



SITE

FOR SALE

Lynnville Road
Lynnville, IN 47619

- Warrick County
- 1,218.33 Acres (could add more acreage)
- 18 miles from Power Plant
- Adjacent to 735 KV sub

**ALCOA
GENERATING INC**

**INDIANA MICHIGAN
ELECTRIC CO A E P
GENERATING CO**

±1,500 AC LAND | INDUSTRIAL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Angelee Ritchey

830.515.6109

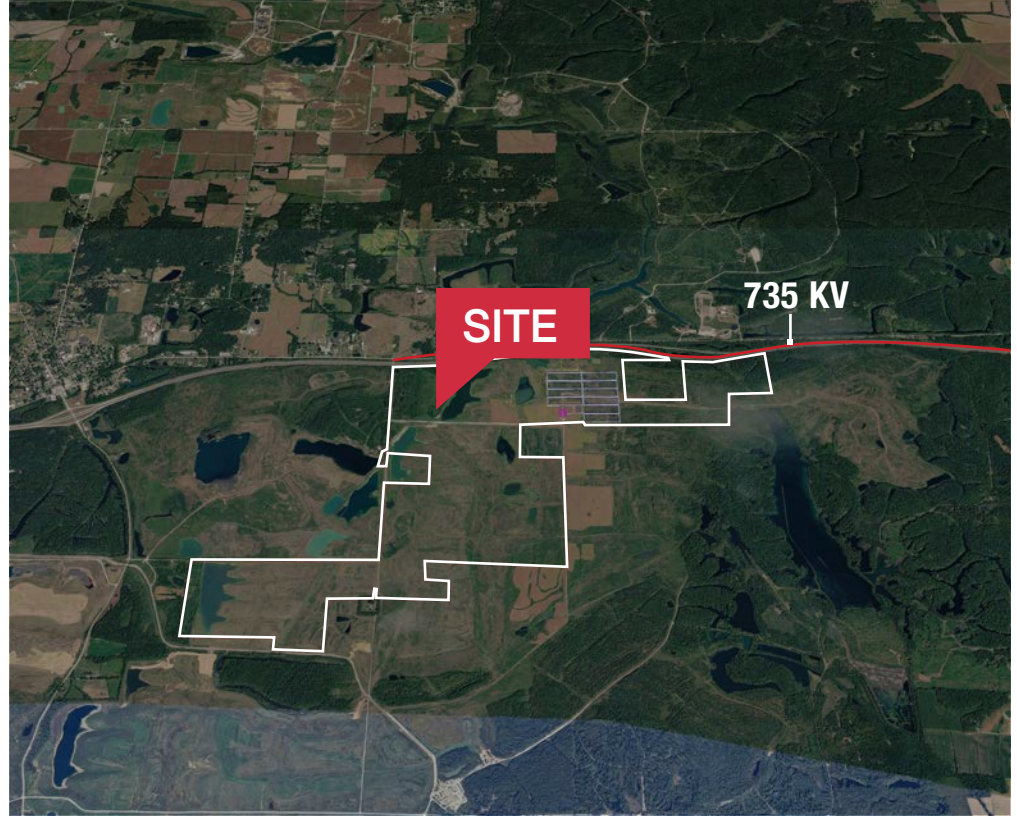
aritchey@naiexcel.com

SUMMARY

Property Specs

PRICING	Contact Broker
LOT SIZE	±1500 ACRES
TYPE	Land Unzoned

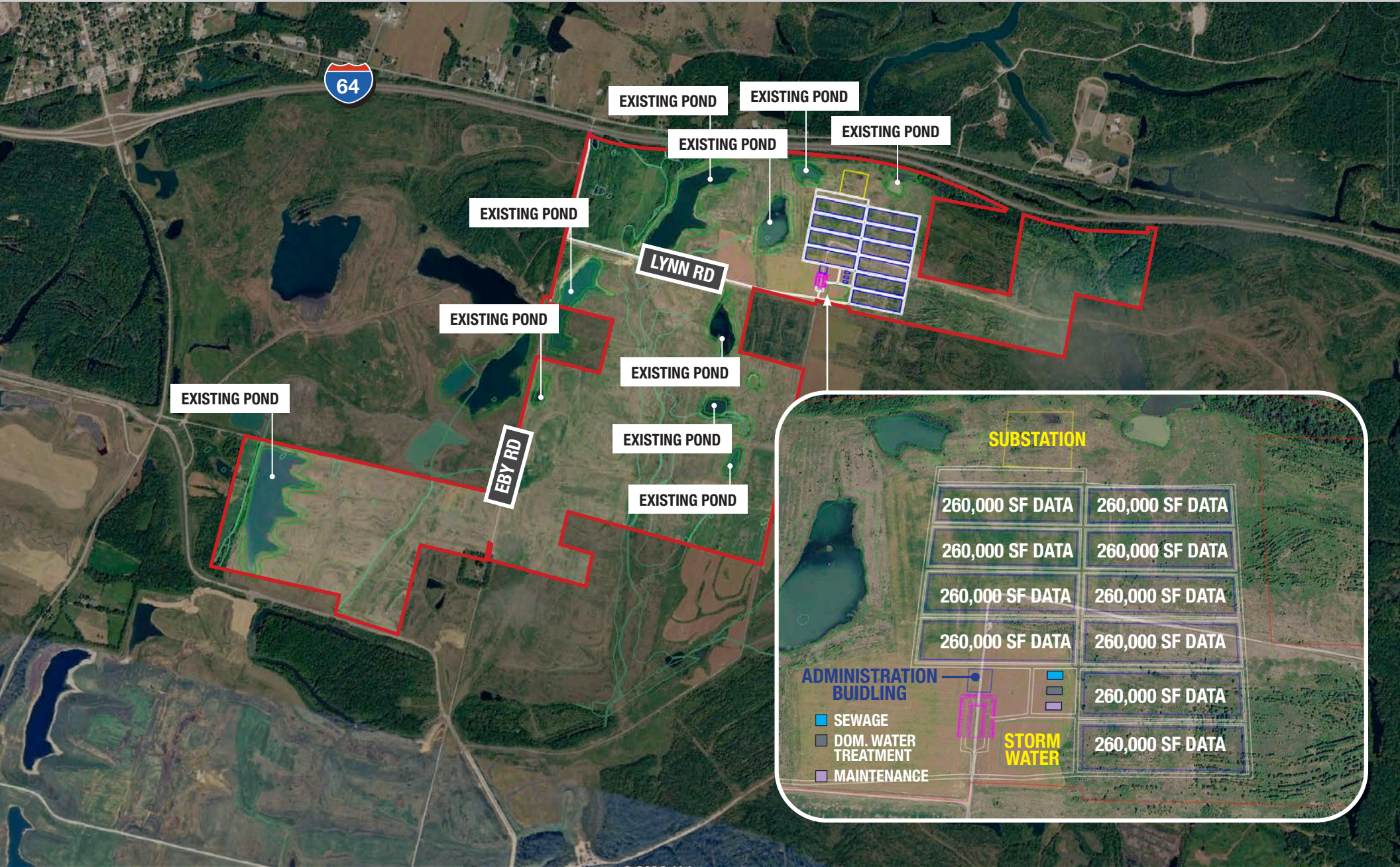
- **Focus:** Hyperscale Data Center
- **Connectivity:** Surface water or groundwater
- **Target Audience:** Former Brownfield opportunity with prior industrial use – perfectly suited for redevelopment into hyperscale, AI, cloud, or edge data center
- **Campus Size:** Power costs: \$0.03 to \$0.05 per kWh (extremely competitive for industrial/large-load users in Indiana).



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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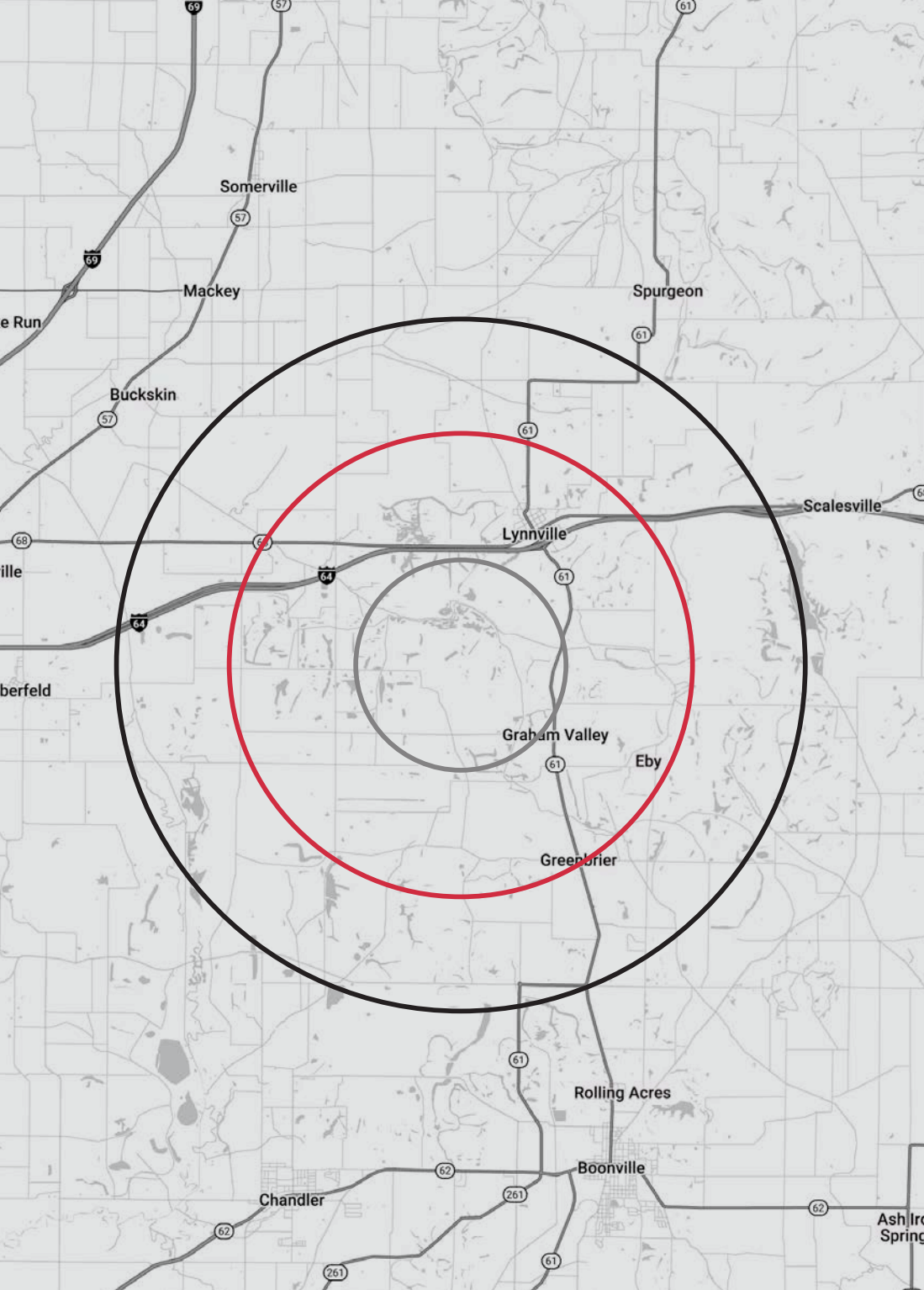
AREA MAP



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	3-mile	5-mile	7-mile
2025 Population	256	2,887	5,751
HOUSEHOLDS	3-mile	5-mile	7-mile
2025 Households	94	1,141	2,244
INCOME	3-mile	5-mile	7-mile
2025 Average HH Income	\$127,143	\$106,600	\$107,954

Cities Nearby

Evansville, Indiana	34 miles
Louisville, Kentucky	89 miles
Indianapolis, Indiana	164 miles
Nashville, Tennessee	182 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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SITE

**ALCOA
GENERATING INC**

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

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NAI Excel

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