

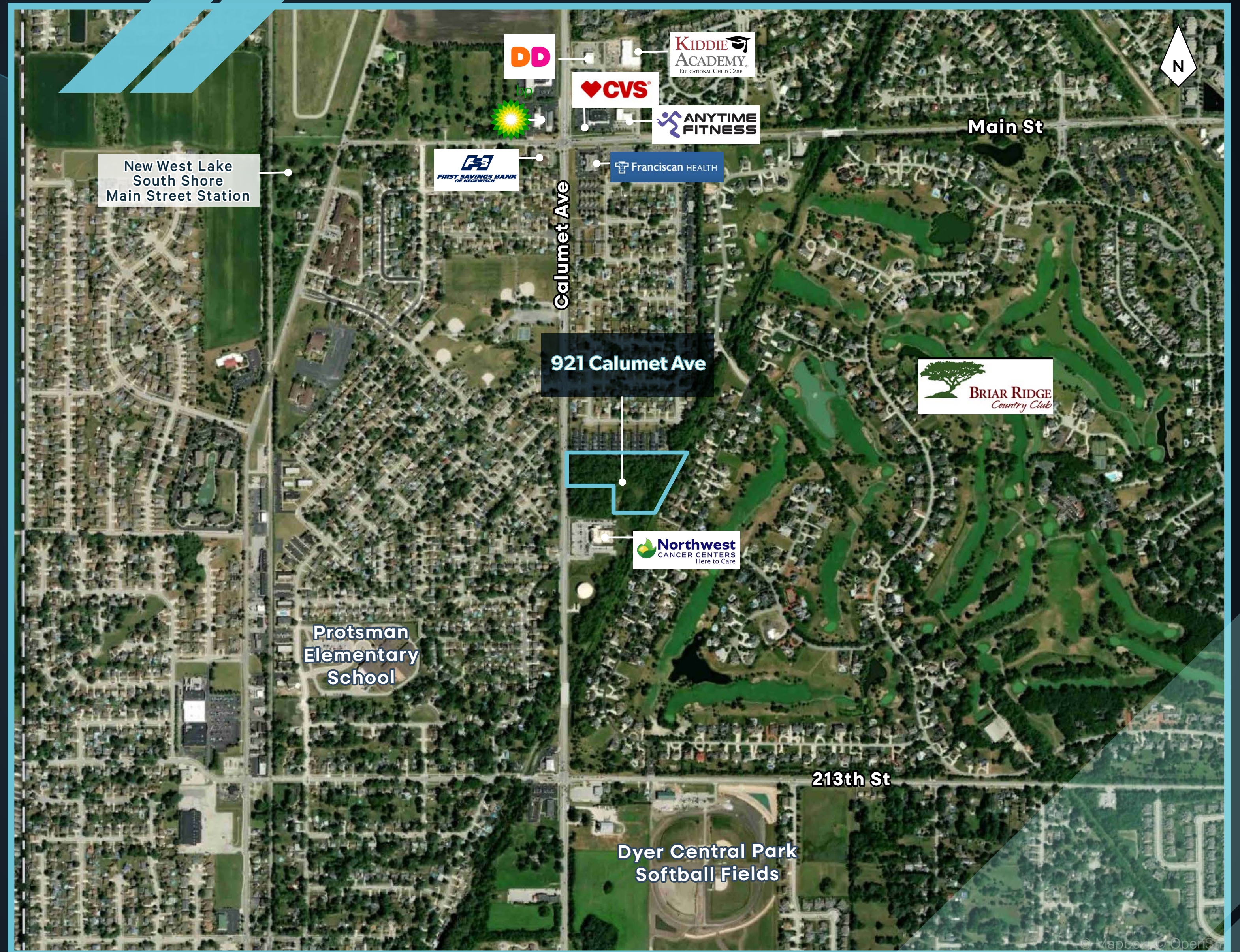
Future Infill Development Opportunity

921 Calumet Avenue, Dyer IN

±4.52 Acres

CBRE

www.cbre.us/lsgoakbrook

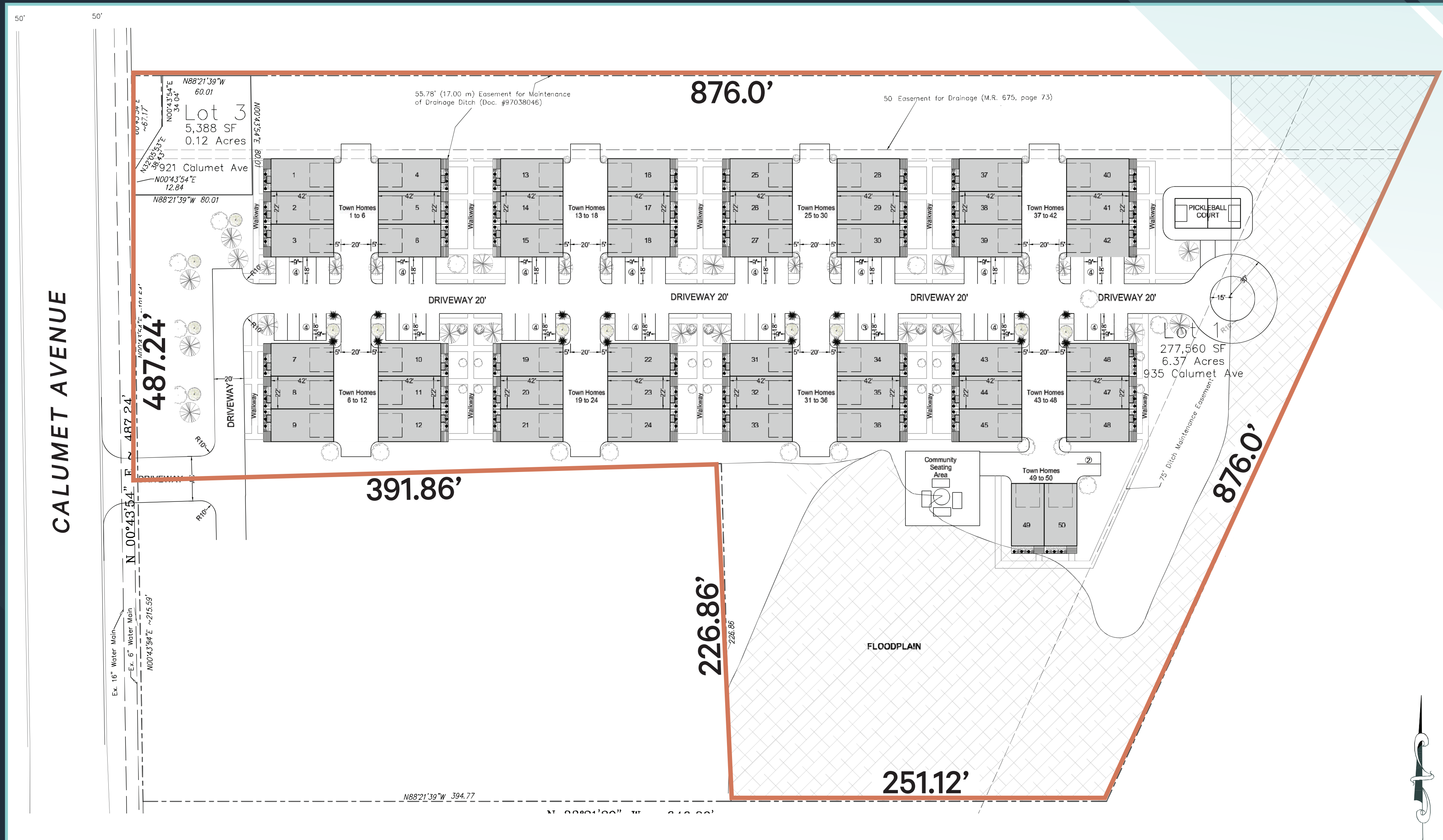


Property Availability

- » ±4.52 Acres
- » Zoned Calumet Avenue District
- » Best Use: Residential, Townhomes
- » The conceptual plan has 50 units of townhomes laid out on the site.
- » Ample frontage along Calumet Avenue
- » Located just east of the Indiana/Illinois border
- » Part of PIN Number: 45-11-06-301-003.000-034
- » Taxes: Approx \$198
- » Traffic Counts:
23,284 vehicles per day on Calumet Ave
36,244 vehicles per day on Glenwood Dyer Rd
- » Asking Price: \$1,750,000
- » Please Call For Additional Information



Survey / Site Plan



Amenities & Transportation



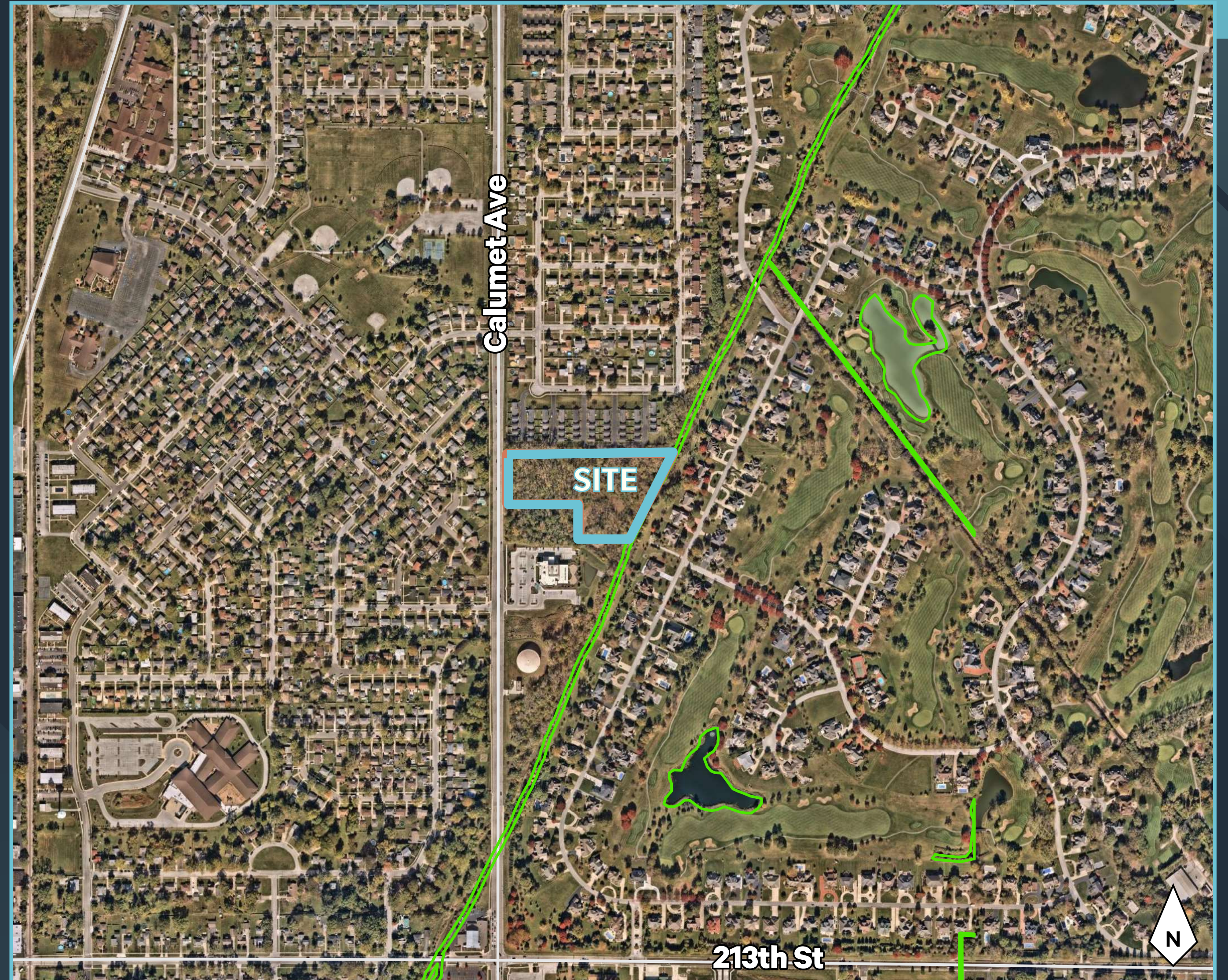
Demographics

DEMOS	1 MILE	2 MILE	3MILE
Population	7,846	60,036	170,615
Households	3,056	24,752	68,002
Average Household Income	\$127,403	\$115,090	\$106,146
Average Housing Value	\$383,255	\$337,938	\$294,542

Traffic Counts

Calumet Avenue	23,284 VPD
Glenwood Dyer Rd	36,244 VPD

Floodplains/Wetlands



921 Calumet Avenue

DYER, IN 46311

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