

Laporte 55 Acre Residential Development Opportunity



EDGEWATER COMMERCIAL

Laporte Indiana 55 Acre Residential Development Opportunity

Edgewater Commercial has the pleasure of representing this Development Ready 55+ acre site in Laporte, Indiana. Ownership has completed all preliminary development diligence including traffic study, survey with topo, site design, proposed density and product mix.

All utilities are to the site. Ownership has been in steady contact with the City of LaPorte who is very supportive of this project.

LaPorte is experiencing exponential growth. Among other large developments coming in, Amazon has recently announced a new \$11 Billion facility in nearby New Carlisle. The need for more housing in this area is acute.

This **55+ Acre** property is being offered at **\$1,950,000.**

Please call my direct line to learn more 260-760-6721, Maurice Cossairt, Broker/Owner - Edgewater Commercial.

Scroll down to view more information about this spectacular opportunity!

Maurice L. Cossairt, Broker/Owner
Edgewater Commercial

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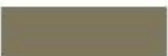
Existing Property Aerial



Edgewater Commercial 4350 West US Hwy 224-90, Markle IN 46770
Tel: 260-760-6721 email: edgewatercommercial.com

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Proposed Property Density Mix

-  50 DUPLEXES
-  15 TOWNHOMES
-  4 MULTIFAMILY BUILDINGS
-  CLUBHOUSE
-  SUPPORT BUILDING

Master Plan Option #1



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La Porte, Indiana Masterplan Data

Site Area: **55.23 acres** **2,405,819 sq. ft.**

Initial Design Assumptions			
Residential Dwelling Units			
400 - 600 dwelling units			
3 bedroom	275		DU's
2 bedroom	175		DU's
1 bedroom	150		DU's
	600		total DU's

Residential	#/Units	#/Buildings	Units/Building	Area/Unit	Total Area
Duplex	100	50	2	2,000	200,000 Sq. Ft.
Two story age restricted					
2 bedroom		33			<i>incl. parking</i>
3 bedroom		17			<i>incl. parking</i>
Triplex (townhome style)	180	15	12	1,500	270,000 Sq. Ft.
Three story					
1 bedroom	30				<i>incl. parking</i>
2 bedroom	75				<i>incl. parking</i>
3 bedroom	75				<i>incl. parking</i>
Multifamily Structures	88	4	Units/Floor 22	<i>per floor</i>	
studio			4	565	2,260
1 bedroom			10	735	7,350
2 bedroom			6	1,050	6,300
3 bedroom			2	1,200	2,400
					21,240 Sq. Ft., w/loss
4 Buildings	352	Units		Area/building	84,958 Sq. Ft. <i>see below for parking</i>
	632	Total Units			554,958 Total Sq. Ft.

Clubhouse		
Community Room	3,000	Sq. Ft.
Package/ Mail Room	500	Sq. Ft.
Office	1,500	Sq. Ft.
Game Room/Meeting Room	800	Sq. Ft.
Shared Kitchen	1,000	Sq. Ft.
Library/Card Room	1,500	Sq. Ft.
Theater Room	2,000	Sq. Ft.
Fitness Area	2,500	Sq. Ft.
Maintenance Shop	2,000	Sq. Ft.
Locker Room	500	Sq. Ft.
Subtotal	15,300	Sq. Ft.
Circulation	12%	1,836 Sq. Ft.
Clubhouse Total		17,136 Sq. Ft.
Pool Deck Area	12,000	Sq. Ft. 0.28 Acres
Tennis Courts	10,000	Sq. Ft. 0.23 Acres
Total Area	39,136	Sq. Ft.

Storage Buildings	20' x 45'	12	900	10,800	Sq. Ft.
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Total Built Area				604,894	Sq. Ft.
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Site Infrastructure					
Walking/Bike Paths	5 ft. wide		6,200	31,000	Sq. Ft.
Roadway		12%		288,698	Sq. Ft.
Parking					
Security Gates (North / South)					
Surface Lot / Multifamily Buildings	1.50	Cars/Unit = 132		42,900	Sq. Ft.
Surface Lot / Clubhouse		50		16,250	Sq. Ft.
			Total Area	59,150	Sq. Ft.
Retention Area				240,582	Sq. Ft. 5.523 Acres
			<u>Greenspace</u>	1,181,494	Sq. Ft. 27.12 Acres

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Master Plan Option #2



Site Access Points



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Site Topo Map



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