

PRICE REDUCED!



OFFERING SUMMARY

Sale Price:	\$944,450
Price / SF:	\$1.95/SF
Price / Acre:	\$65,000
Lot Size:	14.53 Acres
Zoning:	C3/C5
Frontage:	Grant Street
Utilities:	At site
Topography:	Recently cleared and graded

PROPERTY OVERVIEW

Introducing a prime investment opportunity on Grant Street. This is a 3 parcel property which offers an ideal location in the thriving Merrillville area, providing a strategic position for a range of investment opportunities. With its convenient proximity and access to key amenities, this property is well-suited for a land or other investment. Don't miss the chance to capitalize on the potential of this sought-after location and make your mark in the area. This is 14.53 +/- gross acres available. Property is zoned C-3/C-5 Highway Commercial with 929' +/- of frontage on Grant Street with 610' of depth 2.93 acre pond on site. 2023 pay 2024 RE Taxes \$6,566.73.

LOCATION OVERVIEW

Behind Jabaay Motors on Grant Street. Two miles west of I-65 and 1/2 mile east of Taft Street (SR 55). Adjoins Summerwood Apartments (700 units). Grant Street connects to Merrillville road through several residential subdivisions. Near Green Tree Plaza anchored by SubWay, Pizza Hut, SVS Vision, Nu Spa, Saigon Noodle, Batteries + Bulbs and near Gordon Foods, Subaru, Lake County Library and Infinity.

AERIAL PHOTOS



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

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

SUGGESTED MULTI BUILDING CONCEPT PLAN



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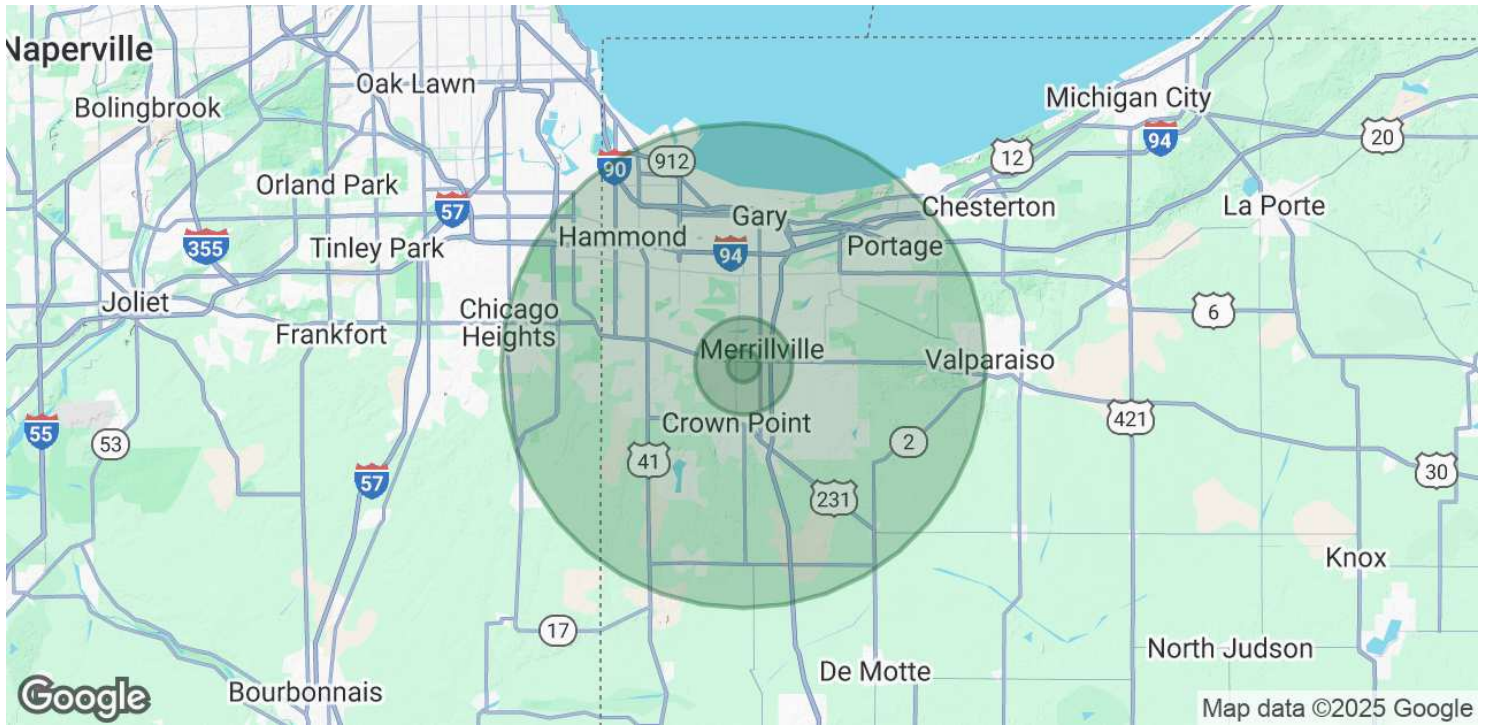
SUGGESTED MULTI BUILDING CONCEPT PLAN



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	15 MILES
Total Population	6,780	47,336	705,832
Average Age	44	42	41
Average Age (Male)	42	40	39
Average Age (Female)	46	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	15 MILES
Total Households	3,213	19,383	274,910
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$74,559	\$89,803	\$92,424
Average House Value	\$205,101	\$259,067	\$253,182

Demographics data derived from AlphaMap

PLAT OF SURVEY

SUBJECT PARCEL LEGAL DESCRIPTION: (AS PER TRUSTEE'S DEED UNDER INSTRUMENT NO. 2022-536112, RECORDED SEPTEMBER 6, 2022 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA)

PARCEL 1: (45-12-20-476-003-000-030)
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; EXCEPT THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION 20 AND ALSO EXCEPT THE WEST 100 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AND ALSO EXCEPT THE NORTH 200 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AND ALSO EXCEPT THE NORTH 200 FEET OF THE WEST 100 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20, ALL IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

ALSO EXCEPT:
RESIDENCES AT MERRILLVILLE LAKES RECORDED IN PLAT BOOK 101, PAGE 87 AND INSTRUMENT NO. 2007-075418 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO EXCEPT:
BUSINESS PARK 142 RECORDED IN PLAT BOOK 68, PAGE 17 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO EXCEPT:
POLO CLUB APARTMENTS RECORDED IN PLAT BOOK 77, PAGE 41 AND INSTRUMENT NO. 94089574 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

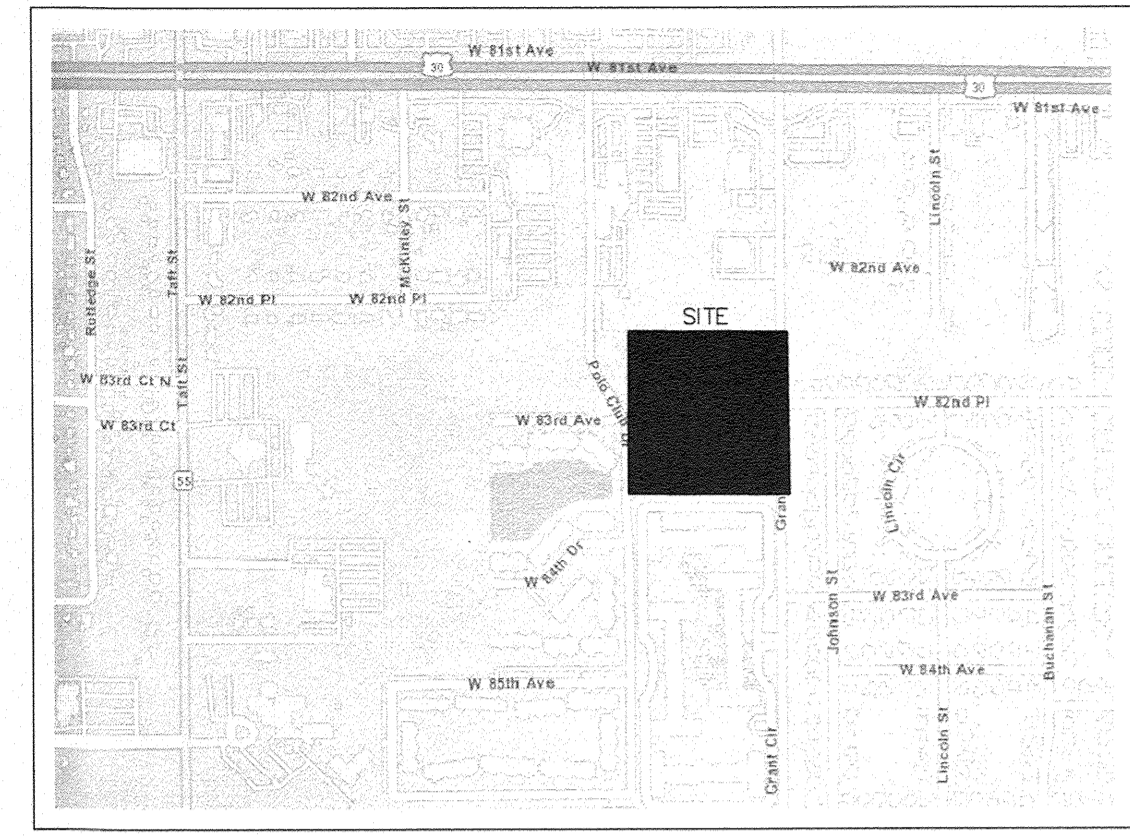
ALSO EXCEPT:
BUSINESS PARK 142 UNIT 2 RECORDED IN PLAT BOOK 75, PAGE 41 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO EXCEPT:
FRONTAGE ROAD AND GRANT STREET AS DEDICATED AS INSTRUMENT NO. 93002563 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: (45-12-20-427-010-000-030)
OUTLOT A IN BUSINESS PARK 142 UNIT 2 RECORDED OCTOBER 13, 1993 IN PLAT BOOK 75, PAGE 41 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

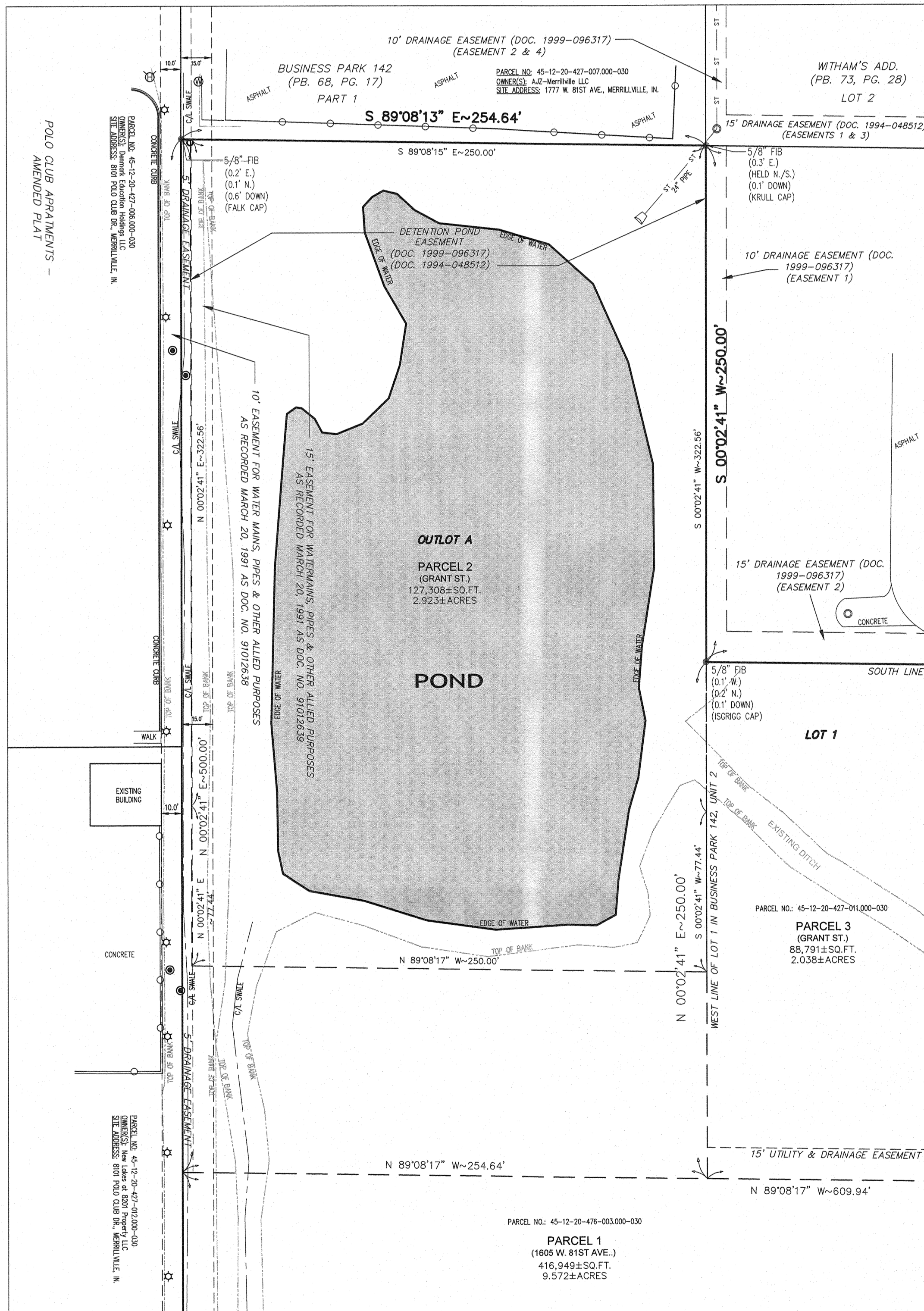
PARCEL 3: (45-12-20-427-011-000-030)
LOT 1 IN BUSINESS PARK 142 UNIT 2 RECORDED OCTOBER 13, 1993 IN PLAT BOOK 75, PAGE 41 EXCEPT THE NORTH 250 FEET THEREOF IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

VICINITY MAP



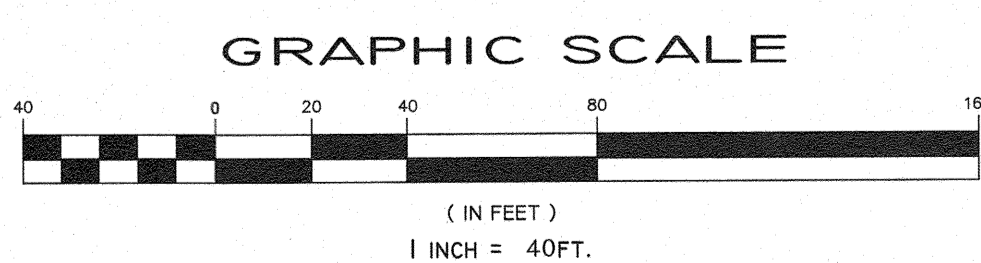
THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0253E & 18089C0251E, BOTH EFFECTIVE JANUARY 18, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

OUTLOT A DETAIL: (1"=40')

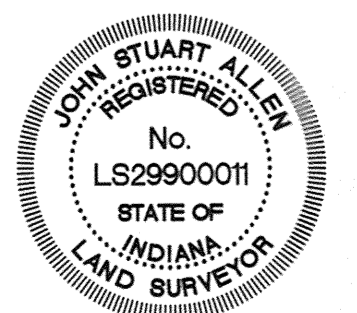


Additional Survey Related Notes:

- Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
- This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.
- This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (i.e. compliance with all zoning requirements) existence of items beyond the qualification of survey (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
- Parcels identified by title description or record references as per 865 IAC 1-12-13(11) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.



STATE OF INDIANA }
COUNTY OF LAKE }
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #29900011, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE 1 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.



TORRENGA SURVEYING, LLC.
John Stuart Allen
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

CLIENT: REEMA SHAH
DATE: NOVEMBER 30, 2023
JOB NO: 2023-0523
DRAWN: QP
SCALE: 1"=40'

DATE: NOVEMBER 30, 2023

PLAT OF SURVEY
PART OF THE SE 1/4 OF SEC. 20-35-8
1605 W. 81ST AVENUE
IN THE TOWN OF MERRILLVILLE
LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

