



3.247 AC

FOR SALE

8349 Stahl Road

C-4 ZONED LAND

Evansville, IN 47715

PRESENTED BY:

SCOTT EDMOND

O: 812.453.3102

scott.edmond@svn.com

IN #RB15000270

LAND FOR SALE - 8349 STAHL RD, EVANSVILLE, IN 47715



OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	3.247 Acres
ZONING:	C-4 General Commercial
APN:	82-07-19-011-235.013-027

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,946	7,746	18,541
TOTAL POPULATION	3,612	16,254	37,773
AVERAGE HH INCOME	\$83,290	\$94,408	\$81,622

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RETAILER MAP



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8349 STAHL ROAD | 8349 Stahl Road Evansville, IN 47715



ADVISOR BIO



SCOTT EDMOND

Senior Advisor

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Direct: 812.453.3102

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PROFESSIONAL BACKGROUND

Scott Edmond joined SVN | Martin Group in 2015 as an Advisor focusing on selling commercial properties in the Indiana and Kentucky markets. Scott's primary area of expertise is representing owners in investment sale transactions. Scott has won many awards in the industry including SVN President's Club (2018), SVN Achiever Award (2019), the Indiana Commercial Board of Realtors Transaction of the Year (2018), Rookie of the Year (2018), and Multifamily Top Performer (2021).

Prior to joining SVN, Scott spent 21 years working for a national bank originating financing for large investment real estate projects. Scott has experience in transaction underwriting and an extensive understanding of cash flow models and metrics that are critical to real estate investment.

Scott holds an Indiana Real Estate Broker's license (managing broker eligible), and a Kentucky Salesperson's License, he is a member of the National Association of REALTORS, Indiana Association of REALTORS, Indiana Commercial Board of REALTORS, and the CCIM Institute. In 2015, Scott earned the highly coveted Certified Commercial Investment Member (CCIM) designation.

Scott attended the University of Southern Indiana where he earned a BS ('97) and an MBA ('00). During his graduate studies, Scott earned the Certified Financial Manager (CFM) designation from the Institute of Management Accountants and was a member of the American Institute of Certified Public Accountants.

Outside of work, Scott volunteers with many community organizations and is the past president of HOPE Inc., a non-profit organization that provides first-time homebuyer education, and foreclosure prevention counseling, and sponsors Low Income Housing Tax Credit (LIHTC) projects. Scott and his wife Holly reside in Evansville with their two sons, Kaiden and Jaxon, and daughter Bailee.

EDUCATION

University of Southern Indiana - BS '97 MBA '00

MEMBERSHIPS

SVN | The Martin Group
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