

115 Enterprise Way Development Opportunity

Commercial Land - Development Opportunity

115 Enterprise Dr, Sellersburg, IN 47172



OFFERING SUMMARY

Sale Price:	\$3,392,000
Lot Size:	32.22 Acres
Zoning:	B3
Market:	Sellersburg
Submarket:	Louisville
Price / SF:	\$2.42

PROPERTY OVERVIEW

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

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 purchase this terrific commercial land opportunity at 115 Enterprise way, next to the McDonalds , Quality Inn and Circle K at Exit 9 off I-65 in Sellersburg, Indiana.

Enterprise Way 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 of I65. It is just across 311 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.

PROPERTY HIGHLIGHTS

- 32 Acres of Land
- Zoned PUD Allowing Development Flexibility
- In the TIF District
- Retail, Multi-Family or Light Industrial Potential
- Easy Access to I-65

Bill Menish, CAI, AARE

Managing Director
502.814.5174
bill.menish@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.