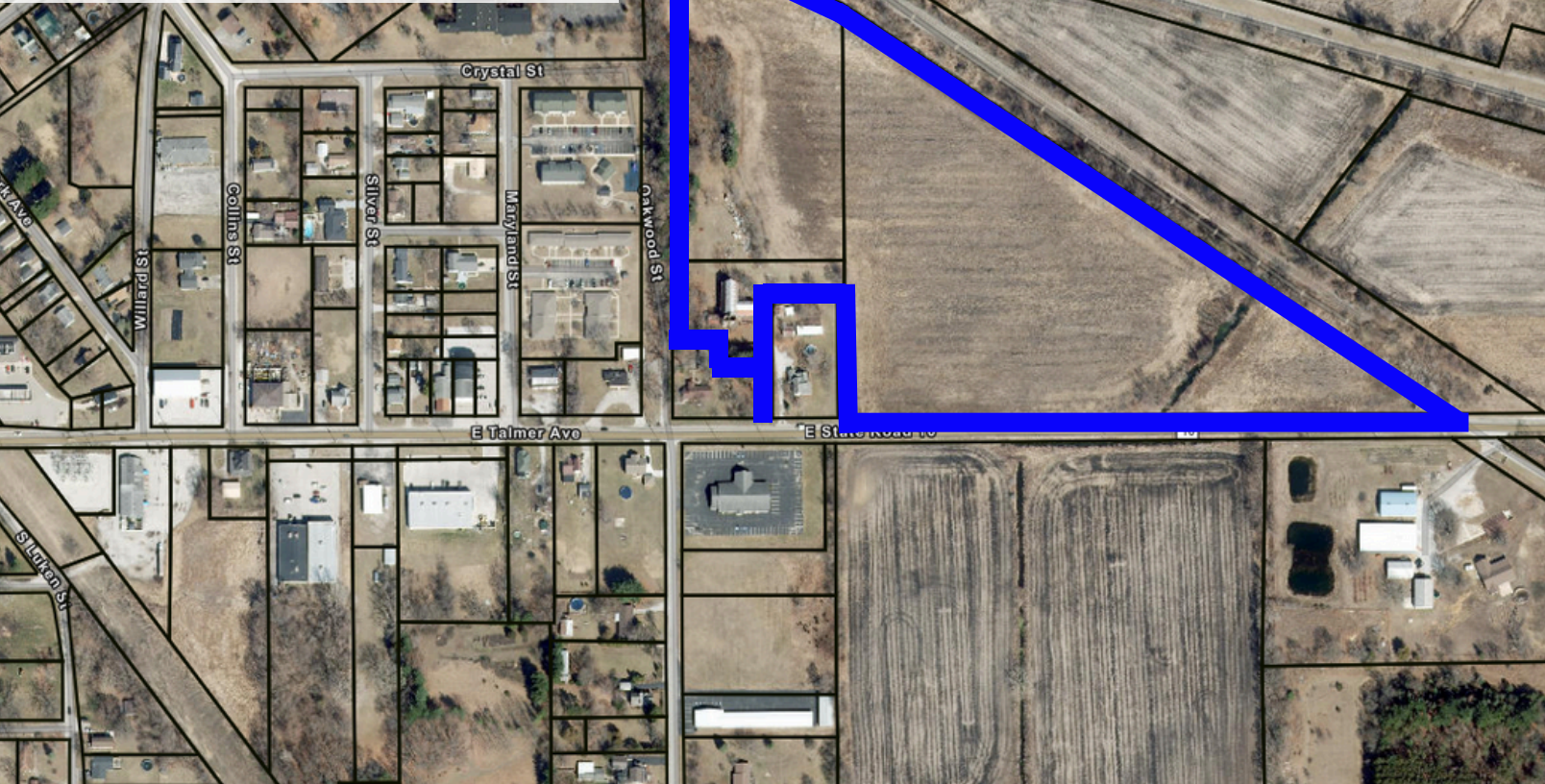


AVAILABLE FOR SALE

State Road 10

North Judson, IN 46366



Property Overview

This 17.99-acre parcel offers a prime development opportunity with flexible zoning options, as the Town of North Judson is open to a variety of uses, including residential, commercial, or mixed-use projects. The property features level topography, making it ideal for immediate development, and benefits from excellent visibility along State Road 10 with a traffic count of 4,839 vehicles per day. Located just 0.5 miles from downtown North Judson, the site provides convenient access to retail, grocery, and community amenities, including the Erie Trail, CVS Pharmacy, and local dining.

The area has a strong housing demand, and the town is committed to infrastructure improvements, including sidewalk expansions and new park amenities. With nearby schools, services, and a stable employment base supported by recent regional investments, this property offers excellent potential for a range of development options.

PARCEL SIZE	17.99 Acres
ZONING	Town is open to various uses
PRICE	Subject to offer
TOPOGRAPHY	Level
TAXES	\$644.97
TRAFFIC COUNT	4,839
MILES TO DOWNTOWN	0.5 Miles
MILES TO BASS LAKE	8.5 Miles
PARCEL NUMBERS	750916400028101013 750916400028100013 750916400028200013

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

 **RI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING

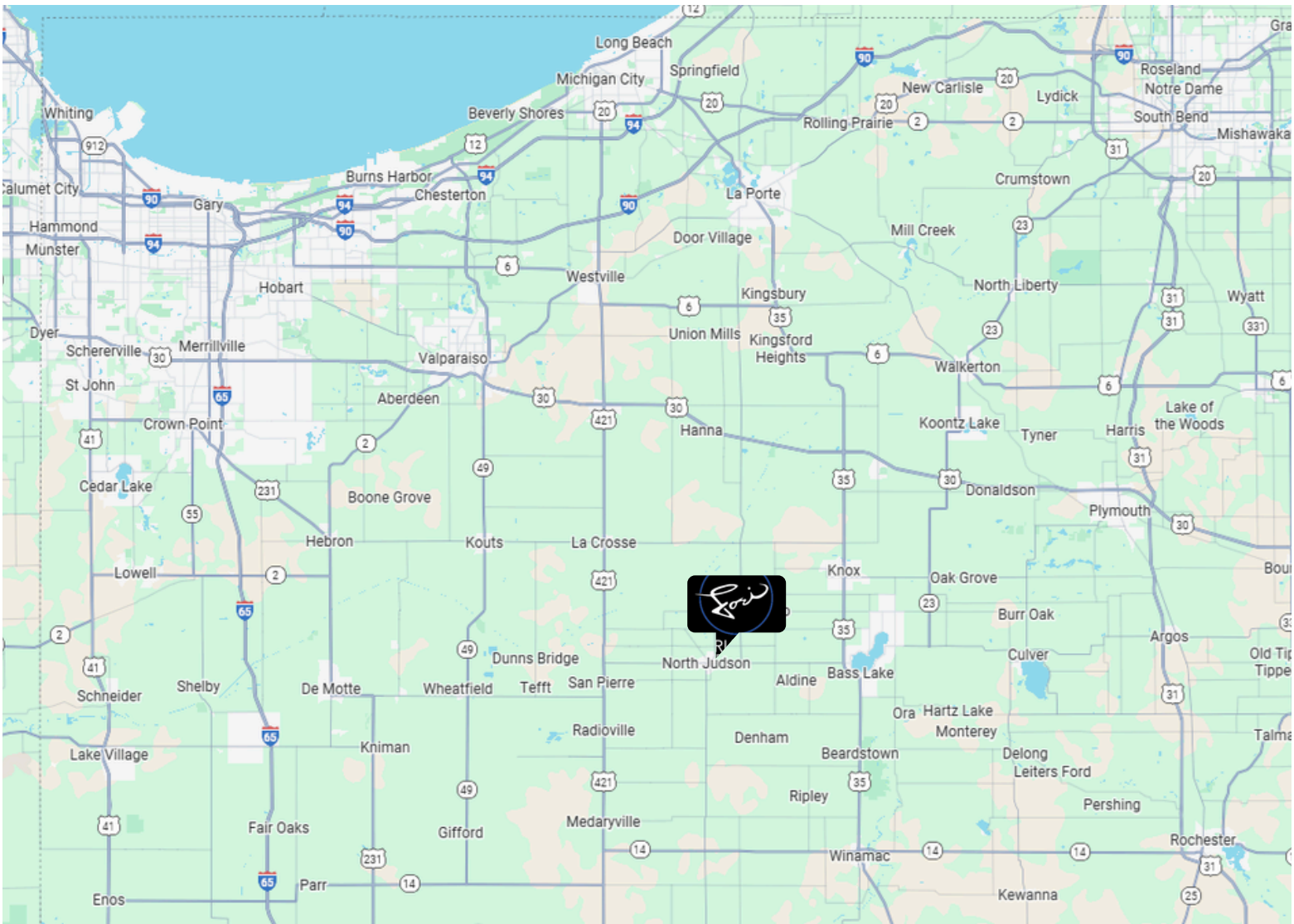
AVAILABLE FOR SALE

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LORI TUBBS
REAL ESTATE & DEVELOPMENT CONSULTING

MAP



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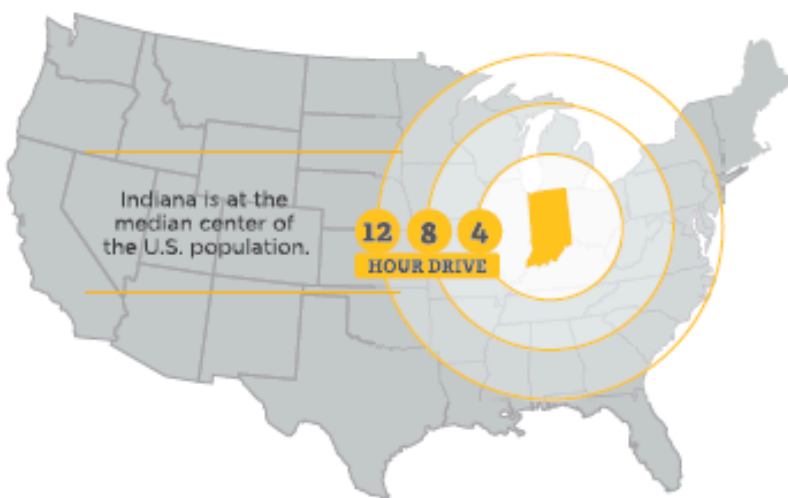
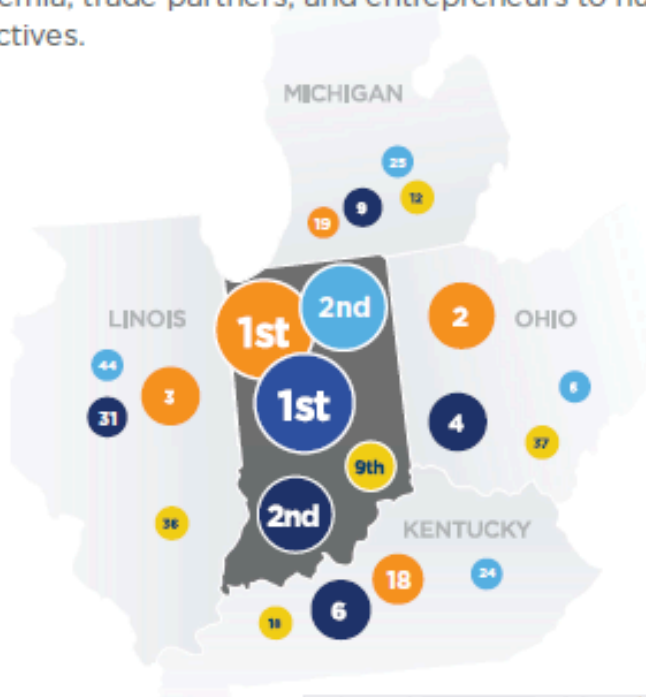
lori@loritubbs.com

STATE OF INDIANA INFORMATION



Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** America's Top State for Business Infrastructure (CNBC, 2022)
- 1** Best Place to Start a Business (Forbes, 2025)
- 1** Property Tax Index Rank (Tax Foundation, 2022)
- 2** Cost of Doing Business (America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score (Overall Rank, 2023)



FOR MORE INFORMATION

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STATE OF INDIANA INFORMATION



CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO

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