



COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

115 ENTERPRISE DR
SELLERSBURG, IN 47172

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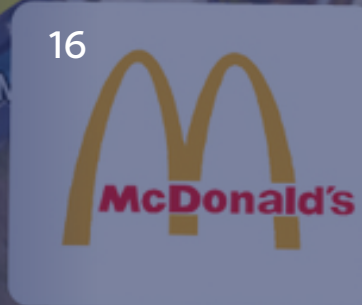
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Taco Bell

Burger King

1 PROPERTY INFORMATION

115 Enterprise Dr
Sellersburg, IN 47172

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,392,000
Lot Size:	32.22 Acres
Zoning:	B3
Market:	Sellersburg
Submarket:	Louisville
Price / Acre:	\$105,276

PROPERTY OVERVIEW

Development Opportunity in Sellersburg, Indiana for 32+ Acres of Land zoned PUD and in the TIF District.

PROPERTY HIGHLIGHTS

- 32 Acres of Land
- Zoned PUD Allowing Development Flexibility
- In the TIF District
- Great Retail Location
- Could also be Multi-Family or Light Industrial
- Easy Access to I-65

Property Description

PROPERTY OVERVIEW

Development Opportunity in Sellersburg, Indiana for 32+ Acres of Land zoned PUD and in the TIF District.

LOCATION OVERVIEW

Thanks to the two new Ohio River bridges, the tremendous growth in this region, PUD zoning and being in the Sellersburg TIF district, the timing and opportunity is right to present your offer on this terrific commercial land opportunity at 115 Enterprise Dr., next to the McDonalds , Quality Inn and Circle K at Exit 9 off I-65 in Sellersburg, Indiana.

Enterprise Dr. dead ends into this property. It is one block from Ohio Avenue, near the intersection of Ohio Ave. and Highway 311. It is very close to the on and off ramps at Exit 9 of I-65. It is just across from the campus of Ivy Tech Community College with approximately 5,000 students commuting to campus daily. It is also across from the Indiana State Police Post.

The existence of excellent broadband capabilities with access to 2 major power/communication sources, and a major fiber optic line running parallel to I-65 will enhance development.

Traffic and demographic studies have shown support and demand for a supermarket/grocery store in the area. It has many other commercial / retail applications as well as light industrial.

There is excellent visibility at this property and the nearby Camp Run Commons Development. There is a growing population with medium density residential development in the vicinity.



Property Details

SALE PRICE

\$3,392,000

LOCATION INFORMATION

Building Name	Commercial Land - Development Opportunity
Street Address	115 Enterprise Dr
City, State, Zip	Sellersburg, IN 47172
County/Township	Clark
Market	Sellersburg
Submarket	Louisville
Cross Streets	Ohio Avenue

LAND

Number Of Lots	1
Best Use	Big Box Retail, Commercial, Industrial, even Multi-Family

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	PUD/B3
Lot Size	32.22 Acres

Complete Highlights

SALE HIGHLIGHTS

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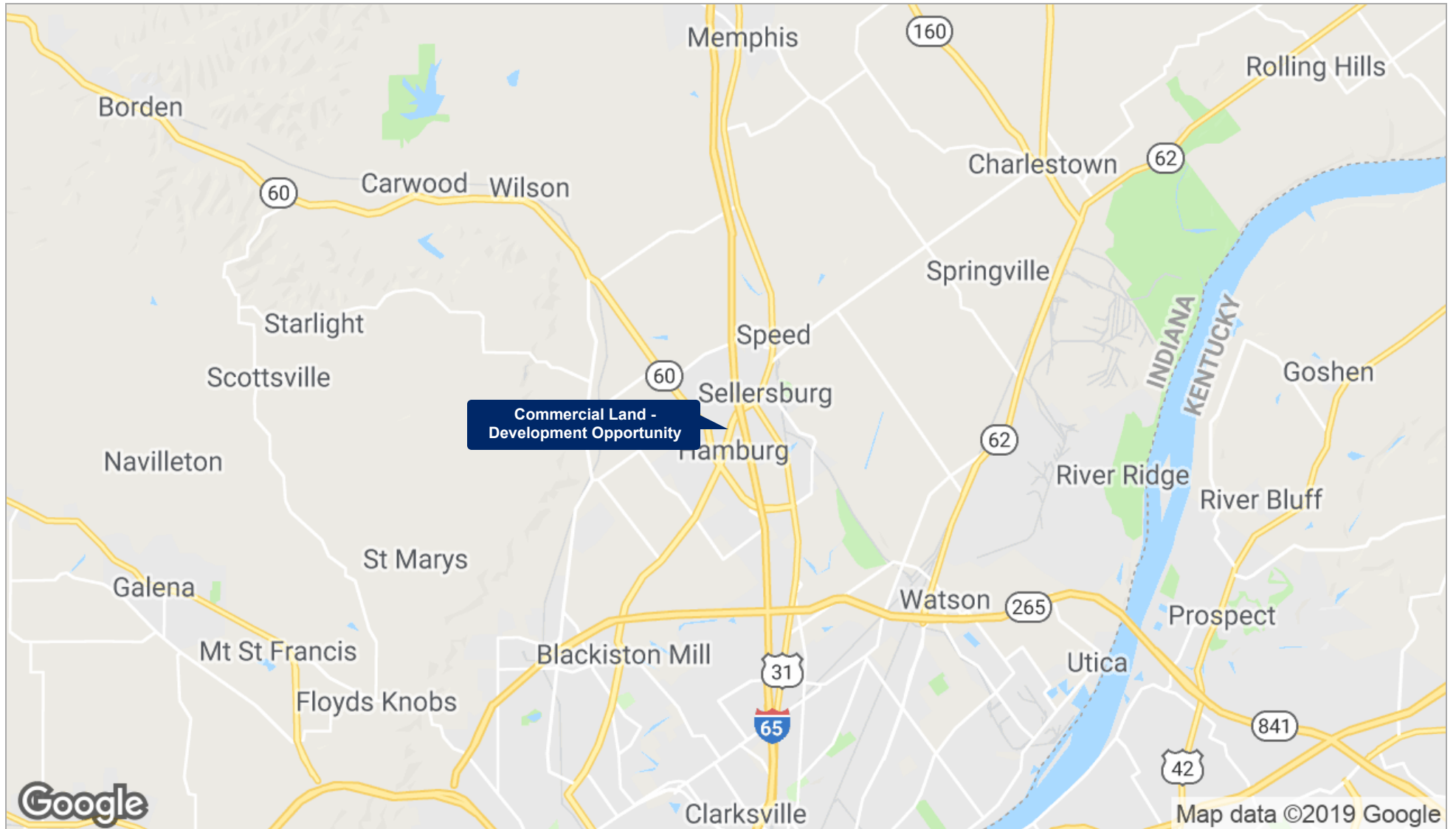
Additional Photos



2 LOCATION INFORMATION

115 Enterprise Dr
Sellersburg, IN 47172

Regional Map



Location Maps



Retailer Map



3

DEMOGRAPHICS

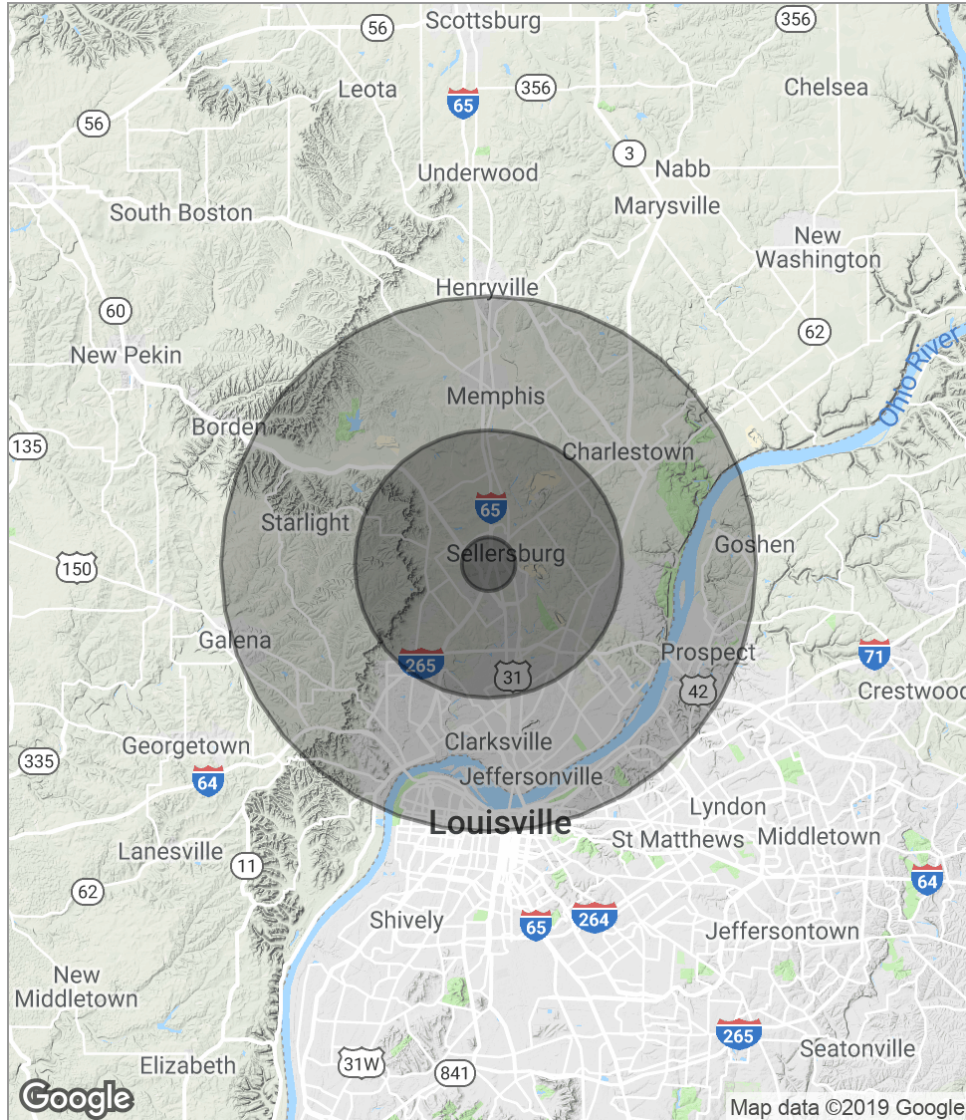
115 Enterprise Dr
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,306	57,434	257,263
Median age	34.7	37.3	37.1
Median age (Male)	34.3	36.1	35.5
Median age (Female)	36.1	38.7	38.6
Total households	861	21,963	104,418
Total persons per HH	2.7	2.6	2.5
Average HH income	\$64,018	\$64,558	\$55,602
Average house value		\$173,614	\$152,287

** Demographic data derived from 2010 US Census*

Demographics Map



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4 ADVISOR BIOS

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Sellersburg, IN 47172

Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

Bill Menish is co-owner of SVN Premier CRE & Auctions and Co-Founder of SVN Auction Services. Bill holds the prestigious Certified Auctioneer Institute [CAI] designation, Accredited Auctioneer of Real Estate [AARE] designation and Benefit Auctioneer Specialist [BAS] designation through the National Auctioneers Association. Bill has conducted real estate auctions for SVN, Prudential, Albert Burney, Advanni Realty and Real Auctions USA.

Bill is a 15 time Emmy Award winning broadcast journalist who changed careers in 2006. He still uses his talents acquired through that successful 20 year career as a television broadcaster to communicate, inform, even entertain his auction audiences.

EDUCATION

Ball State University, World Wide College of Auctioneering, Certified Auction Institute and currently working on his CCIM.

MEMBERSHIPS & AFFILIATIONS

National Auctioneers Association, Kentucky Auctioneers Association, National Association of Real Estate, Kentucky Commercial Real Estate Association, Kentucky Real Estate Commission and Board Member with the Louisville Metro Police Foundation.