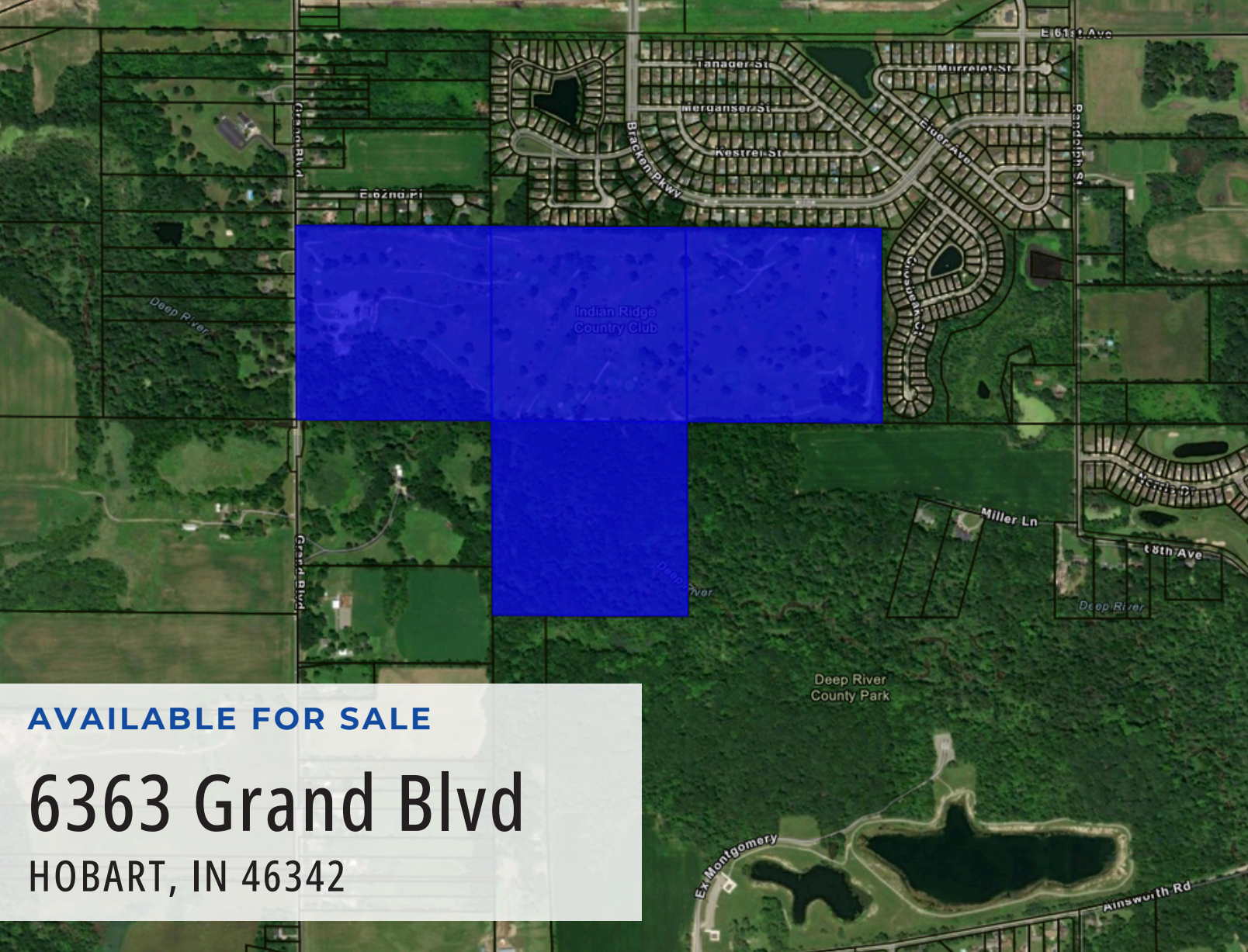




AVAILABLE FOR SALE

6363 Grand Blvd

HOBART, IN 46342

PROPERTY DESCRIPTION

Located along Grand Boulevard in Hobart, this expansive 160-acre parcel presents an excellent opportunity in one of Northwest Indiana's most accessible and growing areas. The property includes approx. 36.51 acres of National Wetlands in the southern portion. Conveniently located less than an hour from Chicago, the site combines scale and regional connectivity--ideal for those seeking development opportunity in a strategic location.

LOT SIZE	160 Acres
SALES PRICE	\$2,500,000
TAXES	\$16,617
UTILITIES	Available
ZONING	Single Family (R1)
TOPOGRAPHY	Level
FRONTAGE	1,341 Ft on Grand Blvd
PARCEL ID	451308151001000046 451308176001000028 451308251001000028 451308300009000028

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

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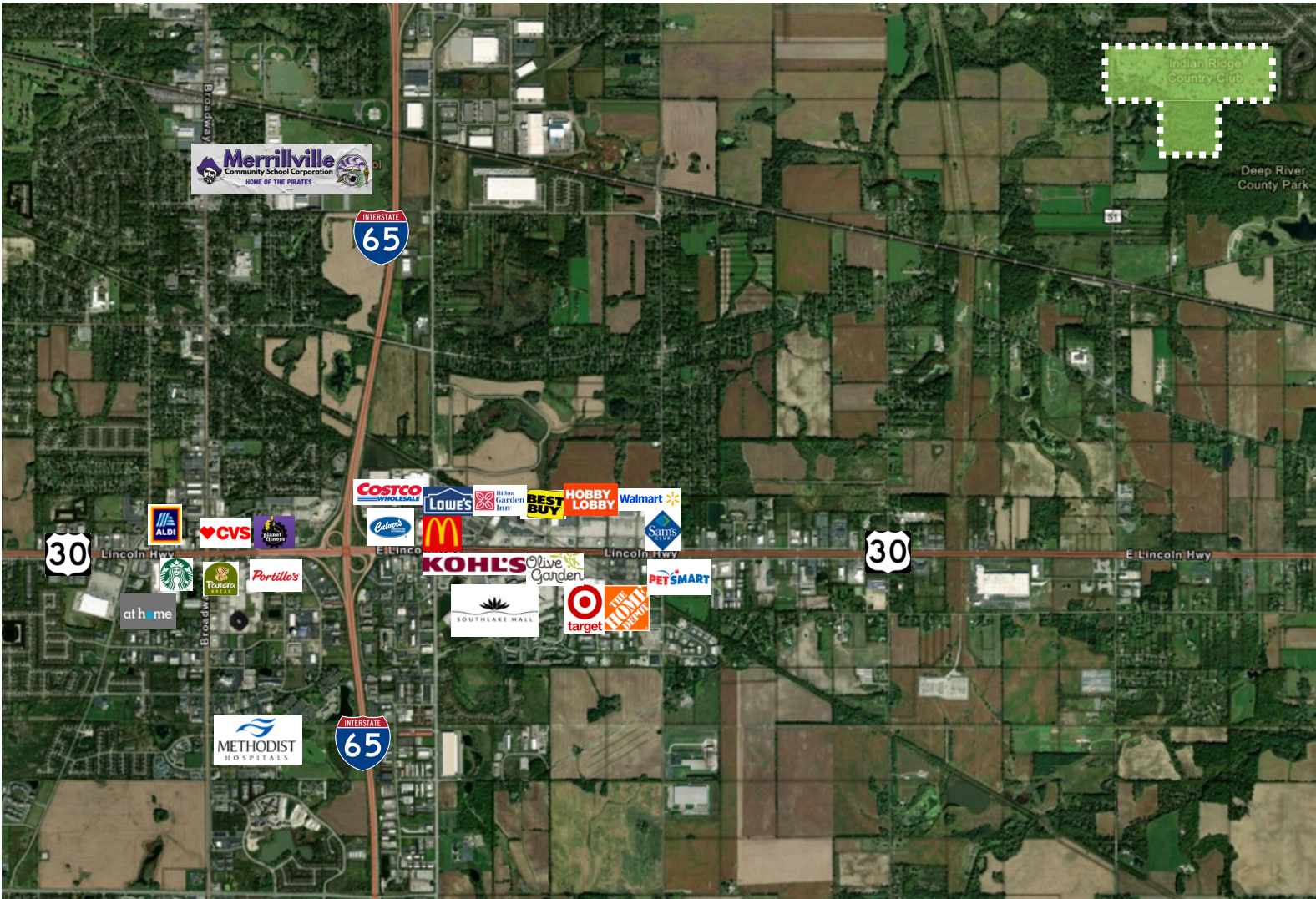
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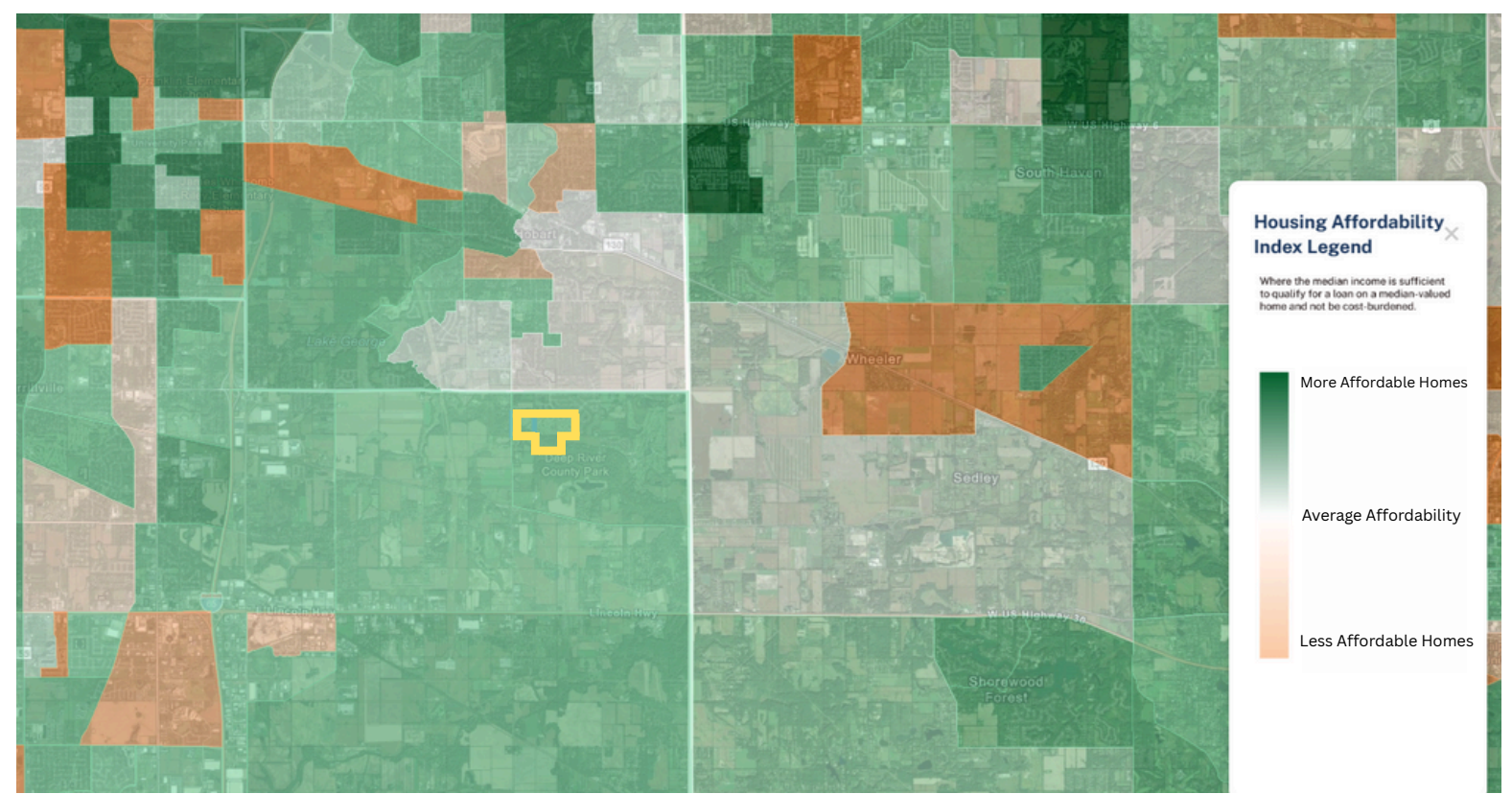
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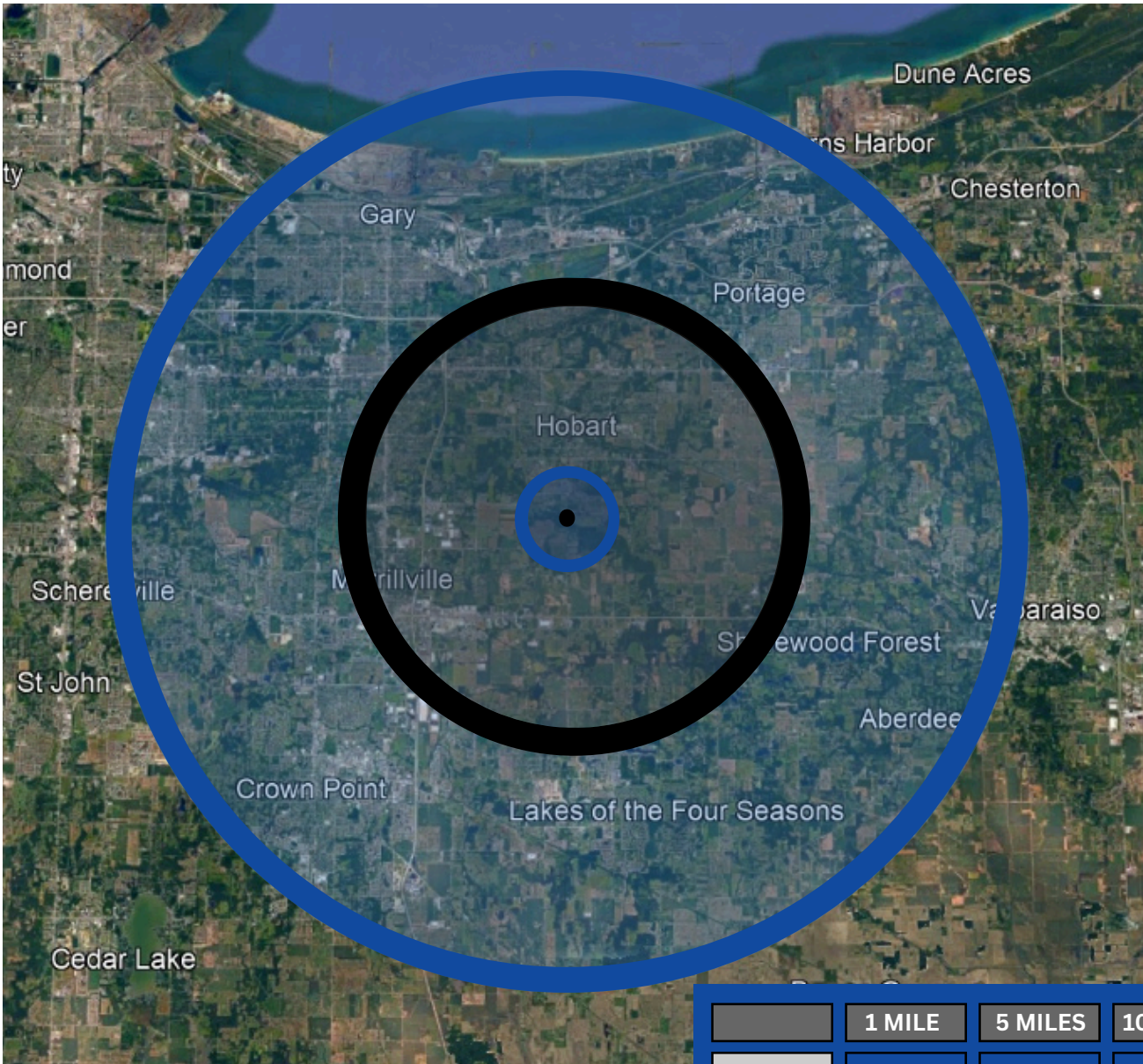
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DEMOGRAPHICS



	1 MILE	5 MILES	10 MILES
Population	5,000	100,824	325,647
Average Age	43	41	41
Avg HH Income	\$65,000	\$101,791	\$99,070
Avg HH Size	2.4	2.6	2.5
Avg HH Value	\$200,000	\$287,249	\$280,463

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MAP



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