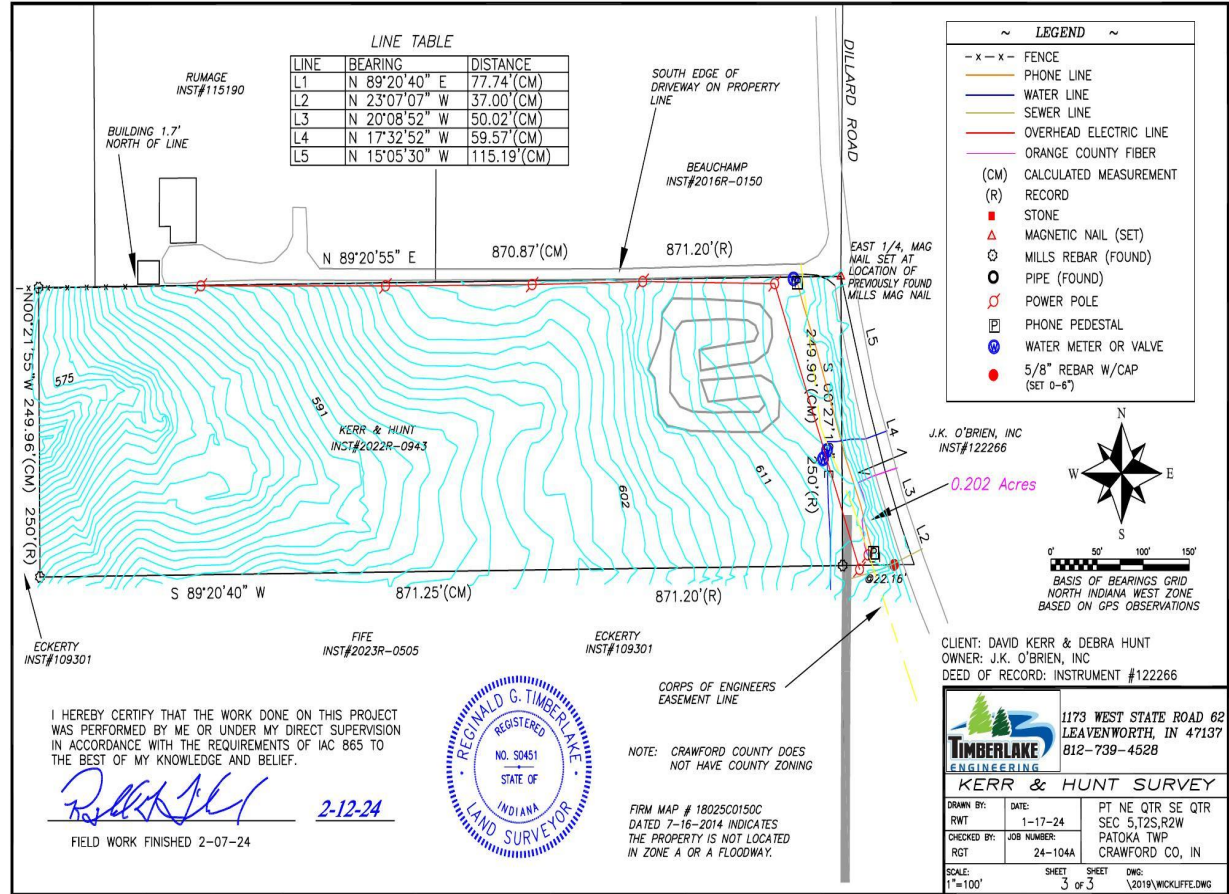
**Legal**  
PT NE QTR SE QTR, Sec 5

**FEMA Panel**  
18025C0150C, eff. 7/16/14

**Flood Zone**  
Zone X — Minimal Hazard

**County Note**  
No county-wide zoning

**Corps Note**  
Not in Zone A or Floodway



# Immediate Uses · Long-Term Value

## HIGHEST PRIORITY USE



### Fuel & Convenience Retail

The most compelling near-term use case. A documented void in fuel and convenience service exists at the Patoka Lake main entrance. The property's acreage supports a full fuel canopy, convenience store, and efficient drive-through circulation.

- Captive high-volume daily traffic
- No competing fuel retail nearby
- Site supports pump islands + store
- Year-round demand from locals + visitors

## HIGH DEMAND — UNDERSERVED



### Boat & RV Storage

10 public ramps and 500 campsites drive significant unmet demand for seasonal and year-round storage. Enclosed or open-air storage commands premium pricing near the main lake entrance.

- Enclosed or open-air configurations
- Non-residential zoning compatible
- Complements marina ecosystem
- Low overhead / recurring cash flow

## SUBJECT TO APPROVALS



### Additional Best Uses

The site may also support a range of complementary commercial uses including food service, bait & tackle, equipment rentals, lodging, or mixed-use lake-oriented commercial development.

- Food service / restaurant concept
- Bait, tackle & fishing supply
- Kayak / paddleboard rental hub
- Land banking for appreciation

# Flexible Structure · Motivated Seller · Offers Welcome at All Tiers

Larger acreage purchases receive a lower per-acre basis. The 3-acre configuration represents the sweet spot for a full fuel/convenience and storage development. The seller is actively reviewing offers at all acreage tiers.

ACREAGE OPTION	TOTAL INVESTMENT	PER ACRE	AVAILABILITY
1 Acre	\$750,000	\$750,000 / acre	AVAILABLE
2 Acres	\$1,400,000	\$700,000 / acre	AVAILABLE
<b>3 Acres ★ Best Value</b>	<b>\$2,000,000</b>	\$667,000 / acre	<b>BEST VALUE</b>
4 Acres	\$2,500,000	\$625,000 / acre	AVAILABLE
Full Parcel (5± Acres)	Offers Invited	Contact for pricing	OFFERS WELCOME

## LOCATION & PROXIMITY

# The Gateway to Patoka Lake

Every visitor to Patoka Lake's main entrance travels Dillard Road. 2441 is positioned between the highway and the DNR gate — the first and last commercial stop on the primary access corridor.



### Patoka Lake DNR Main Gate

*Same road — Dillard Road*

< 1 mi

### Newton-Stewart State Rec Area

*Open year-round*

Adjacent

### Patoka Lake Marina & Winery

*Indiana Tourism Award winner*

~3 mi

### Hoosier Hills Marina

*300+ boat slips, west end*

~7 mi

### French Lick / West Baden

*Major resort tourism corridor*

~25 mi

### Interstate 64

*Via SR 145 North*

~13 mi

### Louisville, KY Metro

*Primary visitor feeder market*

~65 mi

### Jasper / Dubois County

*Regional commercial center*

~18 mi

# Site Facts & Due Diligence Summary

## PROPERTY INFORMATION

### Address

2441 Dillard Road, Birdseye, IN 47513

### County

Crawford County, Indiana

### Township

Patoka Township

### Legal Description

PT NE QTR SE QTR, Sec 5, T2S, R2W

### Total Acreage

Up to 5± Acres (divisible)

### Road Frontage

North Dillard Road (SR 221)

### Survey Date

February 12, 2024

### Survey Firm

Kerr & Hunt / Timberlake Engineering

## ZONING & REGULATORY

### Zoning

Non-Residential (buyer to verify)

### Crawford County Zoning

No county-wide zoning

### FEMA Flood Zone

Zone X — Minimal Flood Hazard

### FIRM Panel

18025C0150C, effective 7/16/2014

### Floodway

Property is NOT in Zone A or a Floodway

### Utilities

Buyer to verify (overhead electric on survey)

### Corps Easement

Corps of Engineers Easement Line noted on survey

### Environmental

Buyer to conduct independent Phase I assessment

PRESENTED BY

*Your Listing Broker*

**Stephanie Gilezan**

CEO | Broker | Gilezan Global, brokered by eXp Realty

Stephanie Gilezan began her real estate career in 1999 and has spent 26+ years specializing in commercial, land development, asset management, industrial, distressed assets, and hospitality. She has completed over 10,000 real estate and business transactions across the U.S. and internationally, with a team volume exceeding \$3 billion. A 7x eXp Icon Agent, recognized GlobeSt. Woman of Influence, and 26-year NAR member, Stephanie is one of the most accomplished commercial operators in the Midwest.



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GlobeSt. Woman of Influence

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*To schedule a site visit, discuss terms, or submit an offer — contact Stephanie Gilezan directly.*

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2441 Dillard Road, Birdseye, IN 47513 | Offering Memorandum | All information subject to independent verification. Buyer to conduct own due diligence.