

SALE

Rare Jasper Office/Investment Opportunity

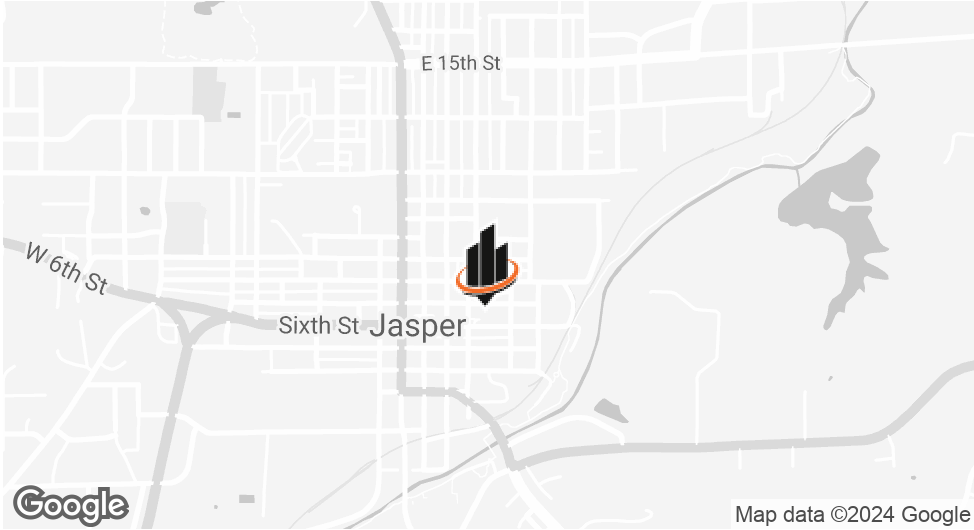
1 DCB PLAZA
Jasper, IN 47546

PRESENTED BY:

ANDY MARTIN, CCIM
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IN #RB14043658

CHRIS STUARD
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,600,000
BUILDING SIZE:	48,400 SF
LOT SIZE:	2.23 Acres
PRICE / SF:	\$53.72
YEAR BUILT:	1960
ZONING:	B-2 and R-4
MARKET:	Jasper

PROPERTY OVERVIEW

SVN | The Martin Group is please to present this exceptional 4-story office building in the heart of Jasper, IN. Conveniently situated on 2.23 acres just a block away from the county courthouse, this property offers a great opportunity for businesses seeking a well-connected and practical space in a thriving community. The property consists of 48,400 SF with an impressive mezzanine over the first floor. In addition, the property has a full basement with a maintenance shop and a large meeting space that can be divided. Each floor including the basement is approximately 9,845 SF except for the 2nd floor with the mezzanine. This property would make a great opportunity for an investment opportunity or headquarters location in Dubois county. Long term tenants include Old National Bank, Nonte & Company, Paxton Media Group, and others. To obtain rent roll, lease, other financial details or other information, please contact Andy Martin and sign the included Confidentiality Agreement.

LOCATION OVERVIEW

Jasper, IN is the county seat of Dubois County. Jasper is located 50 miles from Evansville, 124 miles from Indianapolis, IN, 70 miles from Louisville, KY, 171 miles from Nashville, TN, and 169 miles from Cincinnati, OH. Jasper has a great business environment with excellent businesses such as Jasper Engines, OSF, Master Speed, Kinball International, Best Home Furnishings, Master Distribution, and many others.

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PROPERTY DETAILS

SALE PRICE	\$2,600,000
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LOCATION INFORMATION

BUILDING NAME	Rare Jasper Office/Investment Opportunity
STREET ADDRESS	1 DCB Plaza
CITY, STATE, ZIP	Jasper, IN 47546
COUNTY	Dubois
MARKET	Jasper



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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	B-2 and R-4
LOT SIZE	2.23 Acres

BUILDING INFORMATION

BUILDING SIZE	48,400 SF
TENANCY	Multiple
NUMBER OF FLOORS	4
YEAR BUILT	1960
EXTERIOR WALLS	Brick

PARKING

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	76

EXTERIOR PHOTOS



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INTERIOR PHOTOS



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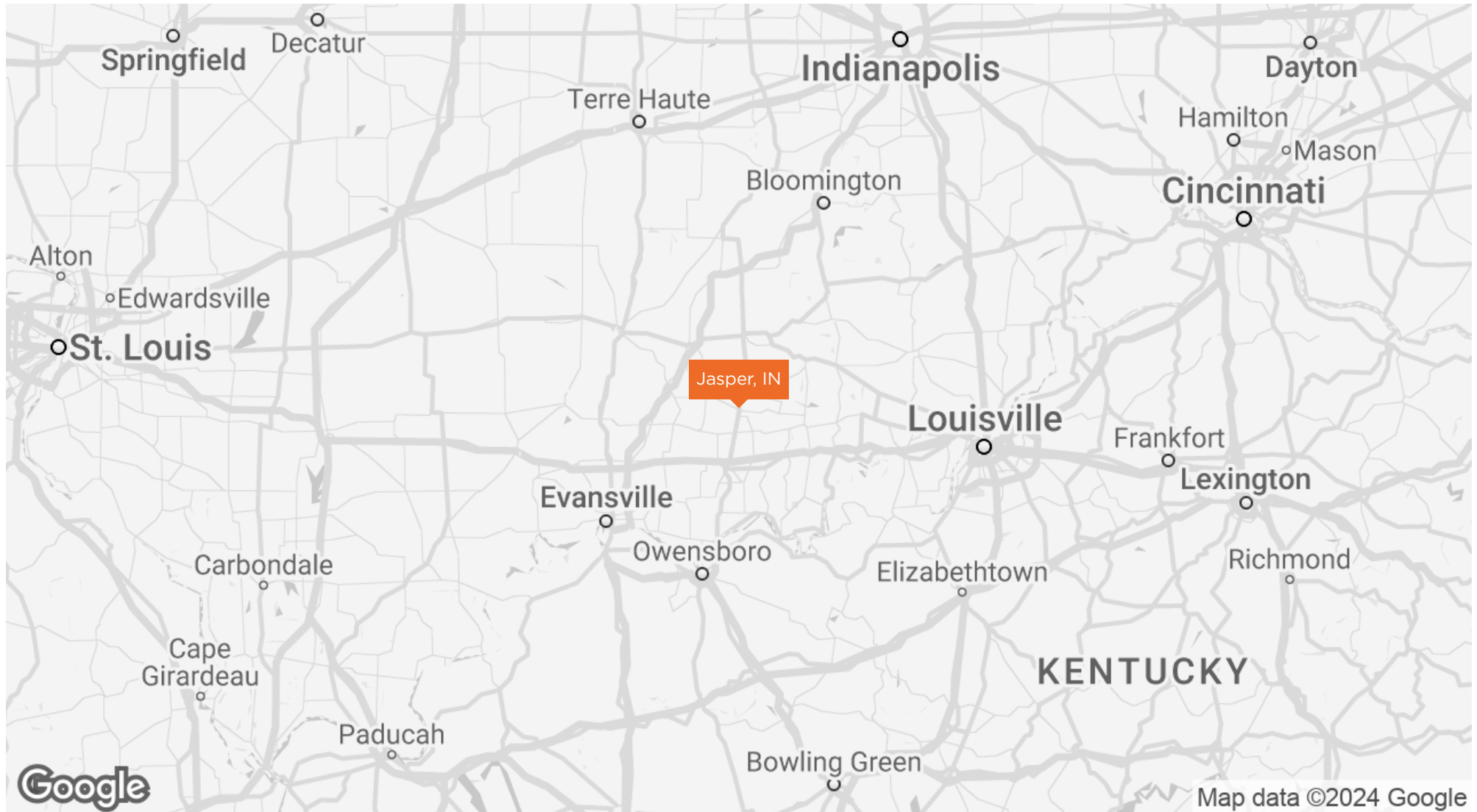
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REGIONAL MAP

**ANDY MARTIN, CCIM**

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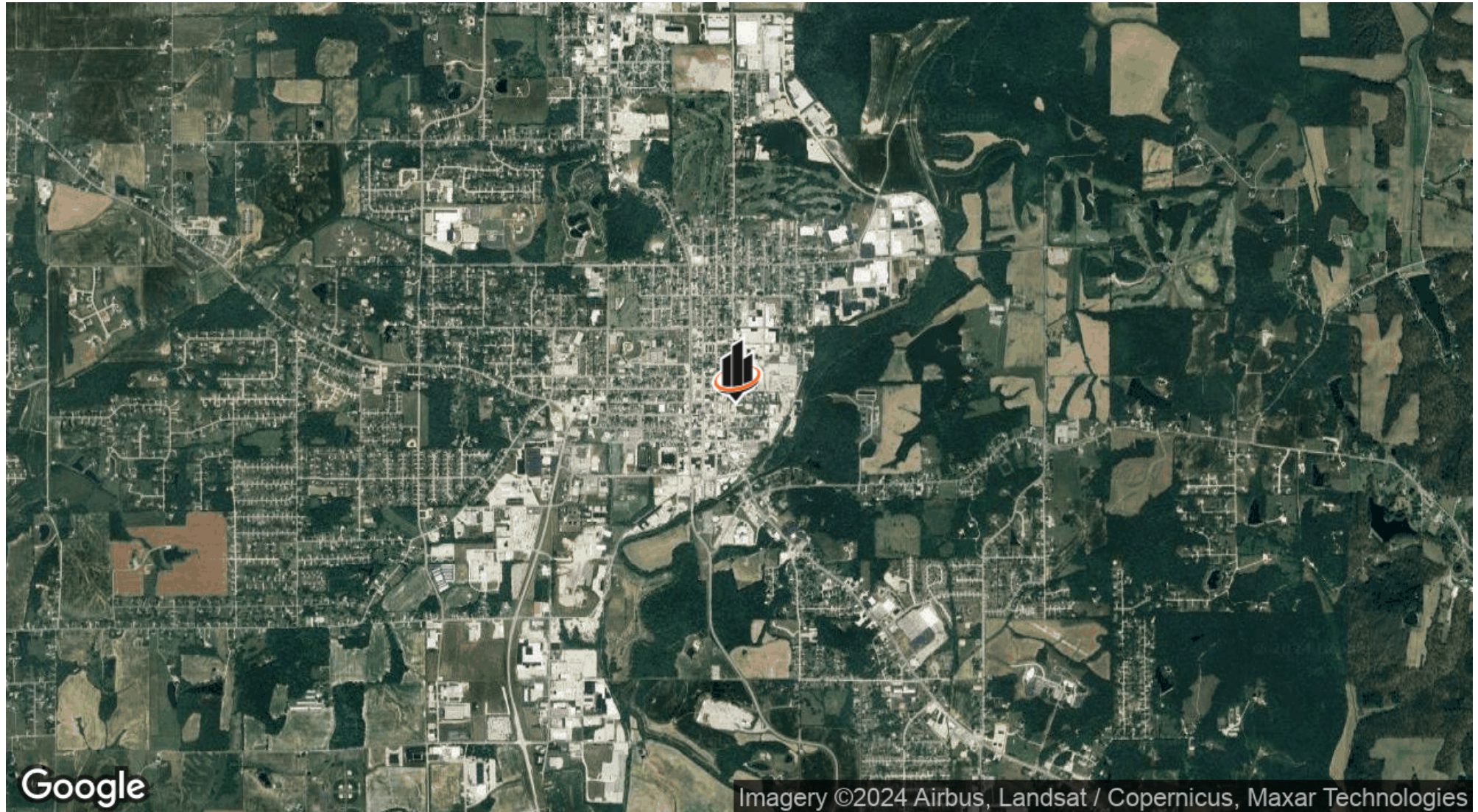
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LOCATION MAP



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AERIAL MAP



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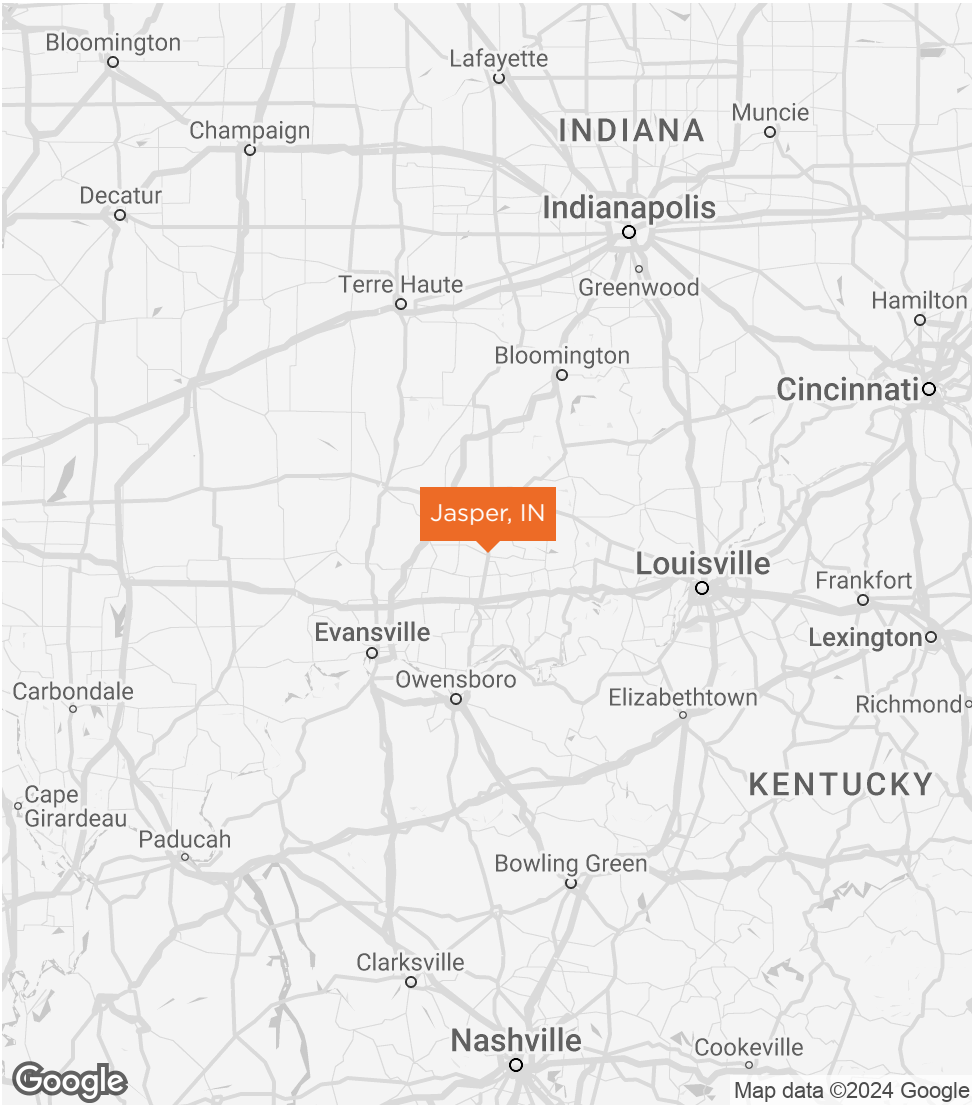
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CITY INFORMATION



LOCATION DESCRIPTION

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ABOUT JASPER

Jasper is the center of commerce for a multi-county region of Southern Indiana. Jasper has more than a dozen regional, national, and international companies calling Jasper home. The city's four primary categories of commerce are:

- Manufacturing
- Distribution/Logistics
- Medical
- Retail

Manufacturing is driving by locally-owned and operated companies with a global footprint. The city's world-renown products include office, hospitality, home and institutional furnishings, electronics, elastomers and drive trains. The investment in the Center for Technology, Information and Manufacturing on the campus of Vincennes University Jasper continues the dedication to a competent and competitive workforce.

On the medical front, Jasper is home to Memorial Hospital and Health Care Center, a regional facility employing more than 1,700 staff providing Dubois and surrounding counties with primary, specialty, and emergency services.

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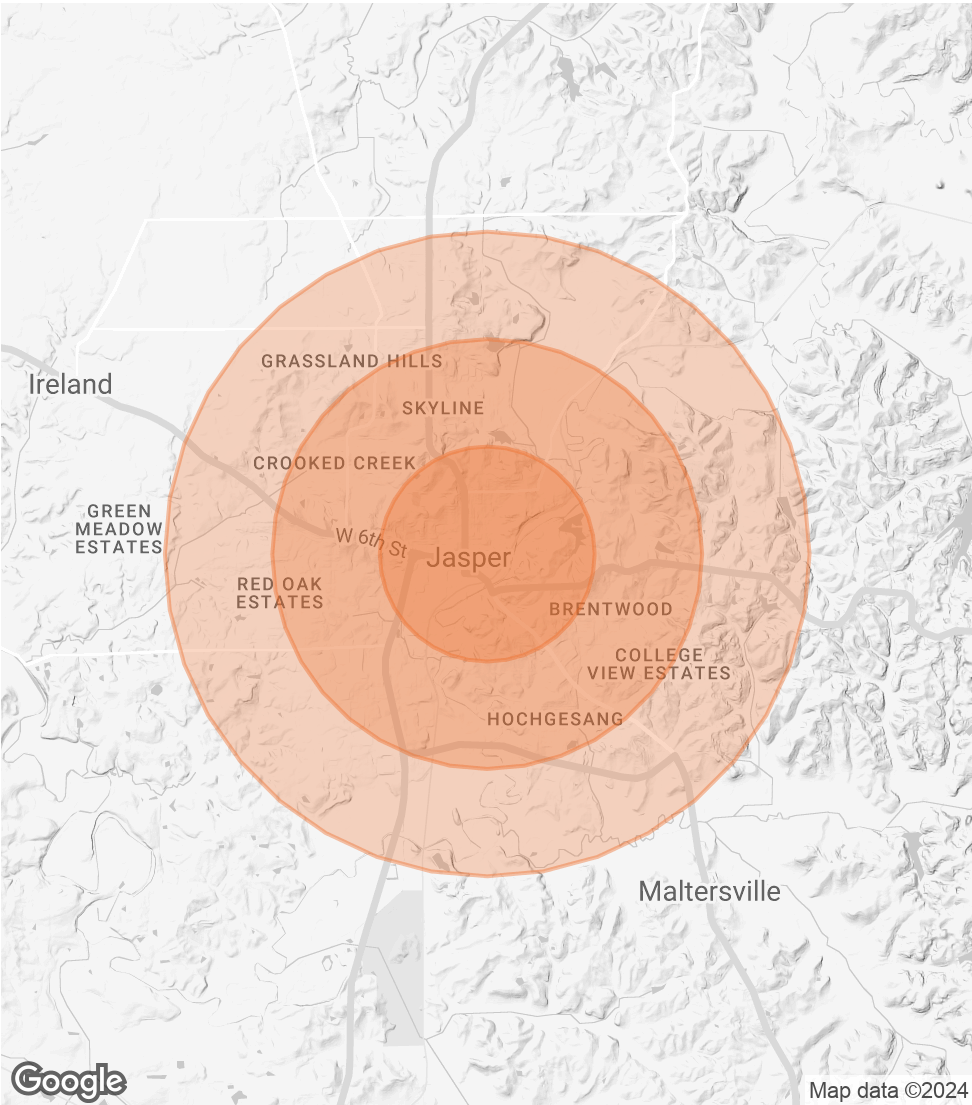
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,597	9,090	14,630
AVERAGE AGE	37.0	39.0	40.0
AVERAGE AGE (MALE)	33.4	34.6	37.3
AVERAGE AGE (FEMALE)	40.4	42.6	42.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,396	3,707	6,122
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$70,824	\$73,429	\$72,449
AVERAGE HOUSE VALUE	\$133,495	\$149,596	\$157,493

2020 American Community Survey (ACS)



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

SVN | The Martin Group, whose agent for purposes of this agreement and any transaction arising thereof shall be, Andy Martin and Chris Stuard hereafter referred as Broker, in connection with the possible sale of the property described below, are exclusively representing the Seller unless otherwise acknowledge in writing and will furnish proprietary information regarding said property.

Brief property description: 1 DCB Plaza, Jasper, IN 47546.

In consideration of this, I/we agree as follows:

1. Not to reveal to anyone, except for immediate advisors and fiduciaries, any proprietary information, rental details, lease terms, etc. disclosed by broker, and further, to instruct these immediate advisors and fiduciaries, to respect this non-disclosure and confidentiality agreement.
2. All property information furnished will be deemed confidential. Proprietary information does not include any information, which is or becomes generally available to the public or is already in our possession.
3. Unless otherwise agreed in writing, not to disclose or reveal any proprietary information for three (3) years from the date hereof to any persons or entities other than referred to in Paragraph 1 of this agreement.
4. Not to contact the business, tenant or property owners(s), employees, suppliers, competitors, attorney, accountant, or customers except through said Broker.
5. All communications, whether oral, written, or electronic audio-visual presentations or any other form of information, data, or communication containing information as to the terms and conditions of the sale, lease, and other information provided by Seller to Prospective Buyer regarding the Property, shall be deemed "confidential."
6. To the understanding that although certain information has been included which you consider to be relevant, Broker makes no representation or warranty (implied or expressed) as to its accuracy or completeness.
7. I/we also acknowledge that SVN | The Martin Group is solely representing the interests of the Seller, unless otherwise agreed to in writing.

Agreed to & accepted this _____ day of _____, 2024.

Address _____

Phone _____ Email: _____

Potential Buyer (Print) _____

Potential Buyer's Signature _____

Potential Buyer's Broker _____

Once signed, please email to: Andy.Martin@svn.com or text to Andy at 812.573.3500