

HENRYVILLE, IN LAND

Better never settles

CLIENT

Marjorie Guthrie Estate Land

REAL ESTATE TYPE

Land

LOCATION

Hwy 160 at I-65

SQUARE FOOTAGE

11.5 Acres

PROJECT OVERVIEW

Located directly at the Henryville, Indiana exit of I-65, this large land parcel provided an excellent retail development opportunity. The property was owned by an estate that wanted to liquidate this parcel.

THE CHALLENGE

The parcel was zoned residential and needed to be sold as a commercial development opportunity. During due diligence, an endangered bat species was discovered living on the property. This needed to be addressed prior to development options proceeding. The property was also encumbered by wetlands on two acres of the property.

THE SOLUTION

Cushman & Wakefield | Commercial Kentucky was able to find a large convenience store operator with the resources to plan the development, work through the necessary rezoning, wait for the bats to find a new home, and engage an environmental engineer to mitigate the wetlands.

RESULTS ACHIEVED

Property sold to Circle K for acceptable price to family estate.