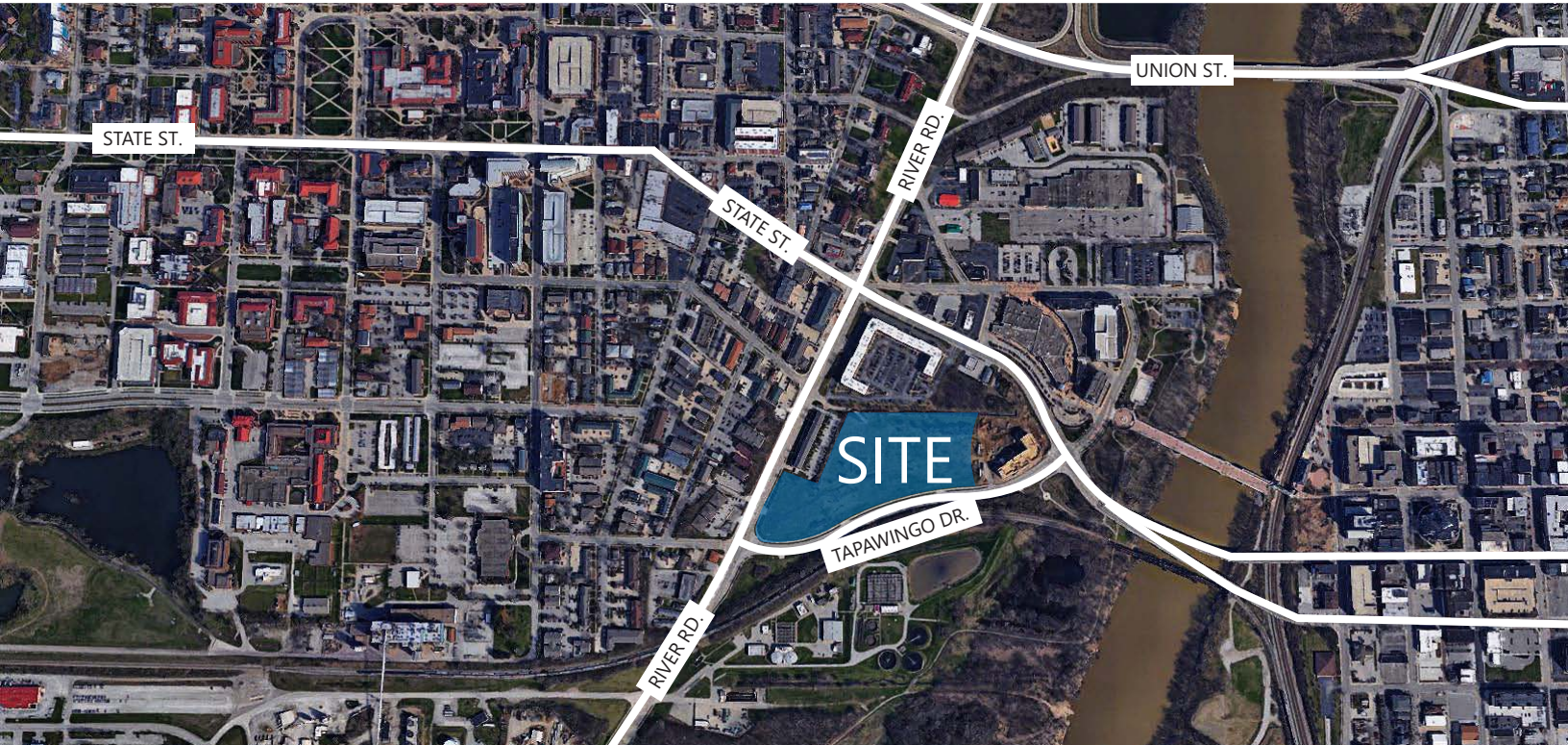


TAPAWINGO DRIVE & RIVER ROAD | WEST LAFAYETTE, IN


LOT SIZE

9.776 acres (+/-)

PRICE

\$800,000 per acre

CURRENT ZONING

General Business (GB)

HIGHLIGHTS

All utilities in immediate vicinity.

SUMMARY

The land offering consists of approximately 9.776 acres of slightly sloped undeveloped land currently zoned General Business. The subject is a fill site. All major utilities are in the immediate vicinity. The land is a key component of the Wabash Riverfront section of the West Lafayette Downtown Master Plan subject area. The Master Plan is currently being prepared in collaboration with the community and stakeholders by the Tippecanoe County Area Plan Commission for adoption by the municipality. The purpose of the plan is to create a document which provides the development community a long term land use plan and recommendations for future improvement within the study area boundary. The Master Plan, once adopted, will serve as a decision-making tool for the Area Plan Commission, City Council, and City staff.

The land offering lies less than one mile from Purdue University's main campus in West Lafayette, IN at the foot of the award winning \$120,000,000 State Street project which repurposed State Street to a pedestrian friendly road which successfully connects the West Lafayette Riverfront District with the rapidly growing west end, Discovery Park District, of the Purdue University Campus where a world class live, work, play community is being developed on over 400 acres. To date new development with a cumulative market value of more than \$550,000,000 has either been planned or completed since the State Street Project started in 2016.

The immediate area consists of a mix of lodging, higher density residential, retail, and mixed use developments. Over the bridge to the east is the core business district of Lafayette, IN, county seat of Tippecanoe.

STEPHEN SHOOK

765-491-3747

@ sshook@shook.com

🌐 cbcshook.com

JIM PITOUKKAS

765-250-8339

@ jpitoukkas@shook.com

🌐 cbcshook.com

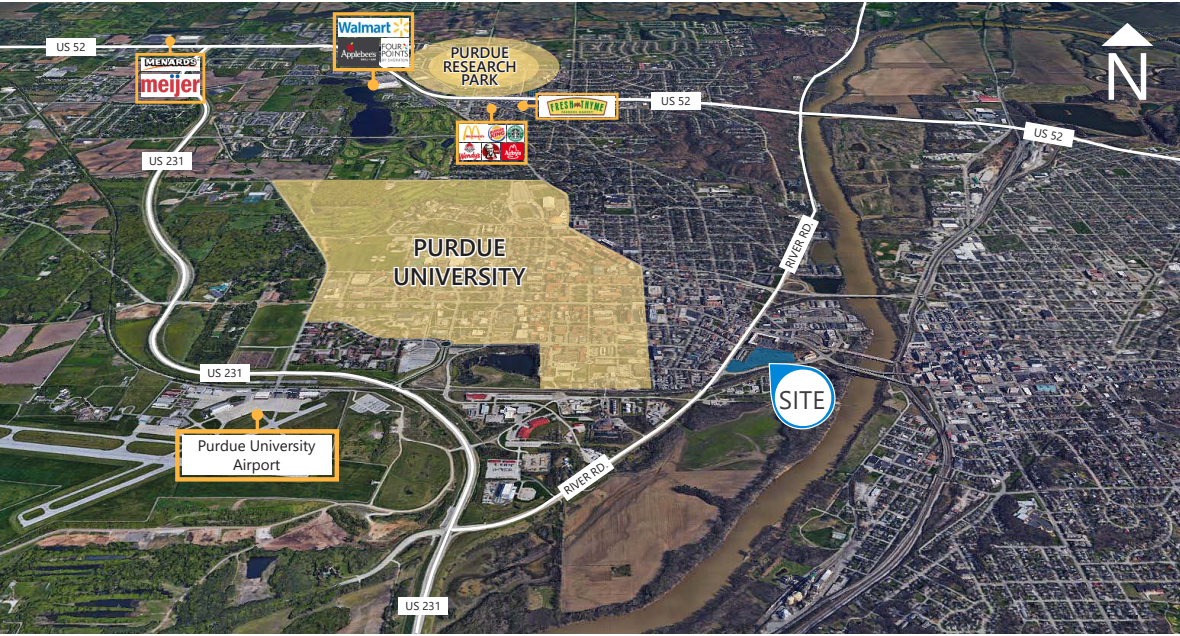
DUSTIN ZUFALL

765-427-2047

@ dzufall@shook.com

🌐 cbcshook.com

TAPAWINGO DRIVE & RIVER ROAD | WEST LAFAYETTE, IN



DEMOGRAPHICS (2019)

3 mi.	Population: 90,444
	Households: 34,051
	Income: \$57,491
5 mi.	Population: 149,651
	Households: 57,735
	Income: \$67,536
7 mi.	Population: 170,391
	Households: 65,070
	Income: \$71,907

- **12,771** cars per day
South River Road 100 ft.
N. of Wood Street
- **12,390** cars per day
East State Street 100 ft.
E. of South River Road
- **7,727** cars per day
Tapawingo Drive



STEPHEN SHOOK
 # 765-491-3747
 @ sshook@shook.com
 cbcshook.com

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 cbcshook.com

DUSTIN ZUFALL
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 cbcshook.com