

Bell Pointe Apartments

Newburgh, IN / 288 Units



BELL POINTE APARTMENTS OFFERS INVESTORS A HIGH-QUALITY, INSTITUTIONALLY STYLED ASSET IN ONE OF SOUTHWEST INDIANA'S MOST DESIRABLE SUBURBAN SUBMARKETS.

PROPERTY HIGHLIGHTS

- **New Construction (Phase II completed in 2024)**
- **Luxury Interior Unit Finishes**
- **Balconies in All Units**
- **Best in Class Amenities**
- **Excellent Location**

XMark Midwest is pleased to offer Bell Pointe Apartments, a 288-unit multifamily asset located in Newburgh, Indiana. Built in two phases (2020 and 2024), the community comprises twelve three-story buildings on a 16.18-acre site.

Bell Pointe features 54 one-bedroom, 180 two-bedroom, and 54 three-bedroom residences—each designed with modern luxury finishes, stainless steel kitchen appliances, vinyl flooring, walk in closets, in-unit washer & dryer, and a balcony or patio in every unit. Community amenities include a resort-style pool, clubhouse, fitness center, outdoor patio with grill, playground, walking trail, and resort-style lighting with fountains accenting the community ponds.

Positioned in Warrick County's highly regarded school district and convenient to the region's leading employment and lifestyle hubs. Bell point is located 1.5 miles to Castle High School — consistently one of the top-rated public high schools in the Evansville area. It is positioned 3.3 miles from the Newburgh river front with boutique dining and community events, and just 9.7 miles from downtown Evansville. The property sits 6.7 miles from Alcoa Warrick Operations- a long standing regional industrial anchor. It is also located 2.4 miles from the Deaconess Gateway Hospital. Deaconess Health system is a regional demand driver with over 10,500 employees. Newburgh also benefits from proximity to Toyota Motor Manufacturing Indiana's facility with over 7,500 employees. Warrick County's population grew from 63,889 (2020) to an estimated 66,339 (2024)—an increase of roughly 3.8%—underscoring sustained housing demand in this suburb of Evansville.



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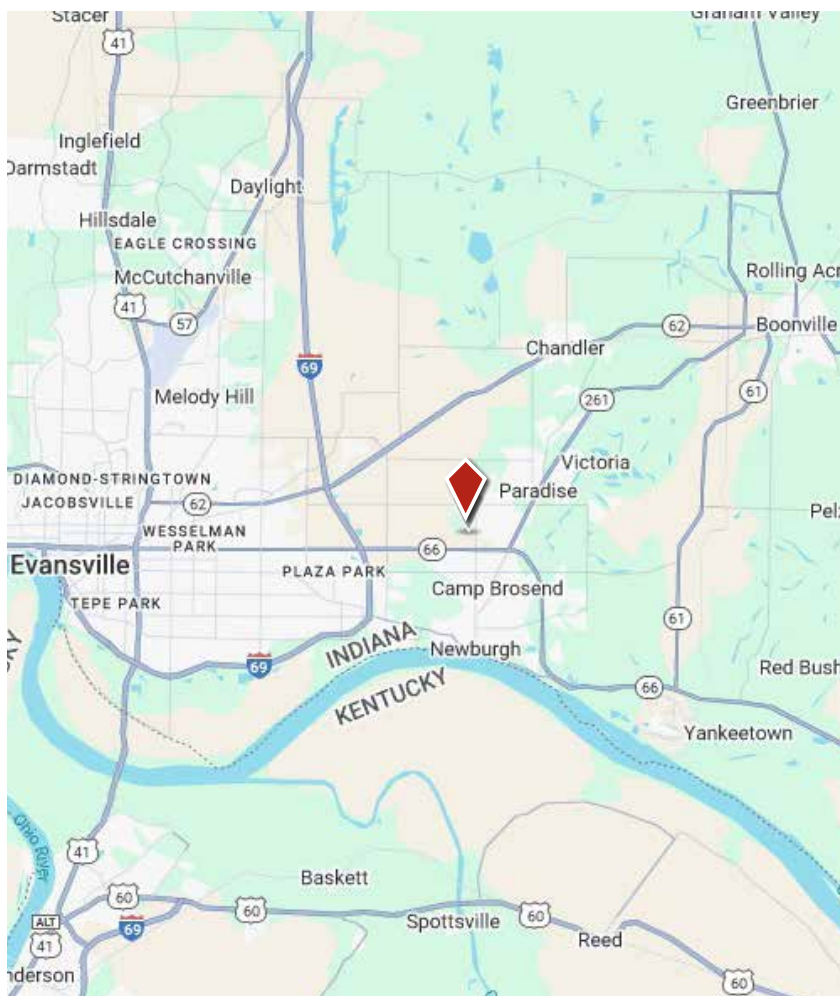
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PROPERTY DETAILS

Address	8722 Messiah Drive, Newburgh, IN 47630
Number of Units	288
Number of Buildings	12
Number of Stories	3
Year Built	2020, 2024
Rentable Square Feet	366,300
Lot Size	16.18±

UNIT MIX

Unit Type	No. of Units	Average Size (SF)	Asking Rent	Rent/SF
54	1/1	921	\$1,401	\$1.52
180	2/2	1,282	\$1,645	\$1.28
54	3/2	1,589	\$1,851	\$1.17



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