

EXCEPTIONAL INVESTMENT OPPORTUNITY

FOR SALE

**OFFERED AT
\$450,000**

DOWNTOWN EVANSVILLE



**Prime Location • Flexible Development Potential
High Traffic & Visibility
Zoned as General Commercial (C-4) District**

Position your portfolio for growth with this premier lot in downtown Evansville, Indiana. Located at 428 NW 3rd Street, this property represents a rare chance to secure a piece of real estate in the heart of a thriving and revitalized urban center.



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Don't miss out—secure this rare investment opportunity today!
Contact us to discuss this property's potential and explore how it can align with your financial goals.



812-682-4000

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Investment Opportunity FOR SALE

428 NW 3RD ST, EVANSVILLE, IN 47708
OFFERED AT \$450,000

WHY INVEST IN THIS PROPERTY?

- **Prime Location:** Situated in Evansville's bustling downtown district, this lot offers unparalleled proximity to major attractions, businesses, and amenities, ensuring consistent demand for whatever development you choose.
- **Flexible Development Potential:** An ideal location for commercial space(s) that capitalize on the growing downtown market.
- **High Traffic & Visibility:** The property is strategically located on a well-traveled street with steady pedestrian and vehicular activity—key factors for driving value in retail, hospitality, or residential developments.
- **Zoned as General Commercial (C-4) District**

MARKET HIGHLIGHTS: Downtown Evansville is experiencing a surge of growth and investment, making now the perfect time to stake your claim in this rapidly developing area.

- **Economic Development:** Recent and ongoing revitalization projects have injected significant momentum into downtown Evansville, attracting businesses, residents, and tourists.
- **Proximity to Key Assets:** The lot is located near high-demand attractions like the Ford Center, Tropicana Evansville, and the Old National Events Plaza, offering unique advantages for businesses or tenants seeking connectivity and convenience.
- **Strong Demand for Urban Living:** As urbanization trends continue, the demand for downtown housing and amenities in Evansville is on the rise, presenting opportunities for residential or mixed-use developers.
- **Tax Incentives and Support:** Investors may benefit from local and state incentives aimed at encouraging development in the downtown area, boosting profitability.

INVESTMENT ADVANTAGES:

- **Proven Growth Trajectory:** Downtown Evansville has demonstrated steady economic and cultural revitalization, ensuring long-term value for your investment.
- **Versatility for Development:** The lot's size and zoning offer the flexibility to create high-return projects tailored to market demand.
- **High ROI Potential:** Whether developed for retail, office, or residential purposes, this property is primed for maximum returns in a market with increasing demand and limited supply.

SEIZE THE OPPORTUNITY: In real estate, timing is everything—and now is the time to invest in downtown Evansville. With its ideal location, promising market conditions, and strategic growth potential, 428 NW 3rd St offers the foundation for a project that will yield significant returns for years to come.

Don't miss out—secure this rare investment opportunity today! Contact us to discuss this property's potential and explore how it can align with your financial goals.



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