



For Sale - Downtown Evansville

121 Walnut Street | Evansville, IN 47708

Chris Jackson, CCIM, SIOR
(812) 205-5580
cjackson@woodwardrealty.com

Woodward Commercial Realty, Inc.
4763 Rosebud Lane

Newburgh, IN 47630

HIGHLIGHTS

- Currently occupied by The Gathering Church of Evansville - Includes Church/School and Clergy House
- Strategically located on a signalized intersection at the corner of SE 2nd St/Walnut St
- Well-maintained facility for user or ideal for redevelopment
- Adjacent to \$18MM 139-room Hyatt Place Hotel being developed, slated to be operating at the end of 2019, and a couple of blocks away is the development of The Mediterranean, a 70-room boutique hotel on the Riverfront
- ±\$200MM of recent development in the Evansville downtown area (CBD)

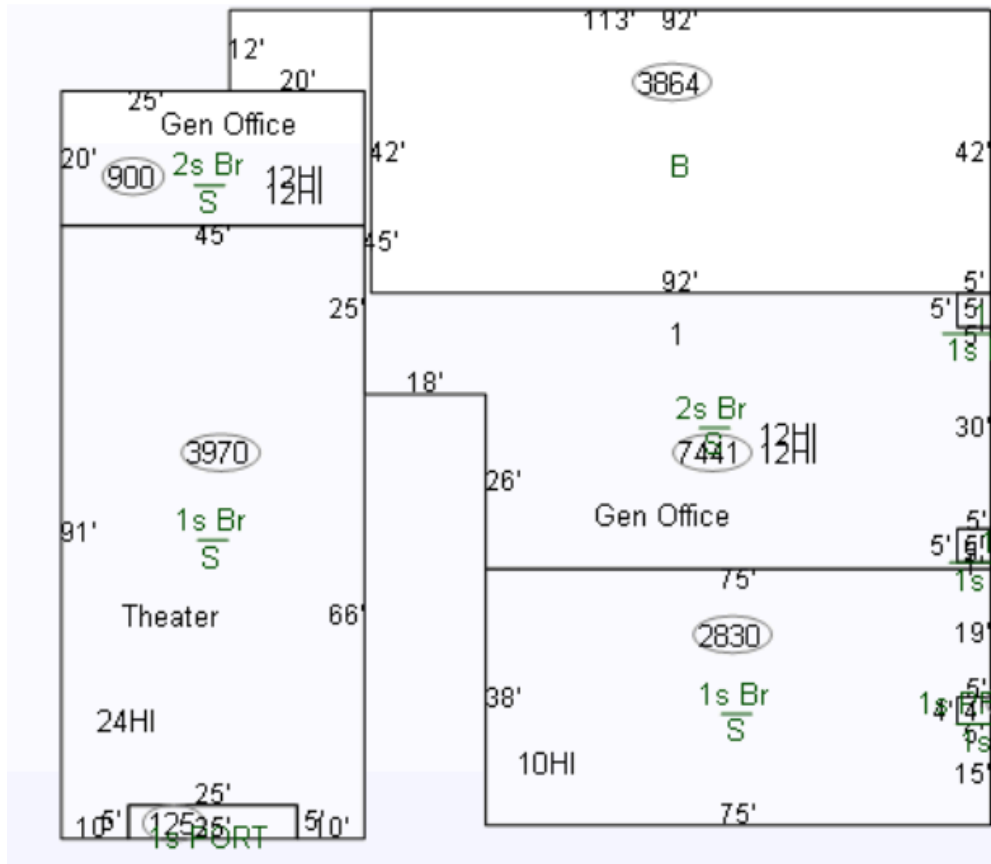


PROPERTY DETAILS

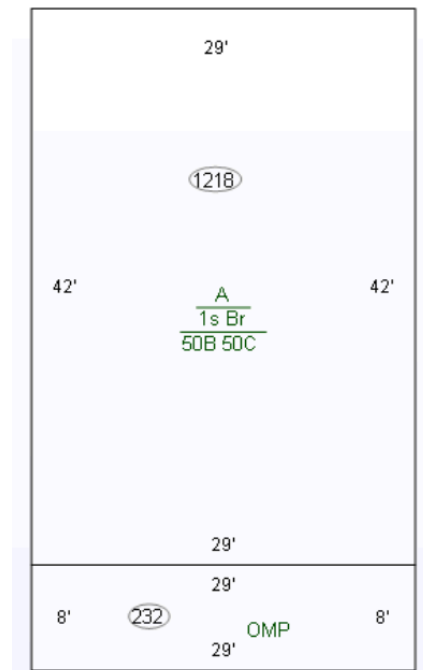
Price:	Open for offers - Unpriced
Building Size:	Church: 39,834 SF House: 1,218 SF (finished)
Land Size:	0.94 Acres (41,073 SF)
Age:	1949 (Church); 1924 (House)
Construction:	Brick
Roof:	Gable/Slate & Flat (Church) Gable/Shingle (House)
Zoning:	C-3
Parking Spaces:	±50
Ceiling Height:	Varies
RE Taxes:	Exempt



BUILDING SKETCH



CHURCH



HOUSE



Executive Summary

121 Walnut St, Evansville, Indiana, 47708
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared By: Chris Jackson, CCIM, SIOR

Latitude: 37.96828

Longitude: -87.57268

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	8,048	62,730	52,875
2010 Population	6,845	58,339	55,187
2019 Population	6,705	58,067	55,563
2024 Population	6,688	58,189	55,932
2000-2010 Annual Rate	-1.61%	-0.72%	0.43%
2010-2019 Annual Rate	-0.22%	-0.05%	0.07%
2019-2024 Annual Rate	-0.05%	0.04%	0.13%
2019 Male Population	50.3%	48.4%	48.1%
2019 Female Population	49.7%	51.6%	51.9%
2019 Median Age	42.1	36.4	39.3

In the identified area, the current year population is 55,563. In 2010, the Census count in the area was 55,187. The rate of change since 2010 was 0.07% annually. The five-year projection for the population in the area is 55,932 representing a change of 0.13% annually from 2019 to 2024. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	58.1%	79.3%	85.4%
2019 Black Alone	35.4%	14.3%	8.3%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.2%
2019 Asian Alone	0.6%	0.6%	1.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.0%	1.5%	1.7%
2019 Two or More Races	4.7%	3.8%	2.9%
2019 Hispanic Origin (Any Race)	2.6%	3.1%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	37	38	70
2000 Households	3,601	26,163	23,053
2010 Households	3,091	24,090	24,377
2019 Total Households	3,034	23,897	24,567
2024 Total Households	3,033	23,943	24,744
2000-2010 Annual Rate	-1.52%	-0.82%	0.56%
2010-2019 Annual Rate	-0.20%	-0.09%	0.08%
2019-2024 Annual Rate	-0.01%	0.04%	0.14%
2019 Average Household Size	1.89	2.33	2.20

The household count in this area has changed from 24,377 in 2010 to 24,567 in the current year, a change of 0.08% annually. The five-year projection of households is 24,744, a change of 0.14% annually from the current year total. Average household size is currently 2.20, compared to 2.20 in the year 2010. The number of families in the current year is 13,736 in the specified area.

DEMOGRAPHICS



Executive Summary

121 Walnut St, Evansville, Indiana, 47708
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared By: Chris Jackson, CCIM, SIOR
 Latitude: 37.96828
 Longitude: -87.57268

DEMOGRAPHICS

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2019 Percent of Income for Mortgage	26.0%	11.8%	14.2%
Median Household Income			
2019 Median Household Income	\$23,244	\$34,990	\$43,003
2024 Median Household Income	\$25,962	\$39,702	\$50,458
2019-2024 Annual Rate	2.24%	2.56%	3.25%
Average Household Income			
2019 Average Household Income	\$49,247	\$47,055	\$62,838
2024 Average Household Income	\$59,600	\$54,914	\$73,178
2019-2024 Annual Rate	3.89%	3.14%	3.09%
Per Capita Income			
2019 Per Capita Income	\$22,306	\$19,619	\$27,650
2024 Per Capita Income	\$26,984	\$22,872	\$32,213
2019-2024 Annual Rate	3.88%	3.12%	3.10%

Households by Income

Current median household income is \$43,003 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$50,458 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$62,838 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$73,178 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,650 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,213 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	88	203	168
2000 Total Housing Units	4,491	28,803	24,369
2000 Owner Occupied Housing Units	1,155	16,282	15,117
2000 Renter Occupied Housing Units	2,446	9,881	7,936
2000 Vacant Housing Units	890	2,640	1,316
2010 Total Housing Units	3,949	28,193	26,612
2010 Owner Occupied Housing Units	1,023	13,745	14,896
2010 Renter Occupied Housing Units	2,068	10,345	9,481
2010 Vacant Housing Units	858	4,103	2,235
2019 Total Housing Units	3,977	28,406	26,816
2019 Owner Occupied Housing Units	1,105	14,418	15,503
2019 Renter Occupied Housing Units	1,929	9,479	9,064
2019 Vacant Housing Units	943	4,509	2,249
2024 Total Housing Units	4,023	28,665	27,114
2024 Owner Occupied Housing Units	1,158	14,840	15,858
2024 Renter Occupied Housing Units	1,874	9,103	8,885
2024 Vacant Housing Units	990	4,722	2,370

Currently, 57.8% of the 26,816 housing units in the area are owner occupied; 33.8%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 26,612 housing units in the area - 56.0% owner occupied, 35.6% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 0.34%. Median home value in the area is \$124,613, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.11% annually to \$138,317.



4763 Rosebud Lane | Newburgh, IN 47630

(812) 474-1900

woodwardrealty.com