

DYER, INDIANA | US ROUTE 30 | 1.63 ACRES

NEC OF US 30 AND PLEASANT SPRINGS LANE, DYER, IN

LM
Lagestee-Mulder
Commercial Real Estate

LAND FOR SALE



PROPERTY HIGHLIGHTS

- Close proximity to Chicago - 1.7 miles from Illinois border
- 1.629 +/- acre site
- 1 Lot - survey follows
- Affluent Lake County, IN | \$115,000+ HH income.
- 187 feet of frontage along Eastside of Pleasant Springs Lane
- Traffic counts of 35,000 +/- vehicles per day
- Fully improved, utilities are available and connected to the site including water, sanitary sewer, storm sewer,
- Premier location for medical, office, retail, restaurant related uses
- No detention needed, all detention is off-site
- Site plan for office/medical condos available upon request

SALE PRICE

\$550,000

OFFERING SUMMARY

Lot Size:	1.629 Acres
County:	Lake
Zoning:	Route 30 District, Commercial
Frontage:	187 +/- Pleasant Springs Lane
Real Estate Taxes	\$6,300/2025
Site Improvements:	Utilities to Site
Detention	Offsite

PHIL MULDER

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PROPERTY DESCRIPTION

LM Commercial Real Estate is pleased to offer the opportunity to purchase a 1.63-acre parcel of land at the NEC of US 30 and Pleasant Springs Lane in Dyer (Lake County), Indiana. The Town of Dyer, located on the Illinois border, is nicknamed the gateway to Indiana, and its proximity to Chicago and the Chicago suburbs has spurred economic development in the area.

Dyer's population grew 18% from 2000–2021, exceeding the rate of growth in Lake County, Indiana. In addition, Dyer's median home value, household income, and per capita income exceed that of the county as a whole, providing an affluent customer base.

In the Creekside subdivision, the site has approximately 187 feet of frontage along the east side of Pleasant Springs Lane, extending back approximately 364 feet east of Pleasant Springs Lane.

US 30 is the major regional east–west connector through Dyer and connects Dyer residents to commercial centers in both Indiana and Illinois. The property is situated on a heavily traveled section of US Route 30, between Calumet Avenue and Indianapolis Boulevard (US Highway 41), with vehicle counts of more than 35,000 cars per day. The US 41 intersection is less than one-and-one-half miles from the site and is one of the strongest retail corridors in northwest Indiana.

The total size of the site is 70,959 square feet (1.63 acres). All typical utilities are available and connected to the site, including water, sanitary sewer, and storm sewer. Detention is off-site. Situated at the intersection of Pleasant Springs Lane, the property provides a premier location for retail, restaurant, medical, office, or assisted-living–related uses. Detailed zoning information is shown on a following page.

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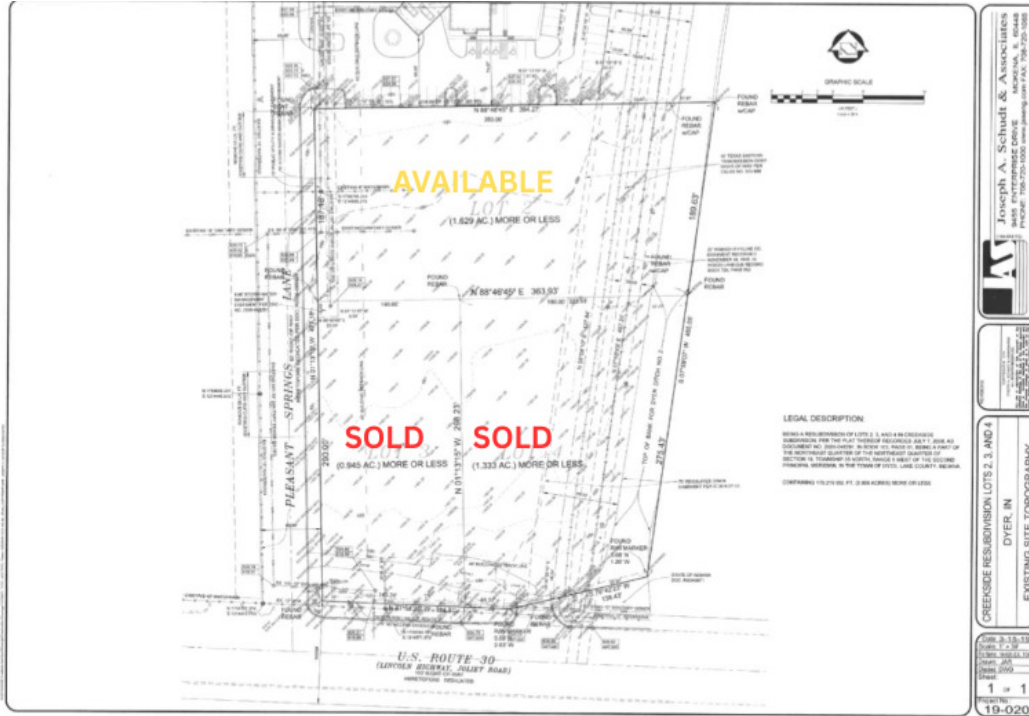
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AVAILABLE LOTS

Lot #:	2	APN	45-11-18-227-007-000
Address:	2721 Pleasant Springs Lane	Size	1.63 Acres

OF LOTS: 1 LOT SIZE: 1.63 ACRES PRICE: \$550,000 BEST USE: RESTAURANT, OFFICE, MEDICAL & MOE

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Use Matrix		RT 30
Use		RT 30
Residential		
Community Residence		S
Childrens Home		S
Dwelling - Single-Family (Detached)		S
Dwelling - Two-Family		S
Dwelling - Townhouse		S
Dwelling - Above the Ground Floor		S
Live/Work Dwelling		S
Residential Care Facility		S
Retreat House		S
Retail		
Art Gallery		S
Auction House		S
Brewpub		S
Consignernt Shop		P
Day Spa/Tan Lounge		S
Design Studio with Retail		S
Gas Station		S
Greenhouse/Nursery		S
Outdoor Dining		P
Retail Goods Establishment		P
Secondhand Goods Dealer		P
Specialty Food Service		S
Vehicle Dealership - Fully Enclosed		S
Vehicle Dealerships - With Outdoor Storage and Display		

Use Matrix		RT 30
Use		RT 30
Service		
Animal Care Facility - Fully Enclosed		S
Animal Care Facility - With Outdoor Area		S
Art and Fitness Studio		S
Bed and Breakfast		S
Body Modification Establishment		S
Business Service Center		S
Car Rental		S
Contractor Shop		S
Day Care Center		S
Research and Development (R&D)		S
Veterinary		S
Assisted Living:		
Convalescent Homes		S
Hospital		P
Medical Marijuana Dispensary		S
Medical/Dental Clinic		S
Nursing Homes		S
Physical Therapy Clinic		S
Industrial - Light		
Micro-Brewery		P
Micro-Distillery		S
Micro-Winery		S
Vehicle Operation Facility - Fully Enclosed		S
Vehicle Operation Facility - With Outdoor Storage		S
Warehouse & Distribution		S

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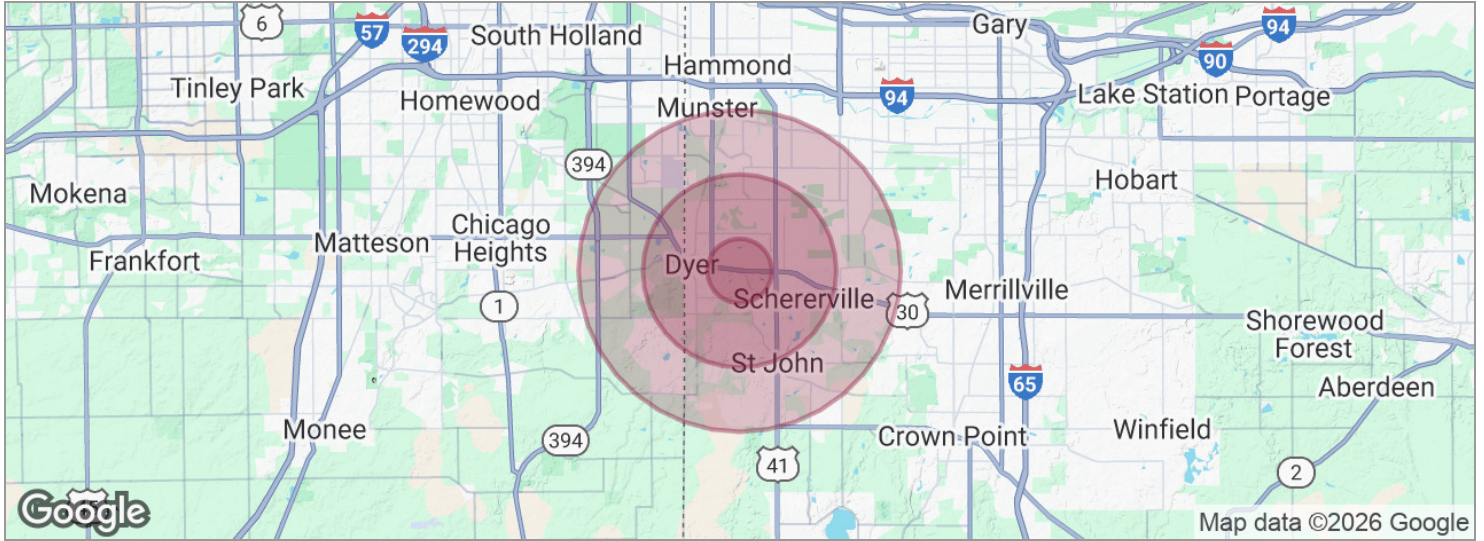
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,883	49,023	136,304
Median age	44	45	43
Median age (male)	43	43	42
Median age (Female)	46	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,315	19,939	53,644
# of persons per HH	2.4	2.5	2.5
Average HH income	\$116,107	\$122,027	\$115,673
Average house value	\$343,657	\$358,244	\$317,576

* Demographic data derived from 2020 ACS - US Census

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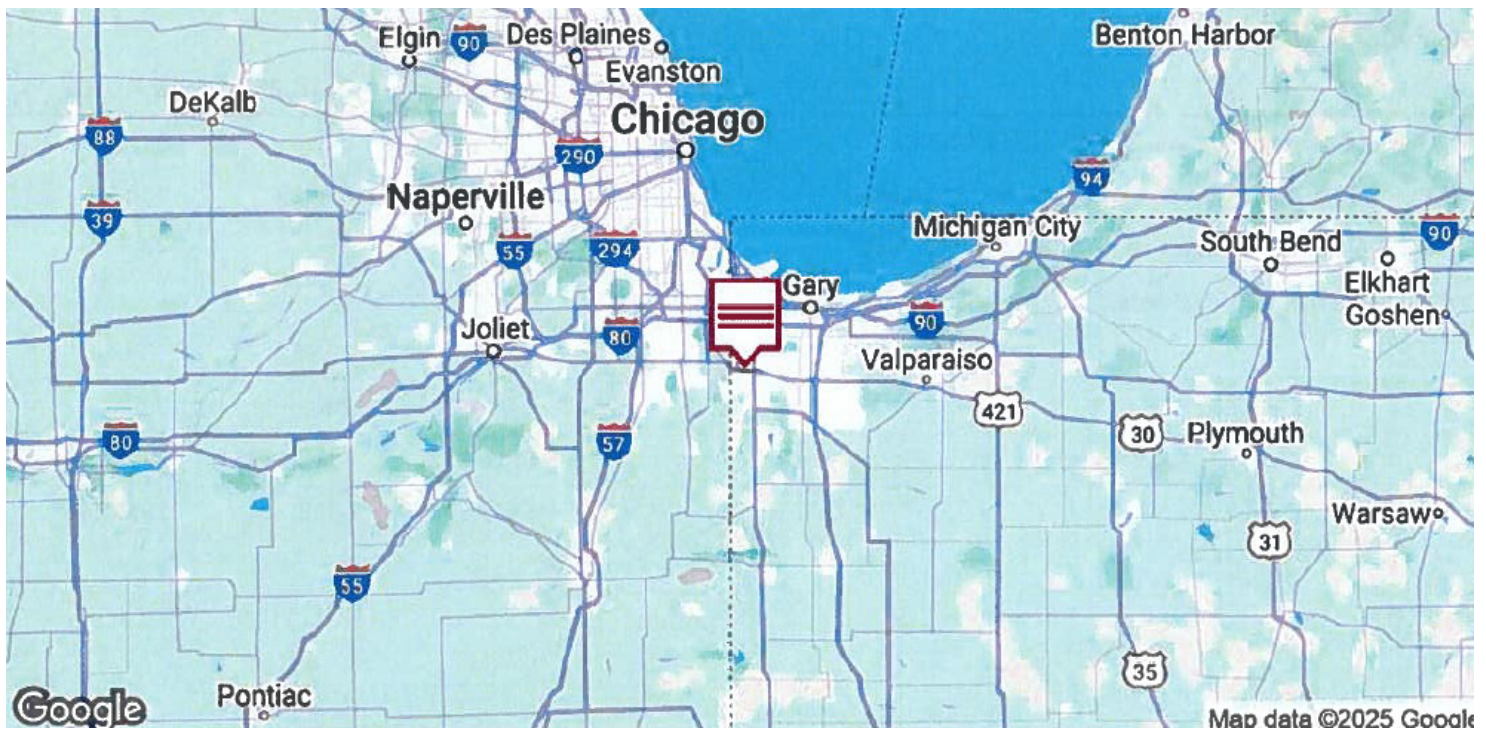
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DYER, INDIANA | US ROUTE 30 | 0.91 - 3.91 ACRES

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