

MAJOR DEVELOPMENT OPPORTUNITY

500 ac. (+/-) on McCarty Ln
Lafayette, IN 47905



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SUMMARY

The site's size and location create a variety of development opportunities. This document will detail potential uses ranging from manufacturing, medical, retail, destination/amusement and aviation.



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PARCEL DISTRIBUTION

*Acreage listed is per Tippecanoe County GIS.



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LOCATION & DEMOGRAPHIC SUMMARY

DEMOGRAPHICS

3 mi.		5 mi.		7 mi.	
Population:	34,835	Population:	103,385	Population:	148,201
Households:	14,876	Households:	42,628	Households:	56,120
Income:	\$62,999	Income:	\$59,291	Income:	\$64,378



- **11,455** cars per day
McCarty Ln. 0.25 mi. W of
Veteran's Memorial Pkwy
- **11,539** cars per day
Veteran's Memorial Pkwy 0.25
mi. N or CR200 S
- **46,181** cars per day
I-65 1.00 mi. N or SR 38
- **16,095** cars per day
McCarty Ln. 0.25 mi. E of
Creasy Ln.

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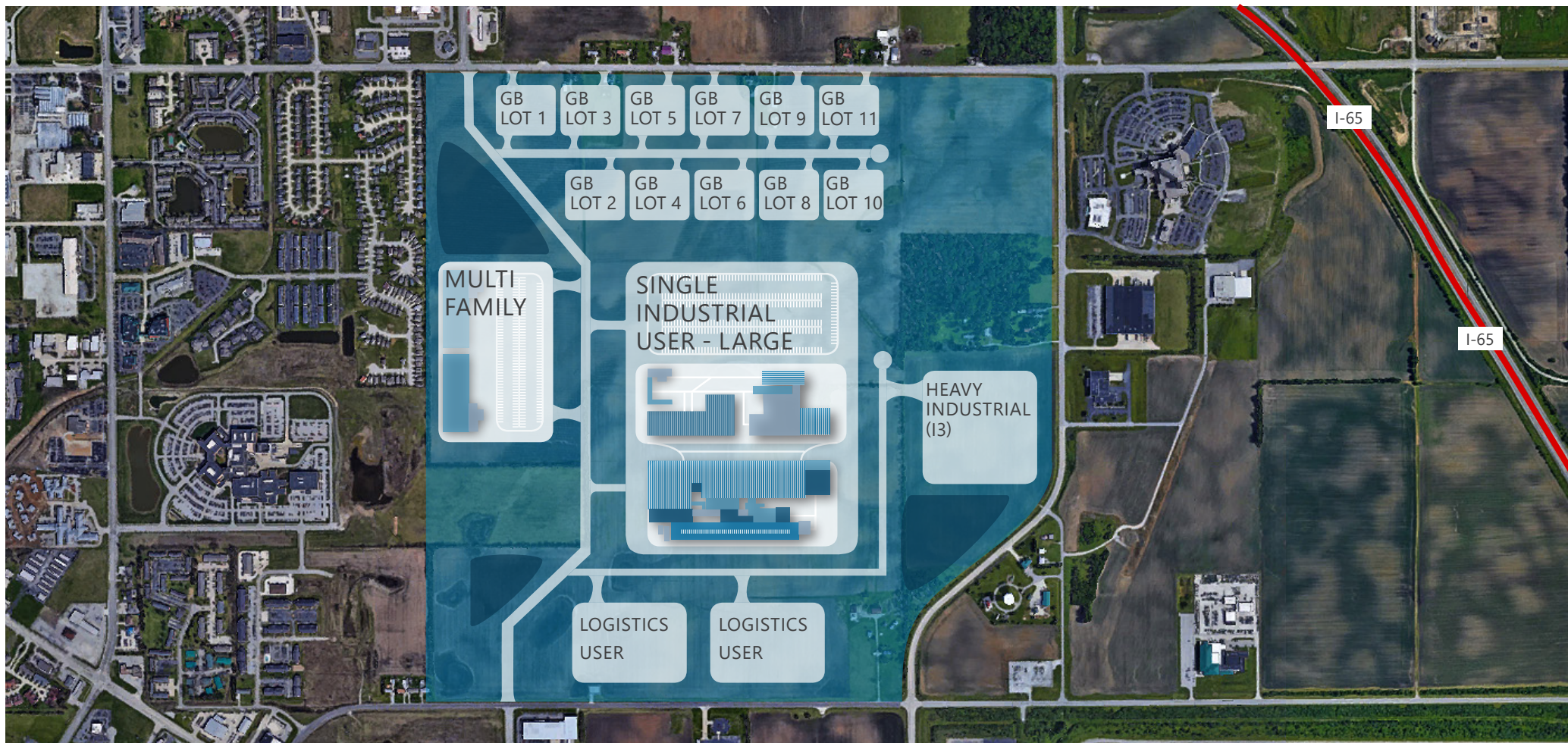
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PROPOSED USE: Manufacturing

Disclaimer: All proposed uses have been generated by Coldwell Banker Commercial Real Estate brokers. All aspects pertaining to engineering, site planning, building renderings, utilities and re-zoning, have been estimated and can in no way be referred to for full accuracy in any future development.

A mix of industrial users would be one potential option for the development of this site with general business lots along the frontage for light commercial users such as retailers or office users. A single large user would be anchored in the center of the site with smaller industrial users such as service centers or logistic facilities in the peripheral areas.



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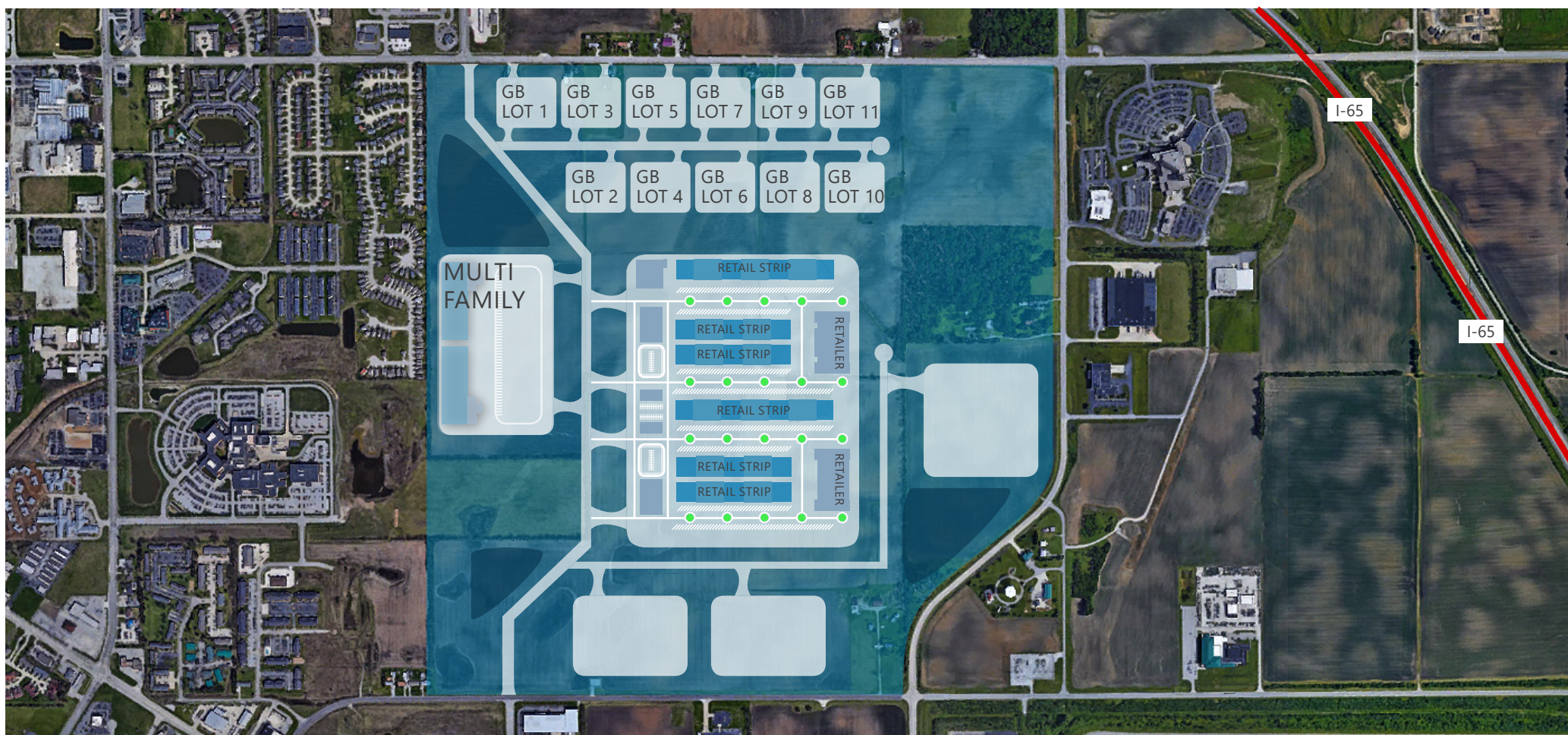
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PROPOSED USE: Medical & Retail

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High density retail/medical office development could be a possibility at this site. With excellent visibility from I-65, big box retailers would be guaranteed exposure from the heavily trafficked interstate. Anchored by large brands, smaller offices and retail users would naturally follow. Restaurants, hotel/lodging, boutique medical offices, & other destination shops serving Lafayette's growing North East side and the potential residential development in the site's westernmost parcel with R1 zoning.



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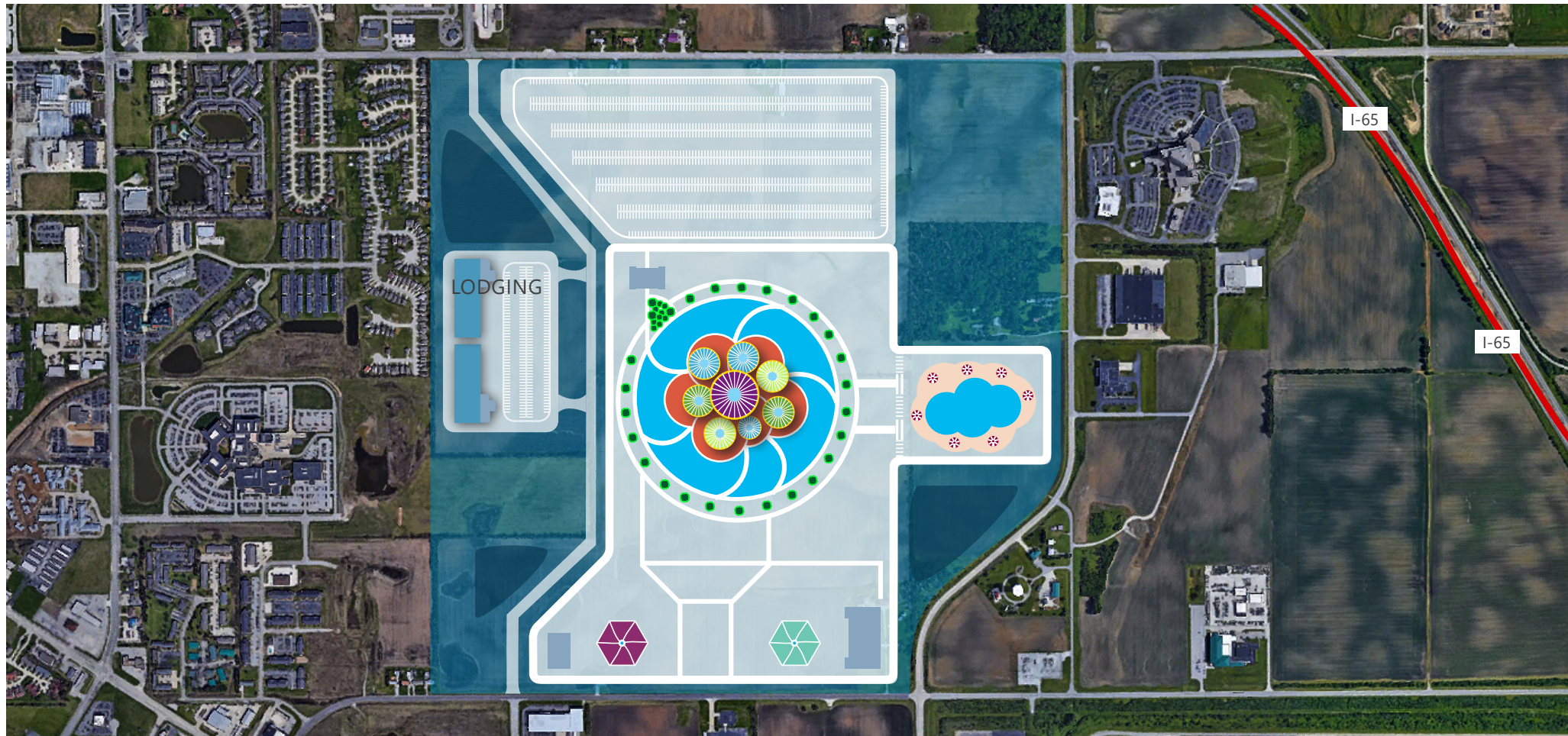
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PROPOSED USE: Amusement/Destination

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The Greater Lafayette Community would also potentially benefit from an amusement or "destination" development. Such a development would serve the region.



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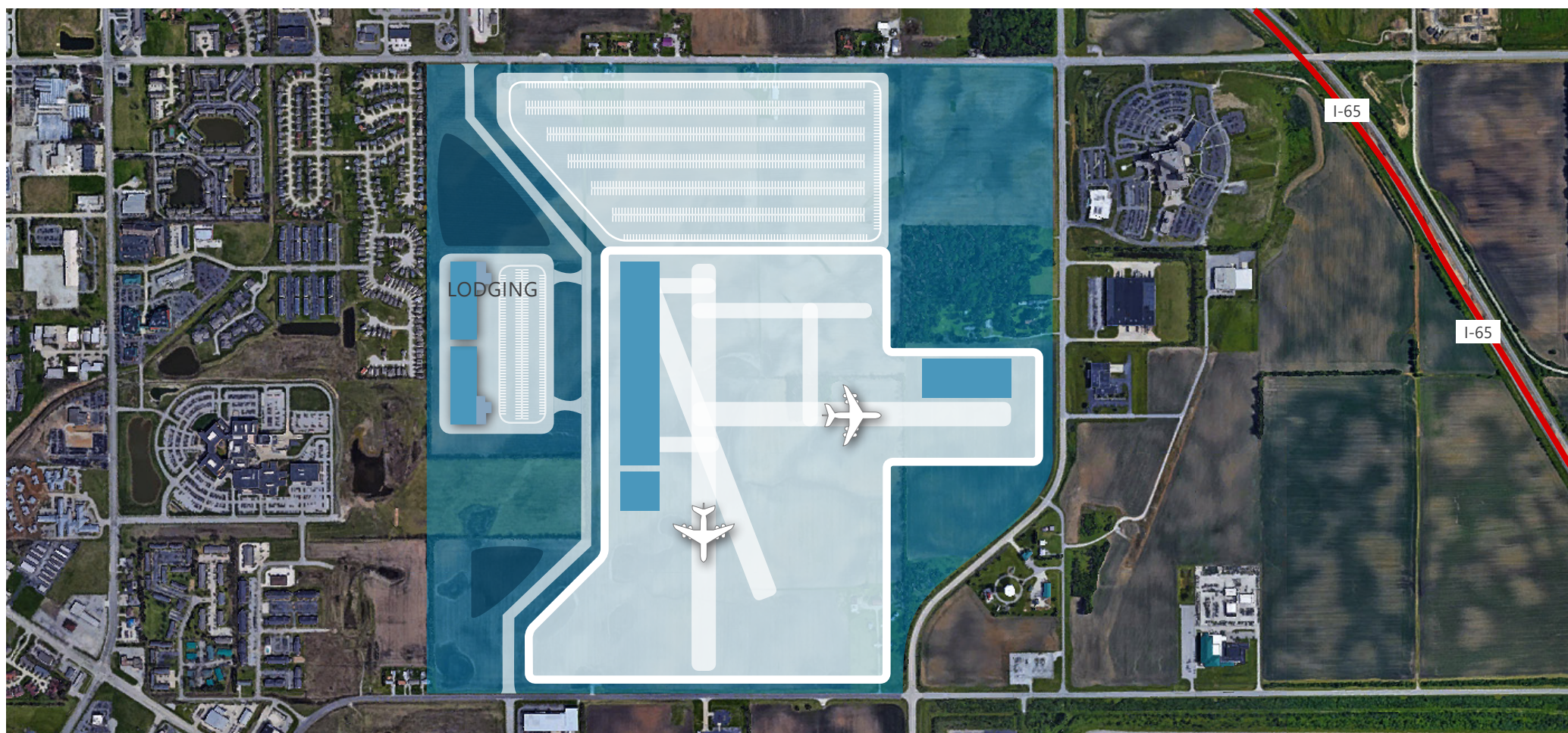
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PROPOSED USE: Airport

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With the Purdue University Airport in West Lafayette, the Lafayette side of the river is underserved for air travel options. An alternative use for the site would be for airport development. Easy access from major thoroughfares would additionally serve Tippecanoe and surrounding counties.



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