



11 Lots Available For Sale - Ready For Development

North East corner of I-69 SR-66 interchange just inside Vanderburgh County on the border with Warrick County. This area is one of the faster growing commercial corridors in the region with healthcare, multifamily and retail being major users.

All of these lots have lake frontage and quick highway access via Stahl Road to Epworth Road. C-4 zoning allows a broad range of uses. Lots are available separately to accommodate virtually any user's needs.

Offering Summary

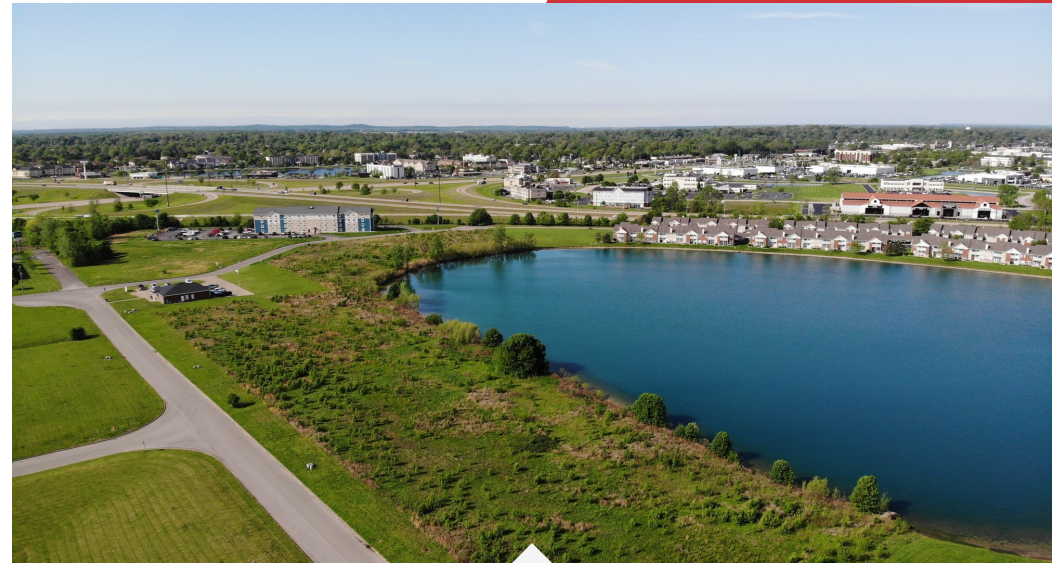
Price Range/Lot:	\$84,903 - \$149,877
# Lots:	11
Total AC:	17.88 Acres
Zoning:	C-4
Development Name:	Charles Sq on the Lake Sec I & II
County:	Vanderburgh
Highest/Best Use:	Multifamily or Commercial Development

Development Name	Charlestown Square on the Lake
Property Type	Land
Property Subtype	Commercial/Multifamily
Size	17.88 Acres
Number of Lots	11

This property presents a fantastic development opportunity for multifamily, light industrial or office development. Consisting of 11 platted lots in the Charlestown Square on the Lake, this property offers 9.41 AC of dry land, and 17.88 AC including the lake acreage.

Boasting versatile C-4 zoning, this prime real estate presents a wealth of investment opportunities, including the potential for high-demand multifamily development in a growing market. The property's scenic lake views provide an idyllic setting for upscale development, while its proximity to essential amenities ensures tenant convenience.

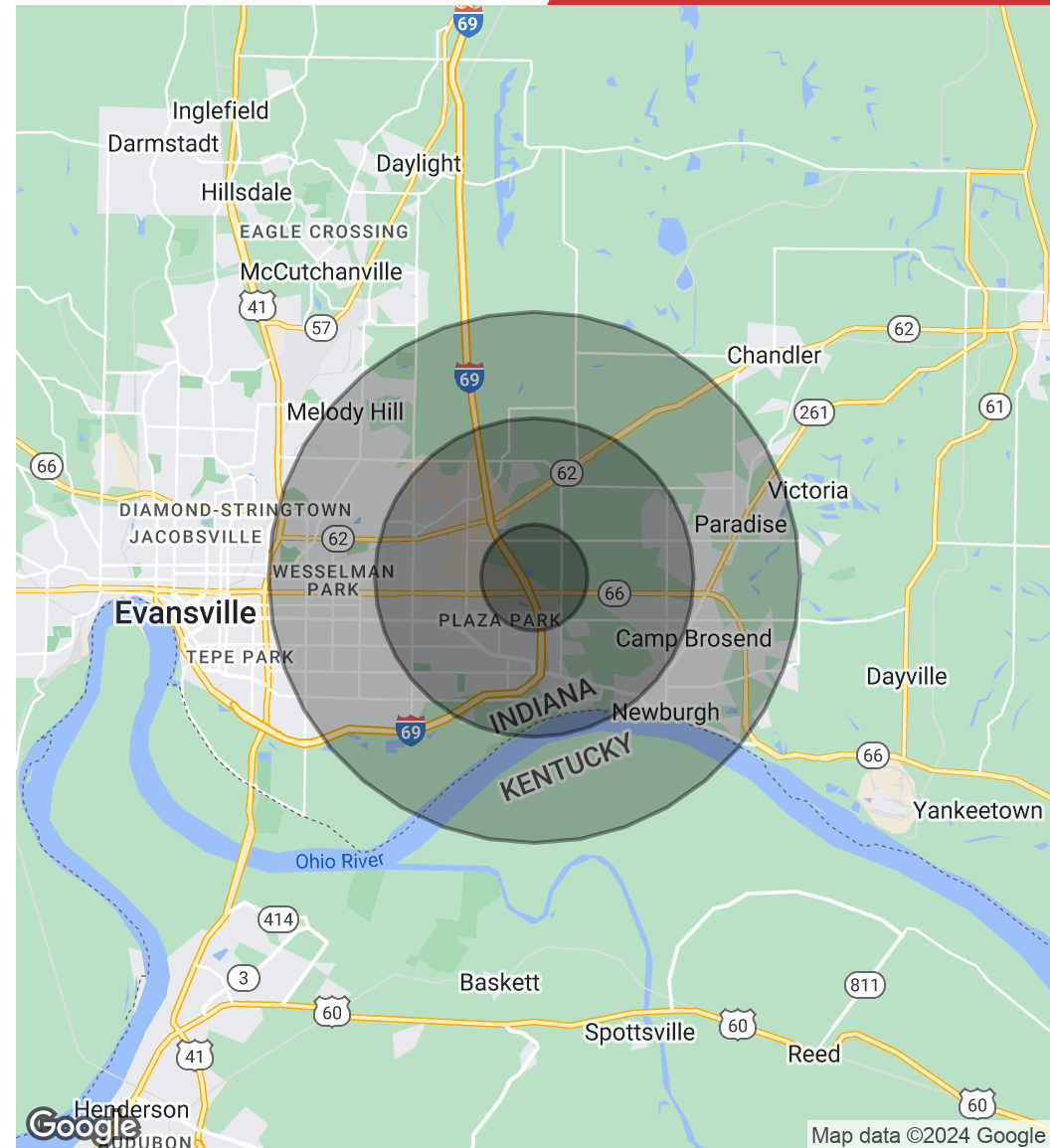
The majority of the land surrounding the adjoining lake is occupied by Lakeshore Apartment Homes, a Class A property built in 2004. Nearby land is developed with a mix of offices, light industrial, hospitality, and medical users. Deaconess Gateway Hospital and St Vincent Epworth Crossing have major campuses nearby. This area has been a hotbed of development activity thanks to the Warrick Trail TIFF district allowing financial incentives for developers of medical projects.

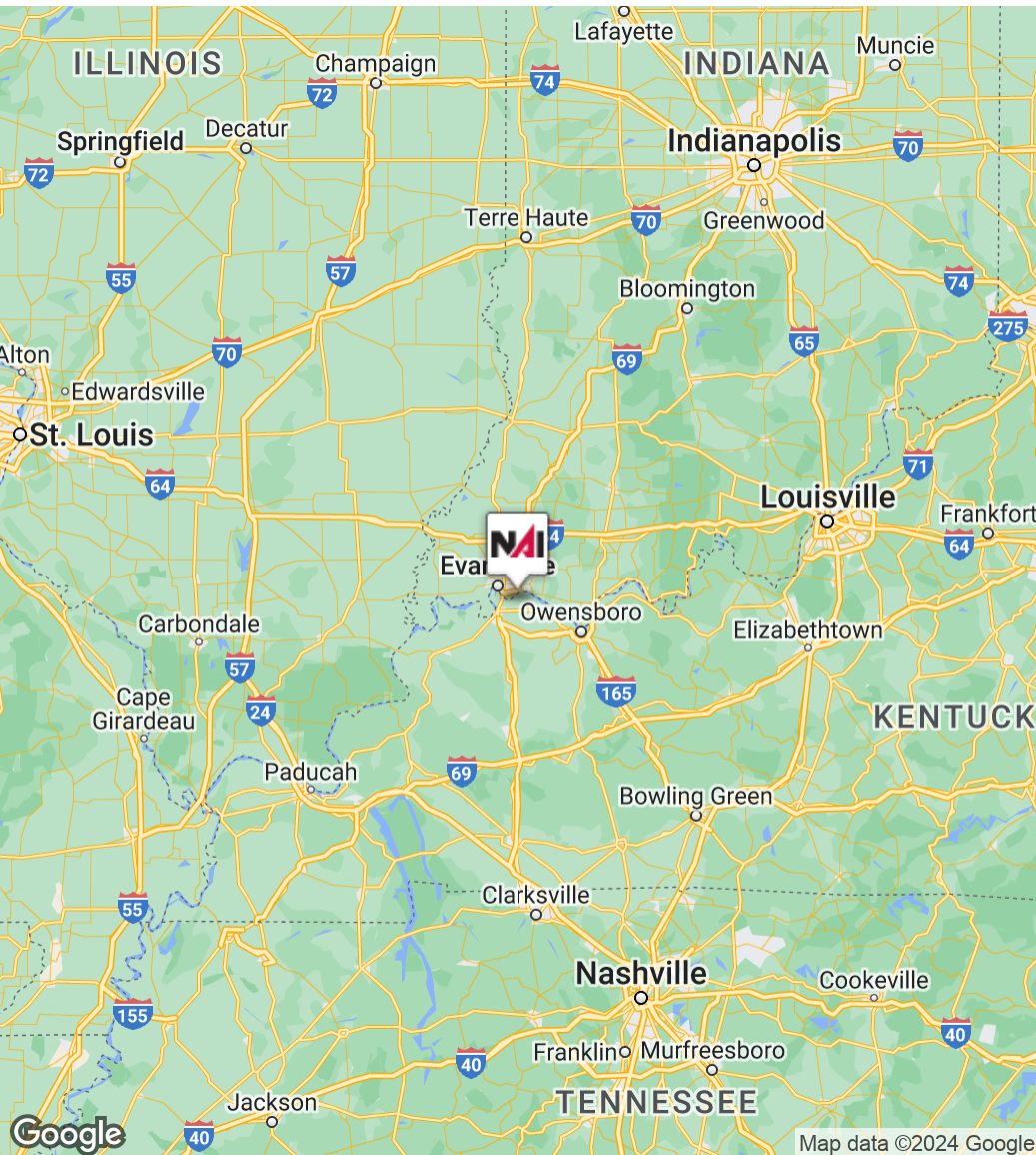


- Versatile C-4 zoning for diverse investment opportunities
- Scenic lake views offering potential for upscale development
- Proximity to essential amenities for tenant convenience
- Potential for high-demand multifamily investment in growing market
- Favorable location within Evansville IN / Henderson KY MSA
- Ample space for multifamily development with potential for high returns
- Strong investment potential in rapidly developing area
- Desirable location for land or multifamily investment opportunities

Population	1 Mile	3 Miles	5 Miles
Total Population	4,140	42,059	103,227
Average Age	40	43	41
Average Age (Male)	39	41	40
Average Age (Female)	42	44	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,943	18,893	44,332
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$100,409	\$103,935	\$97,583
Average House Value	\$290,968	\$266,822	\$239,552

Demographics data derived from AlphaMap

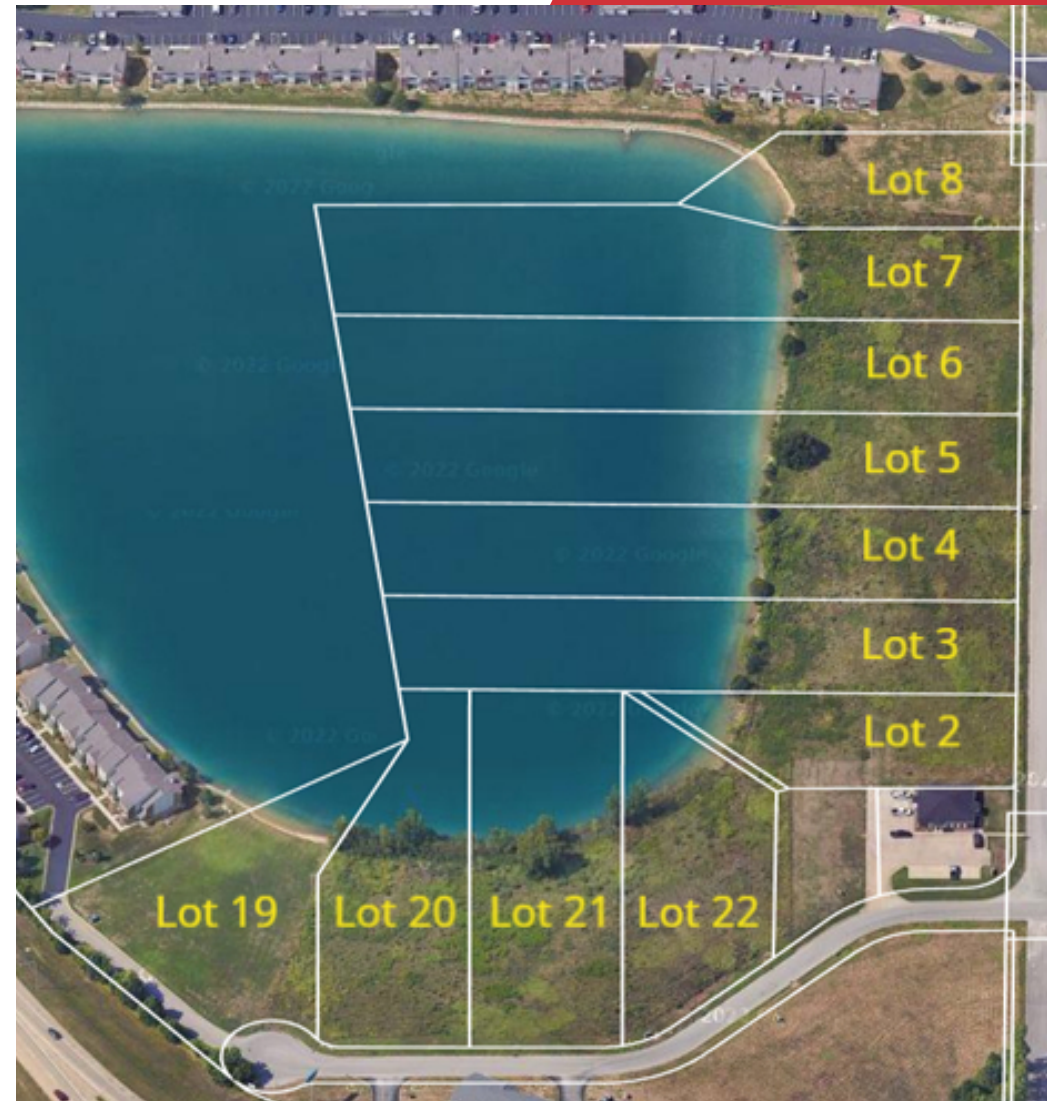




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Lot #	Address	Size	Price
2	434 Citadel Circle	0.91 Acres	\$97,305
3	510 Citadel Circle	1.87 Acres	\$84,903
4	532 Citadel Circle	1.92 Acres	\$90,039
5	600 Citadel Circle	1.97 Acres	\$95,547
6	616 Citadel Circle	2.02 Acres	\$101,829
7	636 Citadel Circle	2.32 Acres	\$102,657
8	710 Citadel Circle	0.87 Acres	\$107,703
22	8310 Stahl Rd	1.29 Acres	\$145,413
21	8250 Stahl Rd	1.73 Acres	\$129,387
20	8218 Stahl Rd	1.39 Acres	\$124,989
19	8200 Stahl Rd	1.59 Acres	\$149,877



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Professional Background

Scott Edmond is a dedicated commercial real estate advisor specializing in property sales and leasing within the Indiana and Kentucky markets. Recognized for his outstanding achievements, Scott received the Indiana Commercial Board of Realtors Transaction of the Year and Rookie of the Year awards in 2018, as well as being named Multifamily Top Performer in 2021. He achieved the prestigious President's Club honor in 2018 and received the Achiever Award in 2019 during his tenure with another national commercial brokerage.

Before entering commercial brokerage, Scott served as a Vice President for a national bank in the commercial real estate group and originated over \$250M in financing for projects nationwide.

Education

Scott holds a BS ('97) and an MBA ('00) from the University of Southern Indiana. During his graduate studies, he 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.

Memberships

Actively involved in professional organizations, Scott is a member of the National Association of REALTORS, Indiana Association of REALTORS, Indiana Commercial Board of REALTORS, and the CCIM Institute.

Scott currently sits on the volunteer management committee for the LFCU Service Organization, and is a Director at Large for the Indiana CCIM chapter.

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