

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / SF:	\$3.90
Price / Acre:	\$169,722
Lot Size:	14.73 Acres
Zoning:	A-2/M2
Frontage:	990' on CR 400 W 660 on SR10
'25 Pay '26 RE Taxes:	\$145.38
Utilities:	On SR 10
Topography:	Level

PROPERTY OVERVIEW

This is a high visibility stop light corner across from Kankakee Valley High School in Wheatfield Township on Indiana State Route 10/County Road 400 West. This 14.72 acre parcel is currently zoned M2 (Multi Family) and A2 (Agriculture). It can be rezoned through the Jasper County zoning process. 990' of frontage along CR 400 West and 660' along SR 10. All utilities in place along State Road 10. A prime location for a commercial business to service and support NIPSCO's expansion of its Shaffer Electric Generating Station only five minutes away along with the new Amazon Data Center to be built next to the new NIPSCO power plant. 2025 pay 2026 Real Estate Taxes \$145.38.

LOCATION OVERVIEW

This parcel is located on the northwest corner of State Road 10 and County Road 400 West. Located across from the Northwest Medical Group, School Crossing Plaza anchored by Dollar General, Sav A Lot Grocery Store, Quiznos Subs, DeMotte State Bank, Valparaiso Orthodontics Group and Q Nails. Near Franciscan Health Therapy Services, Interior/Exterior Design Store, First Trust Credit Union, Farmers Insurance, DeYoung's Dirt Works, T-Mart Convenience Store. Currently under construction 3 miles west are 4 new franchise restaurants Wendy's, Scooters Coffee, Dominoes and Jimmy Johns opening soon! Schillings Development is planning a 70 unit Seniors townhome community 2.5 miles west of this property. 4 1/4 miles east of S.R. 49. 9 miles south of S.R. 231, 25 miles south of U.S. Highway 30. 1 1/2 hours south east of Chicago.

AERIAL PHOTOS



For Information Contact:

Jeff Brennan

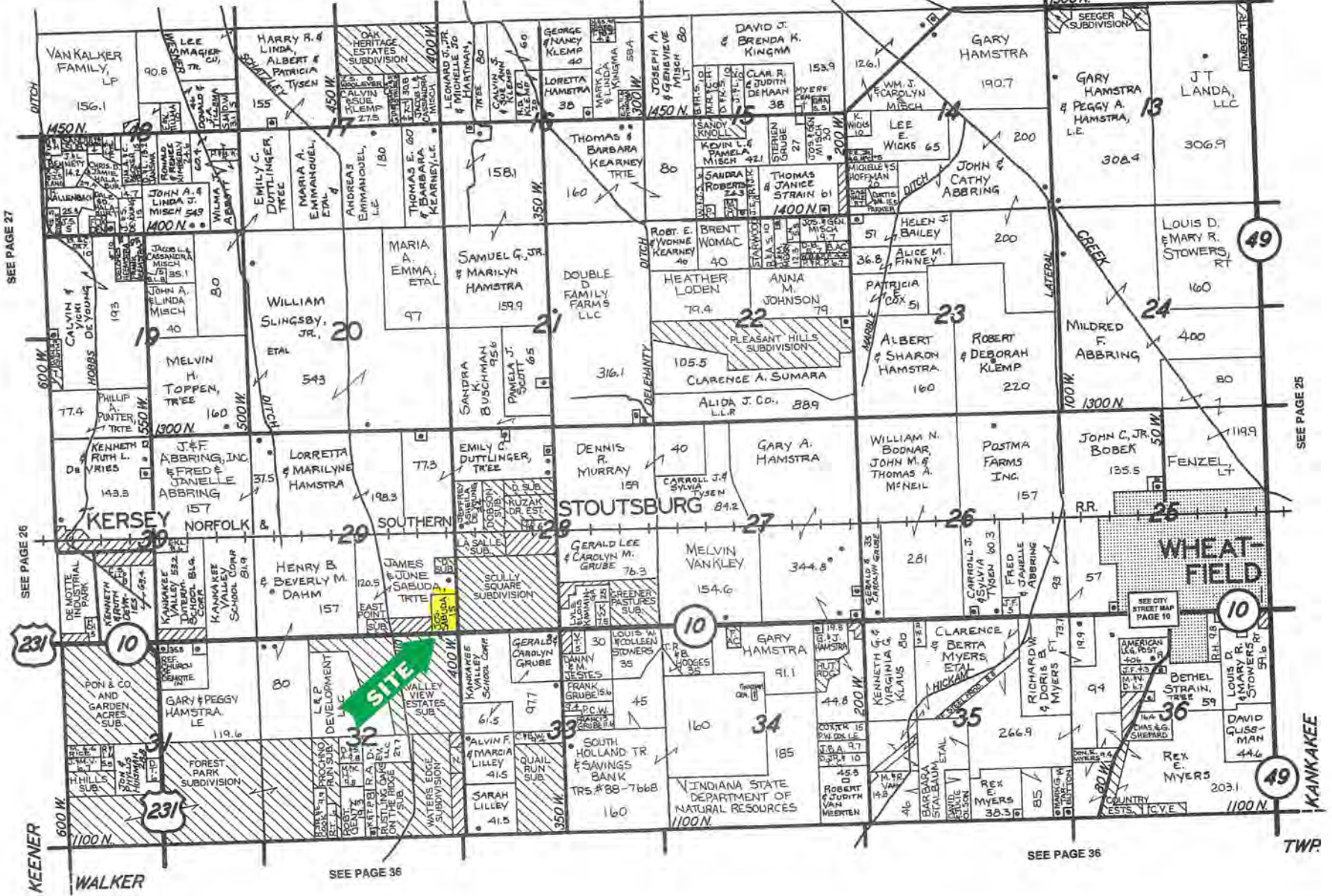
312.543.6505

jeffbrennan@commercialin-sites.com

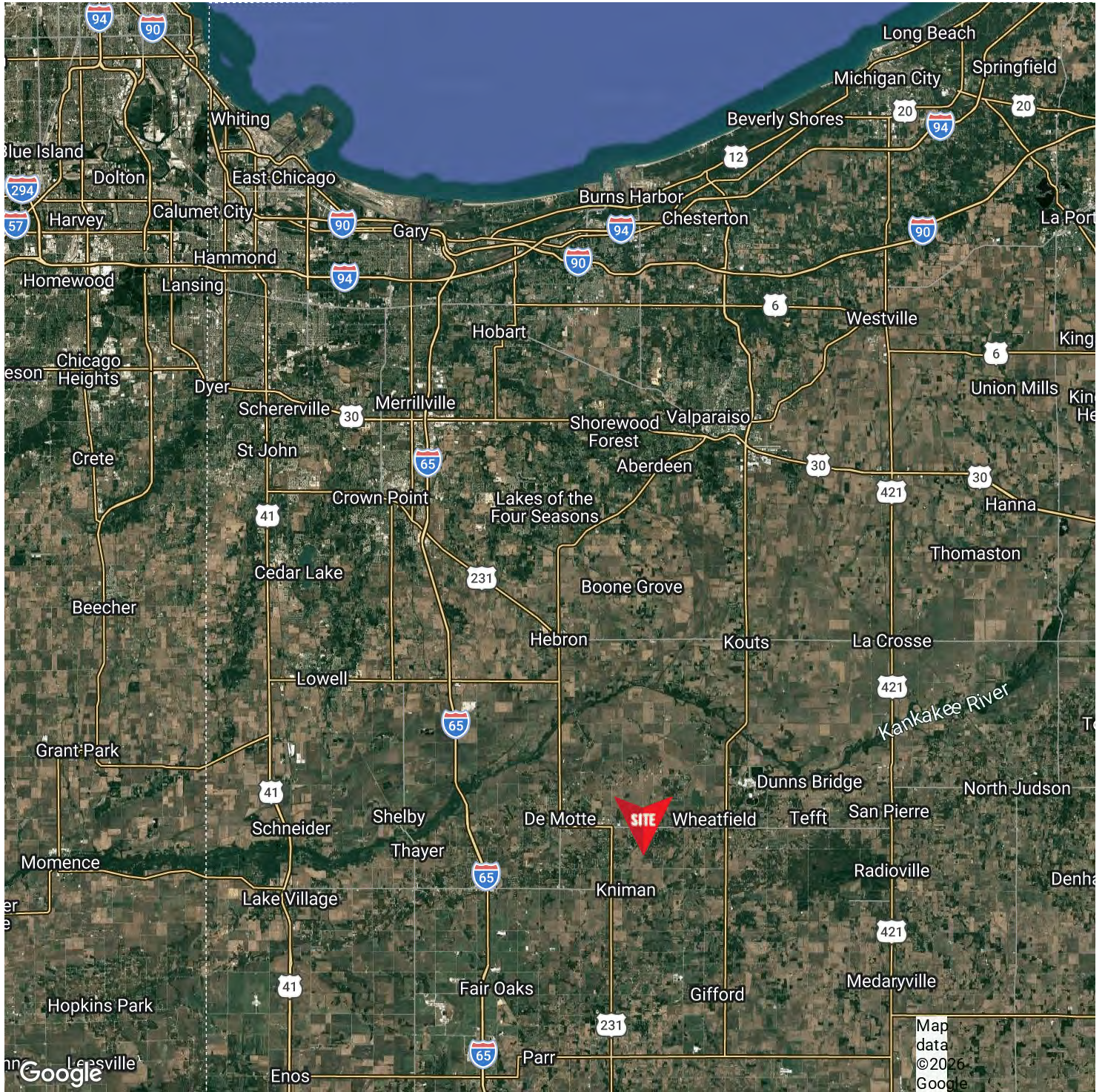
COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

ADDITIONAL PHOTOS





LOCATION MAP



For Information Contact:

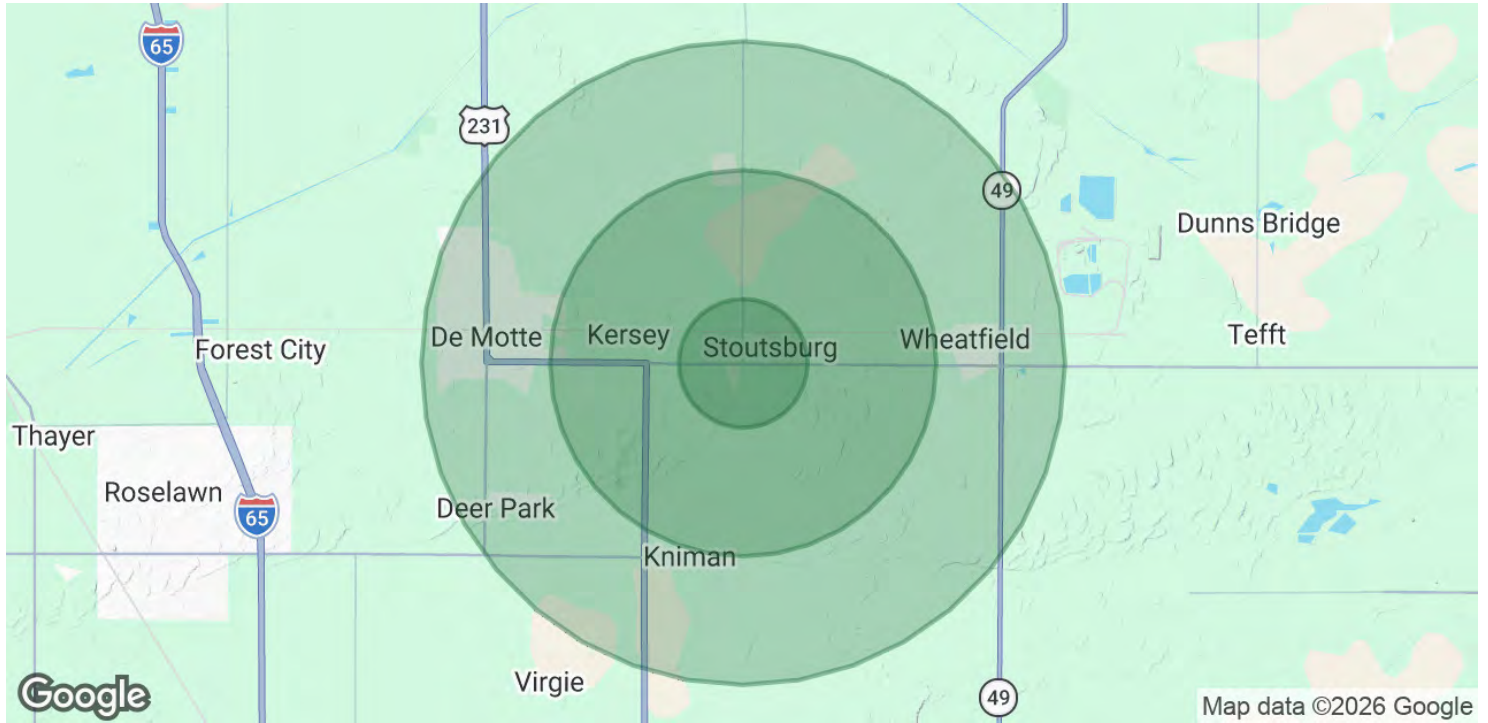
Jeff Brennan

312.543.6505

jeffbrennan@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	407	3,863	10,865
Average Age	39.0	39.7	41.6
Average Age (Male)	37.8	37.8	40.2
Average Age (Female)	40.3	41.3	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	139	1,320	4,022
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$118,522	\$106,617	\$97,399
Average House Value	\$260,802	\$256,118	\$234,268

2023 American Community Survey (ACS)