



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

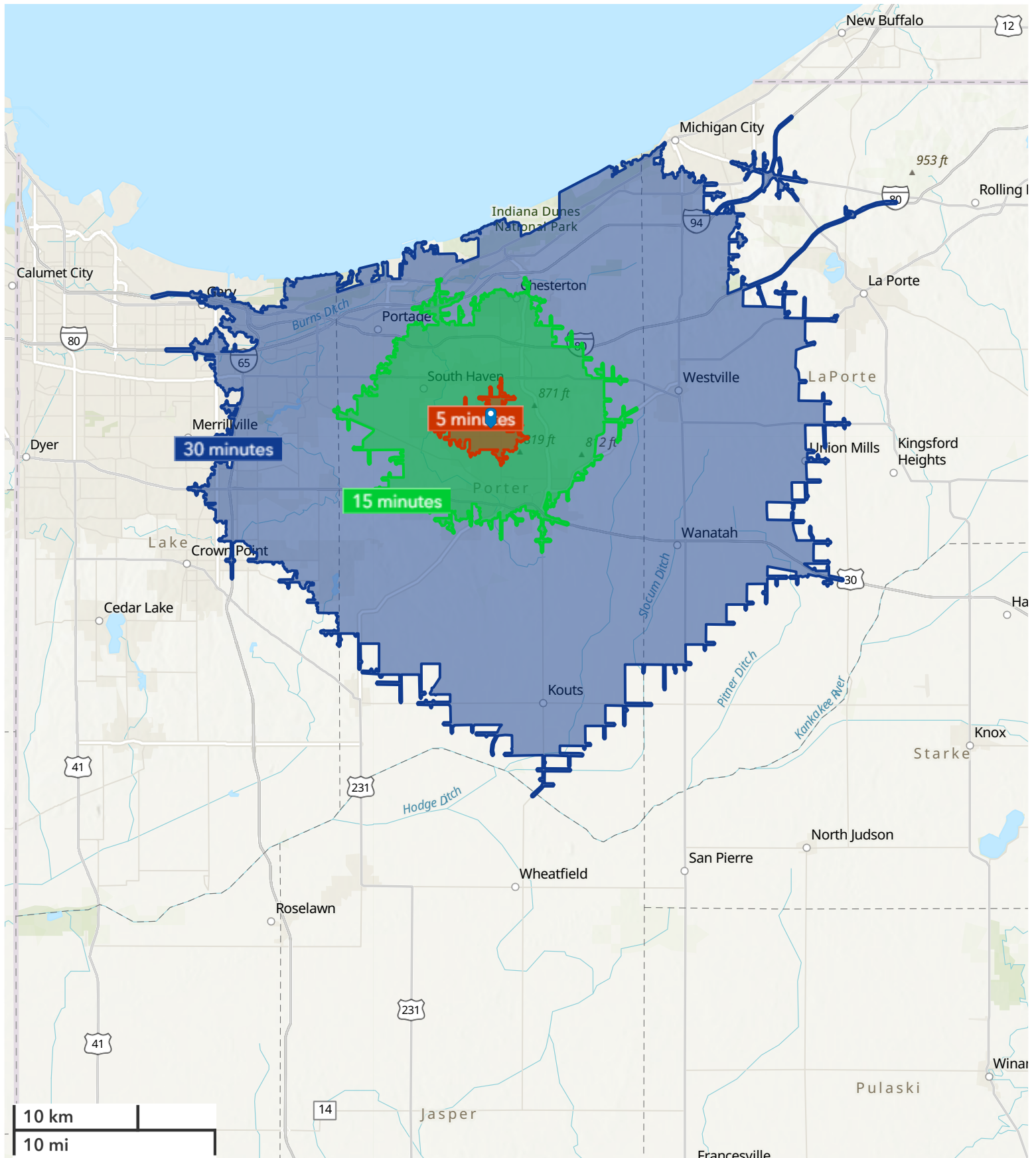
Located 550 North and 50 West, Valparaiso, IN. The property is located 5 minutes West of Downtown Valparaiso and approximately 1 hour drive time to Chicago.

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
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Executive Summary

500 N 50 W, Valparaiso, Indiana, 46385



Drive time: 5, 15, 30 minute radii

Population	5 minutes	15 minutes	30 minutes
2010 Population	7,071	80,341	266,336
2020 Population	7,717	85,484	274,866
2025 Population	7,970	87,735	276,598
2030 Population	8,101	89,004	279,012
2010-2020 Annual Rate	0.88%	0.62%	0.32%
2020-2025 Annual Rate	0.62%	0.50%	0.12%
2025-2030 Annual Rate	0.33%	0.29%	0.17%

Age	5 minutes	15 minutes	30 minutes
2025 Median Age	44.5	40.3	41.2
U.S. median age is 39.1			

Race and Ethnicity	5 minutes	15 minutes	30 minutes
White Alone	85.7%	80.7%	71.7%
Black Alone	1.7%	4.8%	12.8%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	2.4%	1.8%	1.3%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	2.2%	3.3%	4.2%
Two or More Races	7.7%	9.0%	9.6%
Hispanic Origin	8.5%	11.5%	13.7%
Diversity Index	37.4	47.1	58.6

Households	5 minutes	15 minutes	30 minutes
2010 Total Households	2,672	30,405	100,414
2020 Total Households	2,971	33,360	106,758
2025 Total Households	3,126	35,109	109,743
2030 Total Households	3,218	36,165	112,176
2010-2020 Annual Rate	1.07%	0.93%	0.61%
2020-2025 Annual Rate	0.97%	0.98%	0.53%
2025-2030 Annual Rate	0.58%	0.59%	0.44%
2025 Average Household Size	2.52	2.42	2.45
Wealth Index	128	90	86

Mortgage Income	5 minutes	15 minutes	30 minutes
2025 Percent of Income for Mortgage	24.8%	25.2%	23.1%
Median Household Income			
2025 Median Household Income	\$90,943	\$77,036	\$75,956
2030 Median Household Income	\$108,384	\$87,421	\$85,636
2025-2030 Annual Rate	3.57%	2.56%	2.43%
Average Household Income			
2025 Average Household Income	\$123,372	\$103,444	\$98,941
2030 Average Household Income	\$137,371	\$114,779	\$109,848
Per Capita Income			
2025 Per Capita Income	\$49,110	\$41,714	\$39,520
2030 Per Capita Income	\$55,406	\$46,983	\$44,447
2025-2030 Annual Rate	2.44%	2.41%	2.38%
Income Equality			
2025 Gini Index	42.0	42.0	42.4
Socioeconomic Status			
2025 Socioeconomic Status Index	60.2	53.3	49.9
Housing Unit Summary			
Housing Affordability Index	94	92	99
2010 Total Housing Units	2,840	32,371	109,910
2010 Owner Occupied Hus (%)	83.8%	70.8%	73.5%
2010 Renter Occupied Hus (%)	16.2%	29.3%	26.5%
2010 Vacant Housing Units (%)	5.9%	6.1%	8.6%
2020 Housing Units	3,122	35,367	116,229
2020 Owner Occupied HUs (%)	85.3%	70.7%	72.9%
2020 Renter Occupied HUs (%)	14.7%	29.4%	27.1%
Vacant Housing Units	5.4%	5.6%	8.1%
2025 Housing Units	3,279	36,954	119,013
Owner Occupied Housing Units	86.5%	72.0%	74.2%
Renter Occupied Housing Units	13.5%	28.0%	25.8%
Vacant Housing Units	4.7%	5.0%	7.8%
2030 Total Housing Units	3,371	38,006	121,686
2030 Owner Occupied Housing Units	2,822	26,293	84,229
2030 Renter Occupied Housing Units	396	9,872	27,947
2030 Vacant Housing Units	153	1,841	9,510

INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana 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 your business objectives.

From advanced manufacturing and life sciences to logistics and emerging technologies, Indiana companies benefit from strong industry networks and a culture of collaboration. Strategic partnerships, competitive costs and access to a skilled workforce allow businesses to grow with confidence while staying connected to national and global markets.

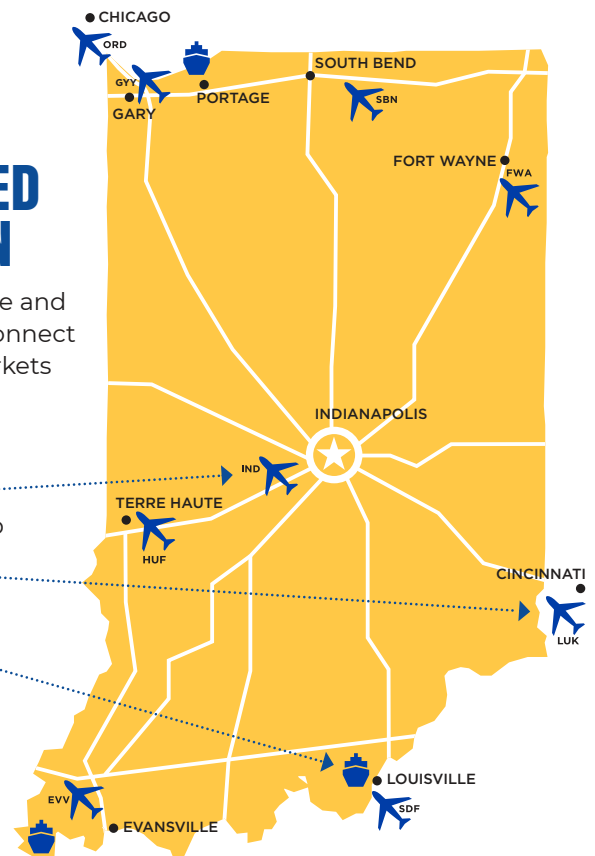
CONNECTED BY DESIGN

Indiana's interstate and cargo networks connect businesses to markets worldwide.

World's **2nd** largest FedEx hub

World's **3rd** largest DHL hub

World's **1st** largest UPS hub



INDIANA

#2

BEST PLACE TO START A BUSINESS (Forbes, 2024)

MI: #40 | OH: #6 | KY: #24 | IL: #28

#3

COST OF DOING BUSINESS (CNBC, 2025)

MI: #4 | OH: #2 | KY: #9 | IL: #19

#4

PROPERTY TAX INDEX RANK (Tax Foundation, 2026)

MI: #29 | OH: #5 | KY: #30 | IL: #41

#5

STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)

MI: #14 | OH: #25 | KY: #16 | IL: #38

#9

BEST STATES FOR BUSINESS (Chief Executive, 2026)

MI: #24 | OH: #7 | KY: #19 | IL: #48

ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

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

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 2.75% | KY: 3.5% | IL: 4.95%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except 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.

\$238 UI TAX FOR NEW EMPLOYERS

INDIANA
Economic Development Corp.

IEDC.IN.GOV

7TH WORKER'S COMP PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT-TO-WORK STATE

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

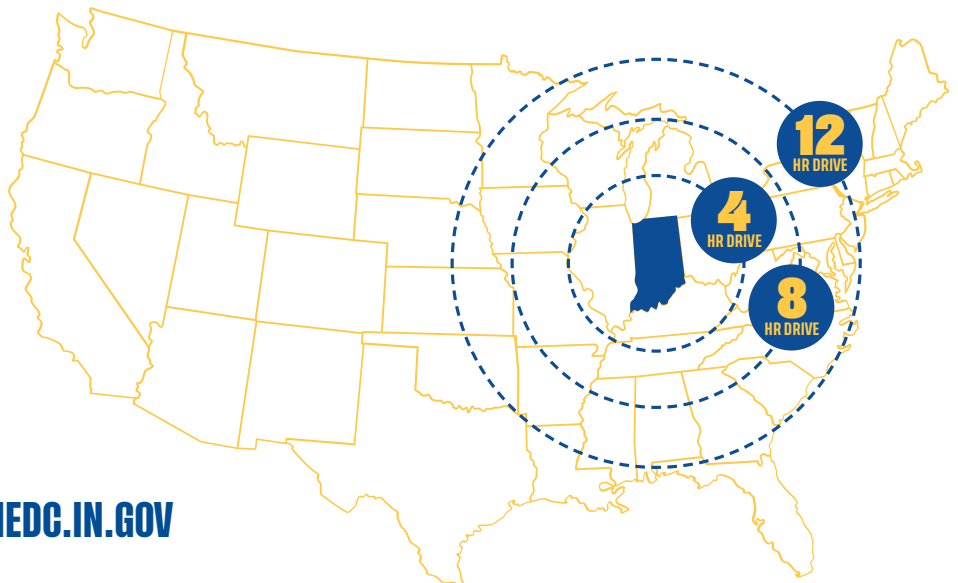
MI: No | OH: No | KY: Yes | IL: No

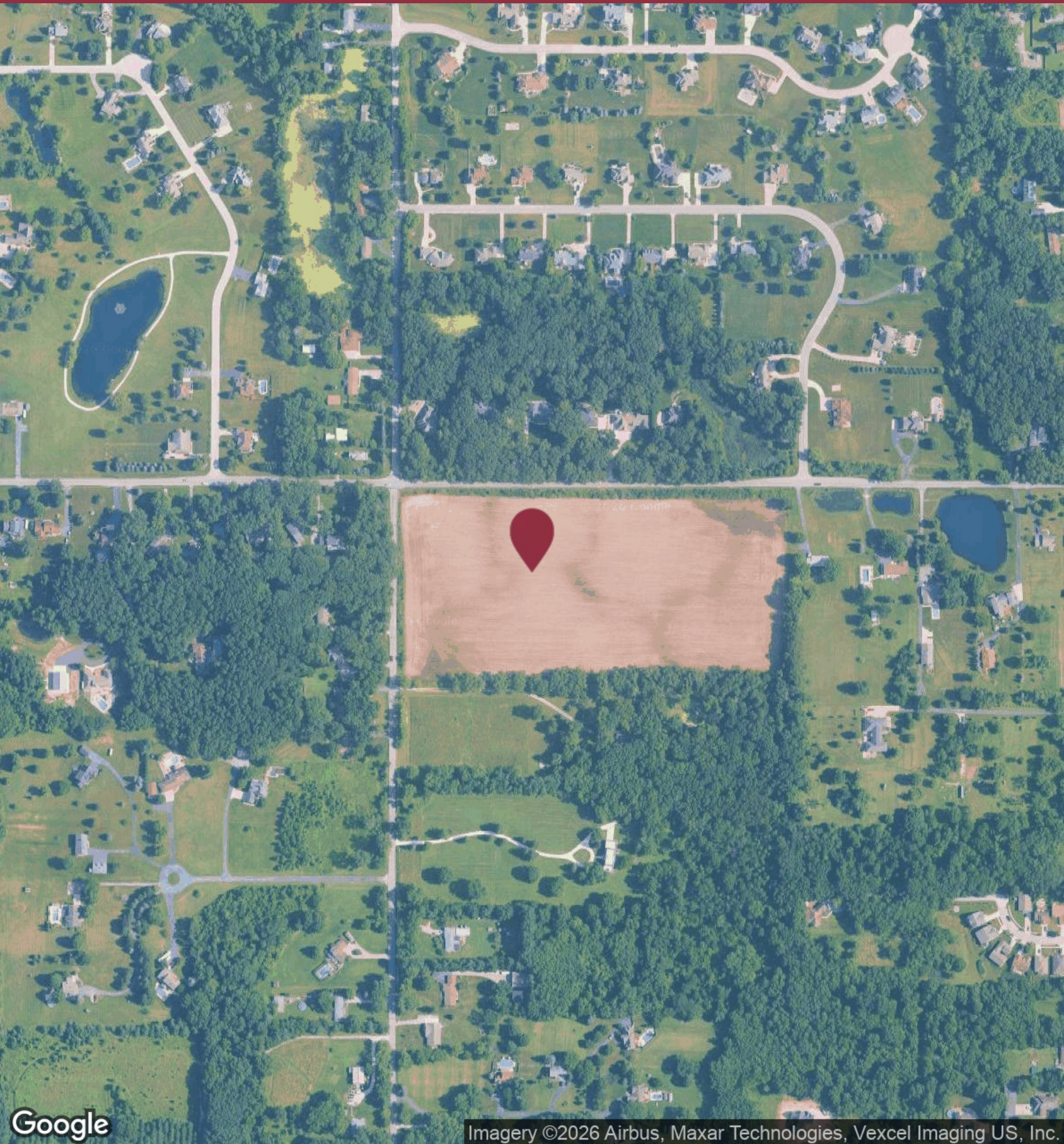
AAA INDIANA BOND RATING

MI: AA | OH: AAA | KY: A+ | IL: A-
(S&P Global)

LOGISTICALLY CENTERED

Indiana is at the median center of the U.S. population.





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Google



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