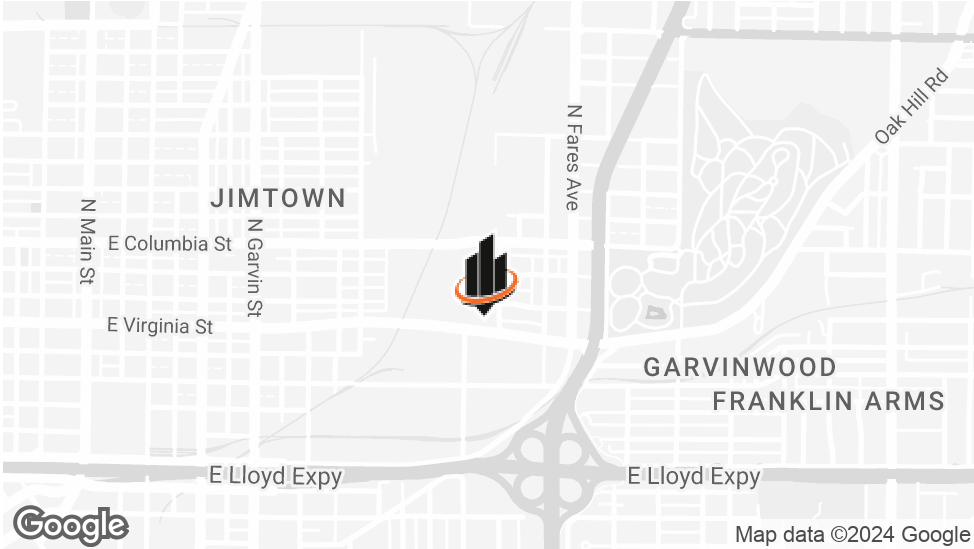


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$90,000
LOT SIZE:	0.7 Acres
PRICE / ACRE:	\$128,571
ZONING:	C-4
MARKET:	Evansville

PROPERTY OVERVIEW

SVN | The Martin Group is please to present 1012 E Virginia St. This .70 acre property is located in an industrial corridor the heart of Evansville, IN near the intersection of Highway 41 and the Lloyd Expressway. The property is currently a parking lot and is partially fenced.

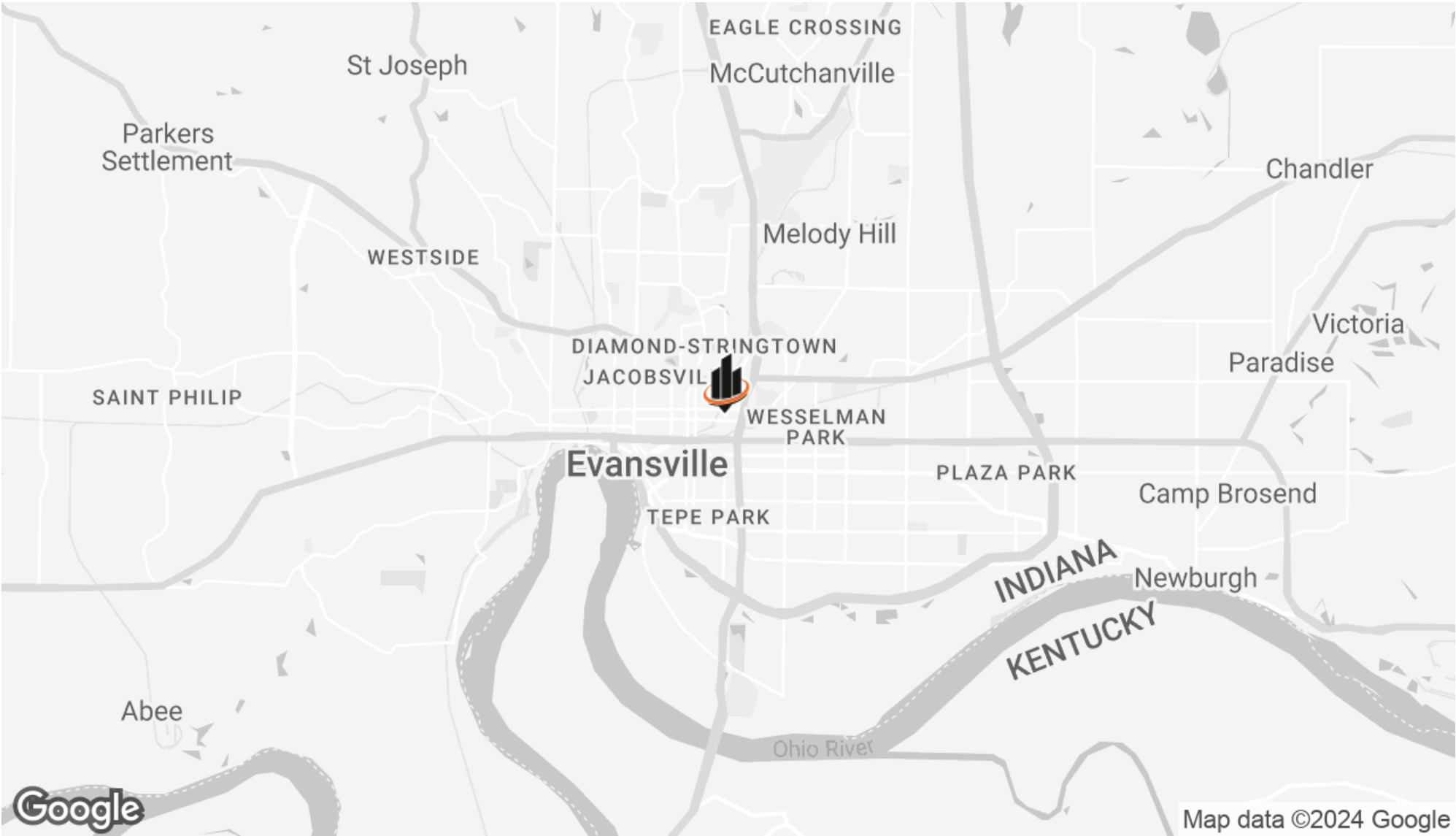
LOCATION OVERVIEW

The property is located on E. Virginia St near the intersection of US 41 and Lloyd Expressway in Evansville, IN.

ANDY MARTIN, CCIM
O: 317.849.8001
andy.martin@svn.com
IN #RB14043658

CHRIS STUARD
O: 812.471.2500
chris.stuard@svn.com
IN #RB1404888

REGIONAL MAP



ANDY MARTIN, CCIM
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andy.martin@svn.com
IN #RB14043658

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IN #RB1404888

AERIAL MAP



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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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