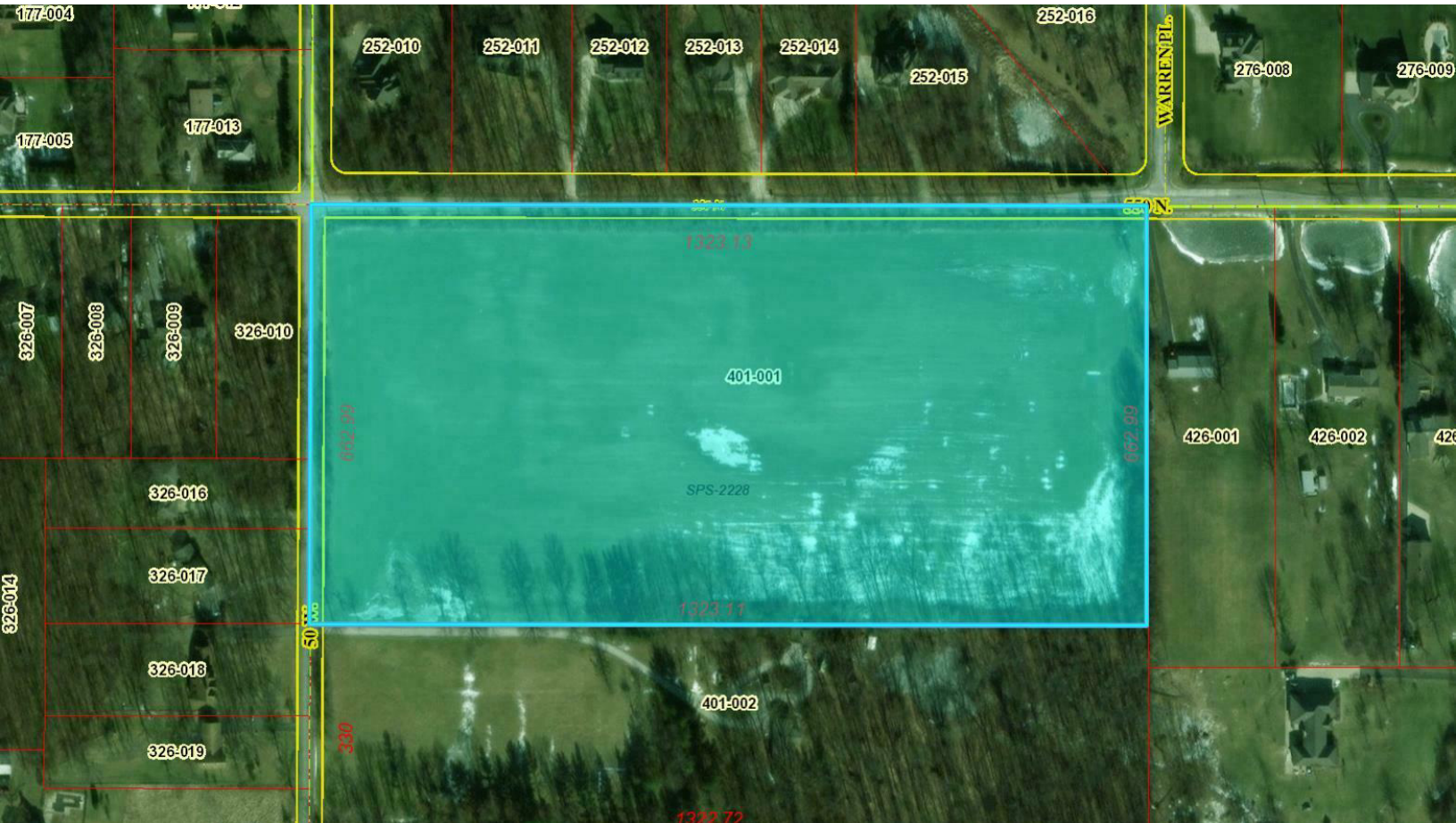




NWI COMMERCIAL
PROPERTY SOLUTIONS, LLC

550 NORTH AND 50 WEST VALPARAISO, IN 46385

LAND FOR SALE





OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	+/- 20.14 Acres

PROPERTY DESCRIPTION

This +/- 20.14 acre parcel is located in unincorporated Porter County's Center Township. The parcel is level and currently being farmed and zoned for rural residential. Large homes on well and septic, selling in the \$450,000 to \$1,000,000 price range, would fit the surrounding market residential usage.

LOCATION DESCRIPTION

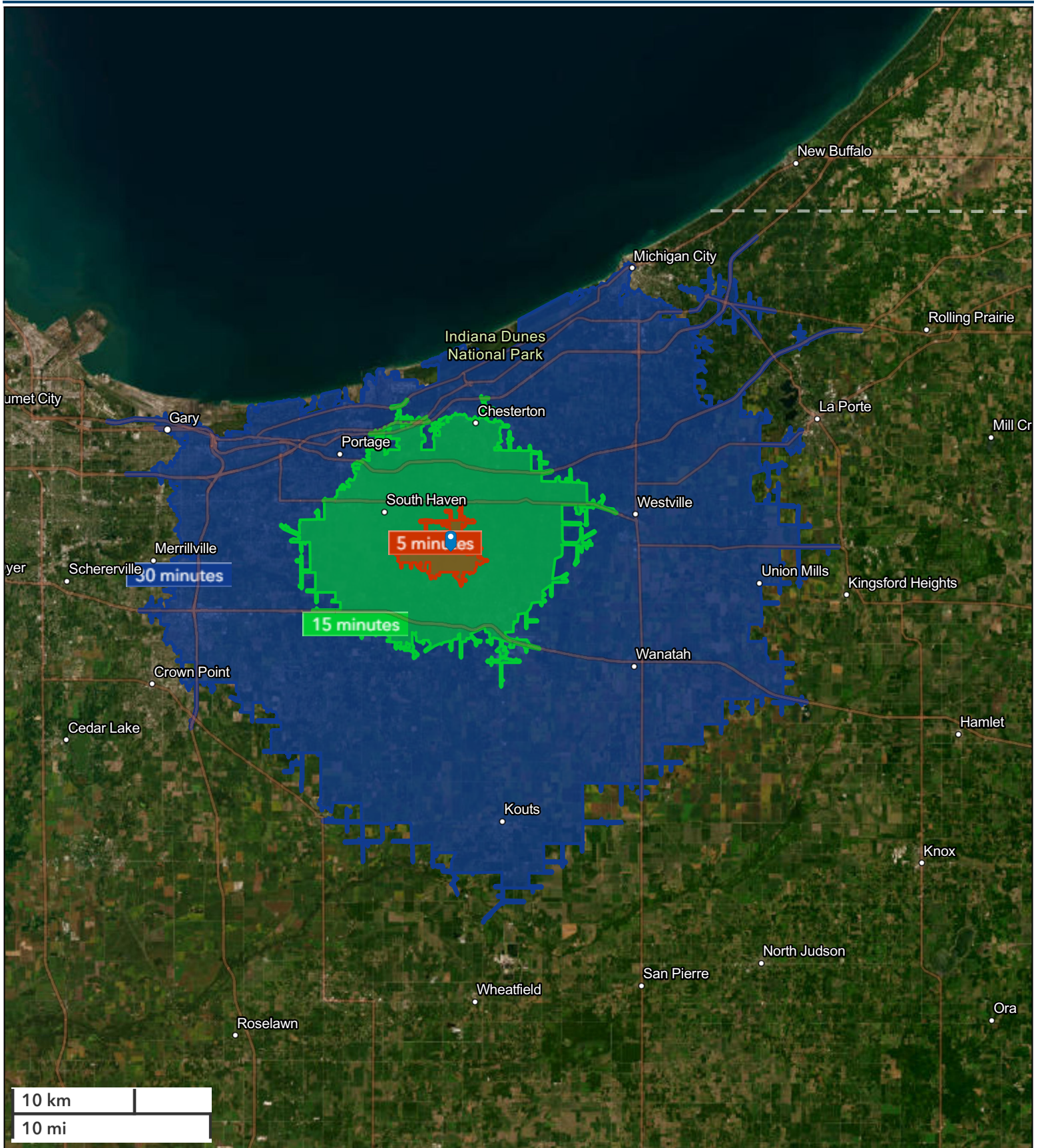
Located 550 North and 50 West, Valparaiso, IN. The property is located 5 minutes West of Downtown Valparaiso and approximately 1 hour drive time to Chicago.

Come experience the charm of Valparaiso as you explore local eateries, and unique boutiques, creating a dynamic environment for your family and perhaps your business to thrive.

For more information please call Michael Lunn at 219-769-0733 or email at mlunn@ccim.net



MICHAEL LUNN, CCIM, SIOR
 219.769.0733
mlunn@ccim.net



Executive Summary

50 W 550 N, Valparaiso, Indiana, 46385




Drive time: 5, 15, 30 minute radii

Population	5 minutes	15 minutes	30 minutes
2010 Population	7,142	90,239	298,976
2020 Population	7,922	96,329	306,298
2025 Population	8,148	98,583	308,886
2030 Population	8,315	99,906	311,599
2010-2020 Annual Rate	1.04%	0.66%	0.24%
2020-2025 Annual Rate	0.54%	0.44%	0.16%
2025-2030 Annual Rate	0.41%	0.27%	0.18%

Age	5 minutes	15 minutes	30 minutes
2025 Median Age	44.3	40.5	41.0
U.S. median age is 39.1			

Race and Ethnicity	5 minutes	15 minutes	30 minutes
White Alone	85.7%	80.1%	68.3%
Black Alone	1.7%	5.2%	16.5%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	2.4%	1.8%	1.2%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	2.2%	3.4%	4.2%
Two or More Races	7.7%	9.2%	9.3%
Hispanic Origin	8.5%	11.9%	13.2%
Diversity Index	37.4	48.3	61.1

Households	5 minutes	15 minutes	30 minutes
2010 Total Households	2,677	34,108	112,149
2020 Total Households	3,024	37,581	118,346
2025 Total Households	3,173	39,431	121,859
2030 Total Households	3,279	40,576	124,529
2010-2020 Annual Rate	1.23%	0.97%	0.54%
2020-2025 Annual Rate	0.92%	0.92%	0.56%
2025-2030 Annual Rate	0.66%	0.57%	0.43%
2025 Average Household Size	2.54	2.43	2.45
Wealth Index	133	92	83

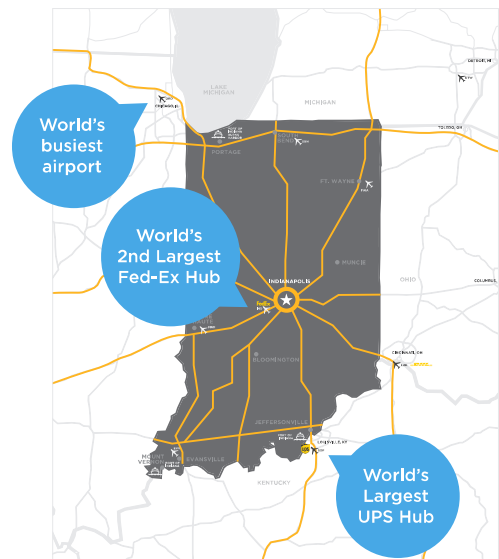
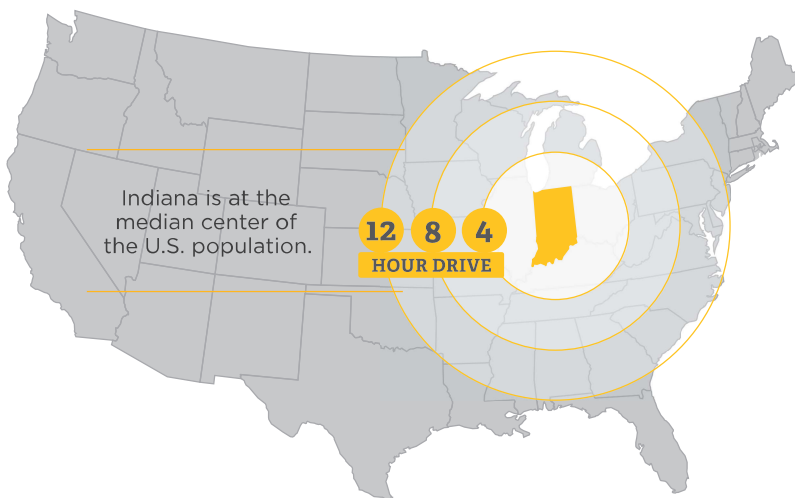
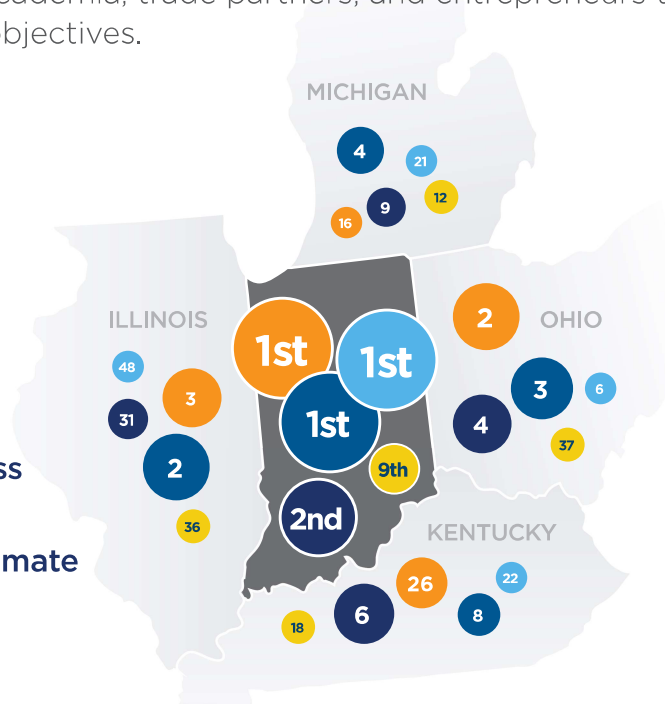
 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	5 minutes	15 minutes	30 minutes
2025 Percent of Income for Mortgage	24.2%	24.8%	23.3%
Median Household Income			
2025 Median Household Income	\$93,818	\$78,668	\$73,679
2030 Median Household Income	\$111,789	\$89,285	\$83,018
2025-2030 Annual Rate	3.57%	2.56%	2.42%
Average Household Income			
2025 Average Household Income	\$126,198	\$105,086	\$96,625
2030 Average Household Income	\$140,513	\$116,453	\$107,408
Per Capita Income			
2025 Per Capita Income	\$50,006	\$42,130	\$38,418
2030 Per Capita Income	\$56,411	\$47,395	\$43,237
2025-2030 Annual Rate	2.44%	2.38%	2.39%
Income Equality			
2025 Gini Index	41.9	41.9	43.0
Socioeconomic Status			
2025 Socioeconomic Status Index	61.0	53.3	48.9
Housing Unit Summary			
Housing Affordability Index	97	94	97
2010 Total Housing Units	2,843	36,229	124,183
2010 Owner Occupied Hus (%)	84.7%	71.7%	72.0%
2010 Renter Occupied Hus (%)	15.3%	28.3%	28.0%
2010 Vacant Housing Units (%)	5.8%	5.8%	9.7%
2020 Housing Units	3,175	39,728	130,325
2020 Owner Occupied HUs (%)	86.5%	71.7%	71.3%
2020 Renter Occupied HUs (%)	13.5%	28.4%	28.7%
Vacant Housing Units	5.4%	5.5%	9.1%
2025 Housing Units	3,328	41,405	133,625
Owner Occupied Housing Units	87.5%	72.9%	72.8%
Renter Occupied Housing Units	12.4%	27.1%	27.2%
Vacant Housing Units	4.7%	4.8%	8.8%
2030 Total Housing Units	3,434	42,542	136,528
2030 Owner Occupied Housing Units	2,911	29,872	91,794
2030 Renter Occupied Housing Units	369	10,704	32,736
2030 Vacant Housing Units	155	1,966	11,999

INDIANA Business Climate

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** State Infrastructure
(CNBC, 2022)
- 1** Property Tax
(Tax Foundation, 2022)
- 1** Regional Workforce Development
(Site Selection Magazine, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)





Advantage Indiana

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 capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA Indiana Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+

(Fitch, 2022)

UI RATES: 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.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

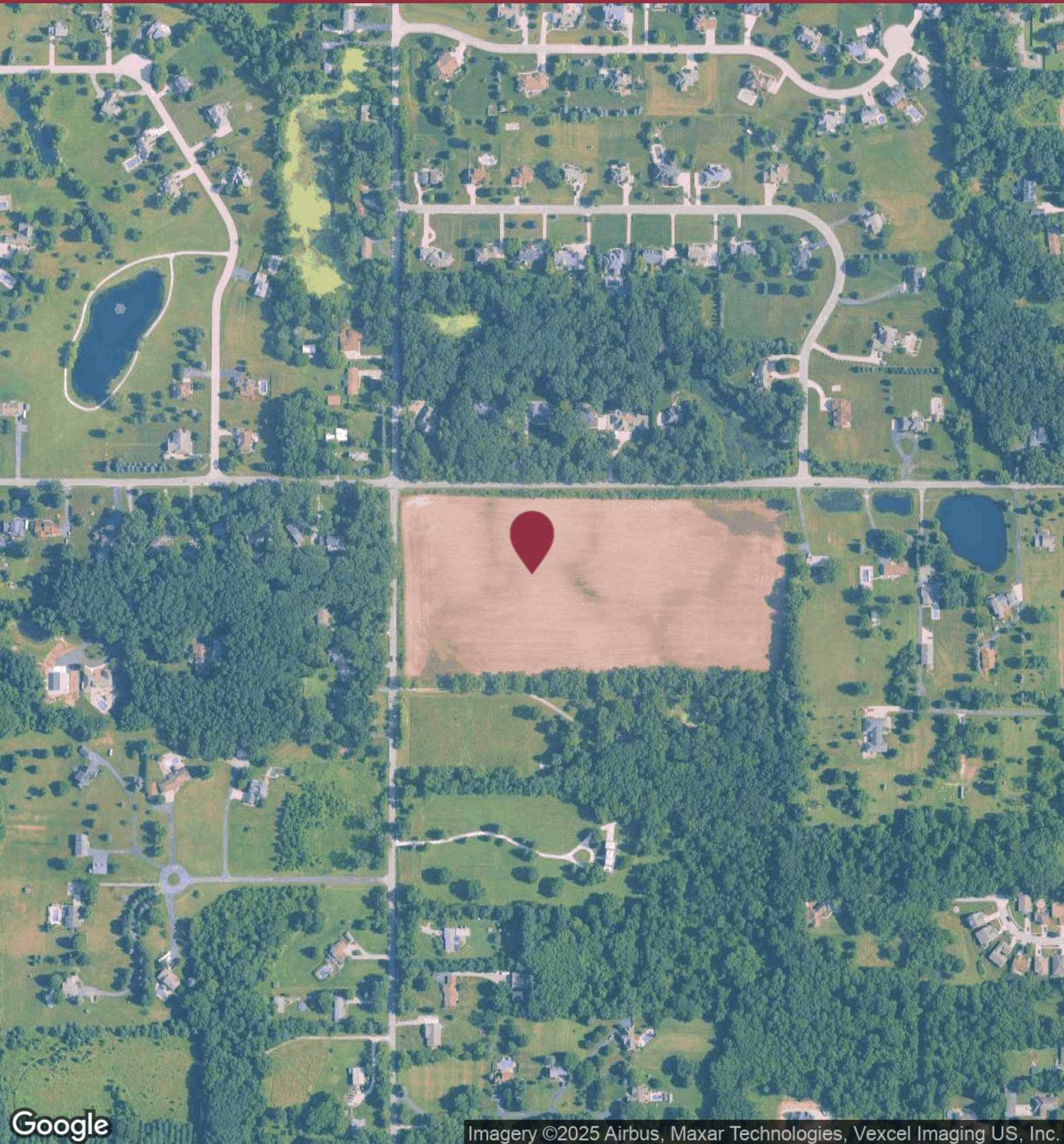
Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15 | OH: 12 | KY: 14 | IL: 28

RIGHT TO WORK: YES

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

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



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