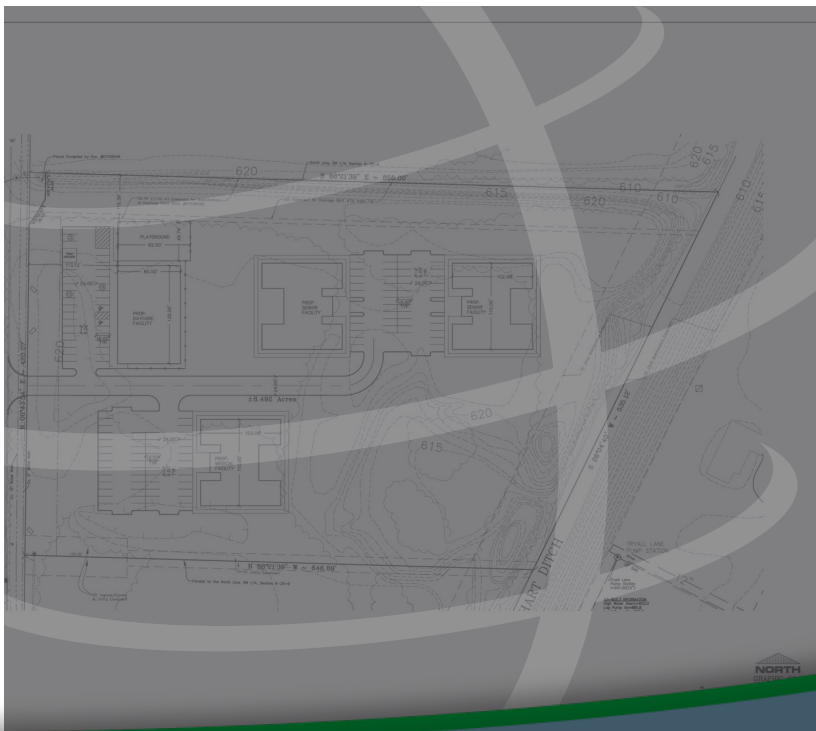


# 921 CALUMET, DYER, IN 46311



For more information, please contact:

**ANTONY MIOCIC**  
Director of Office Group  
219.864.0200  
amiocic@latitudeco.com

**CHANDLER KIMMEL**  
219.864.0200  
ckimmel@latitudeco.com



**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

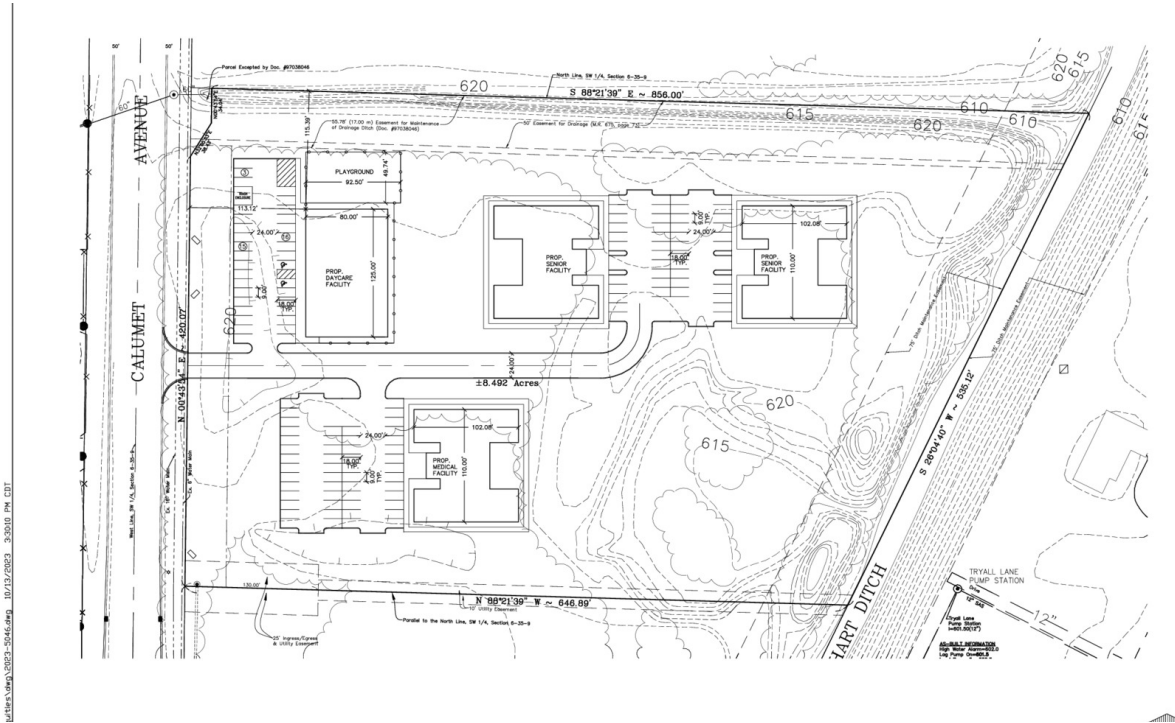
LATITUDECO.COM

# SALE OF DYER CALUMET LAND

921 Calumet, Dyer, IN 46311



## EXECUTIVE SUMMARY



TORRENGA ENGINEERING, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 907 RIDGE ROAD, MUNSTER, INDIANA, 46321  
 TEL. NO. (219) 836-8888  
 WWW.TORRENGA.COM

921 CALUMET AVENUE  
 AN ADDITION TO THE TOWN OF  
 DYER, LAKE COUNTY, INDIANA  
 SITE PLAN

DATE: 5-18-2023

### OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Price / SF:</b>	-
<b>Lot Size:</b>	8.5 Acres
<b>Year Built:</b>	2024
<b>Building Size:</b>	20000 SF
<b>Zoning:</b>	Calumet Avenue District

### PROPERTY HIGHLIGHTS

- Approximately 2 acres of land for sale on Calumet Avenue
- Located in Dyer just south of the boundary with Munster
- Approved for a two story 20,000sf office building
- Development will have a senior living facility and a child care center
- Ideal for medical or professional office development



**ANTONY MIOCIC**  
 Director of Office Group  
 219.864.0200  
 amiocic@latitudeco.com

**CHANDLER KIMMEL**  
 219.864.0200  
 ckimmel@latitudeco.com

# SALE OF DYER CALUMET LAND

921 Calumet, Dyer, IN 46311



## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Approximately 2 acres of land for sale along Calumet. The property is part of a development that will include a senior living facility and a child care center. The pad site is approved for a two story 20,000 square foot office building. This site is ideal for medical or professional office use.

### LOCATION DESCRIPTION

This property is located in Dyer, Indiana on Calumet Avenue. Dyer is a town in St. John Township, Lake County. The population was 16,517 at the 2020 census. Dyer borders Munster to the north, unincorporated St. John Township to the south, Schererville to the east, and Lynwood and Sauk Village in Illinois to the west. Dyer is roughly 30 miles from downtown Chicago and 12 miles from Chicago's south side.



**ANTONY MIOCIC**  
Director of Office Group  
219.864.0200  
amiocic@latitudeco.com

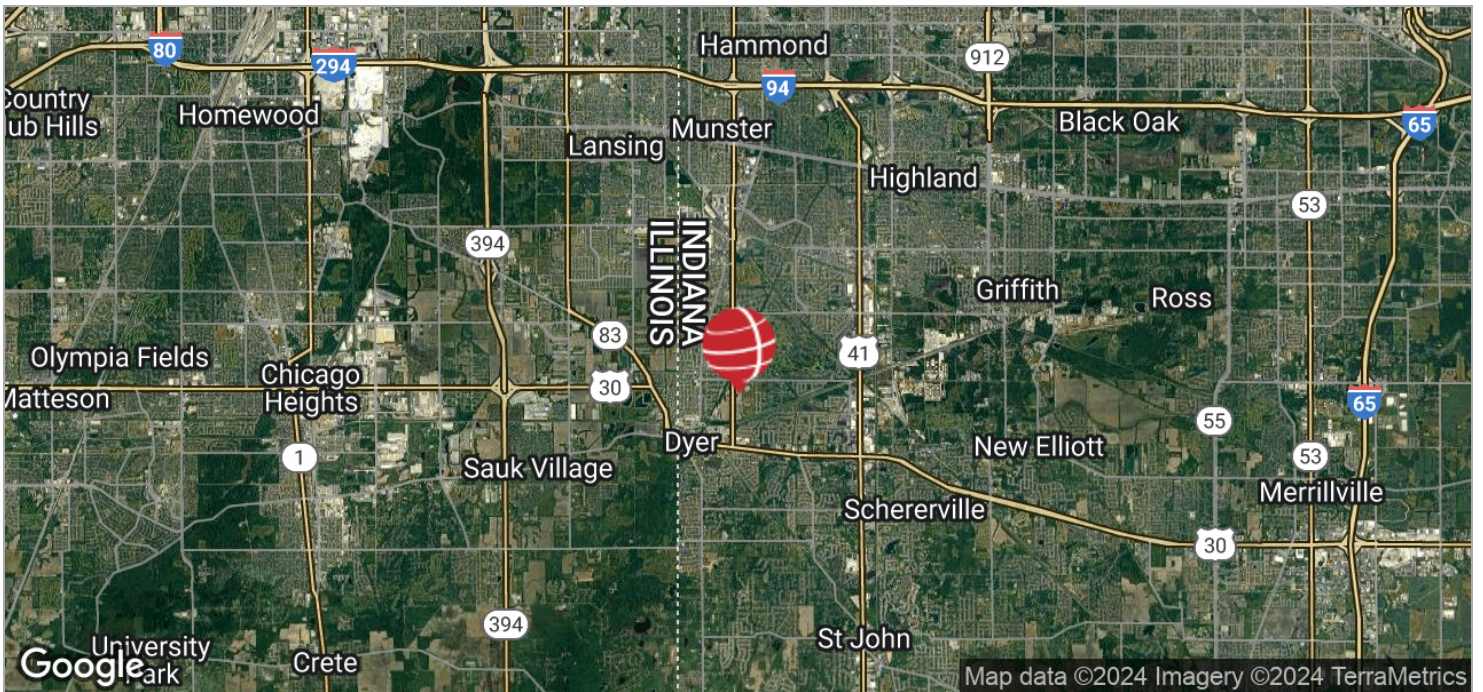
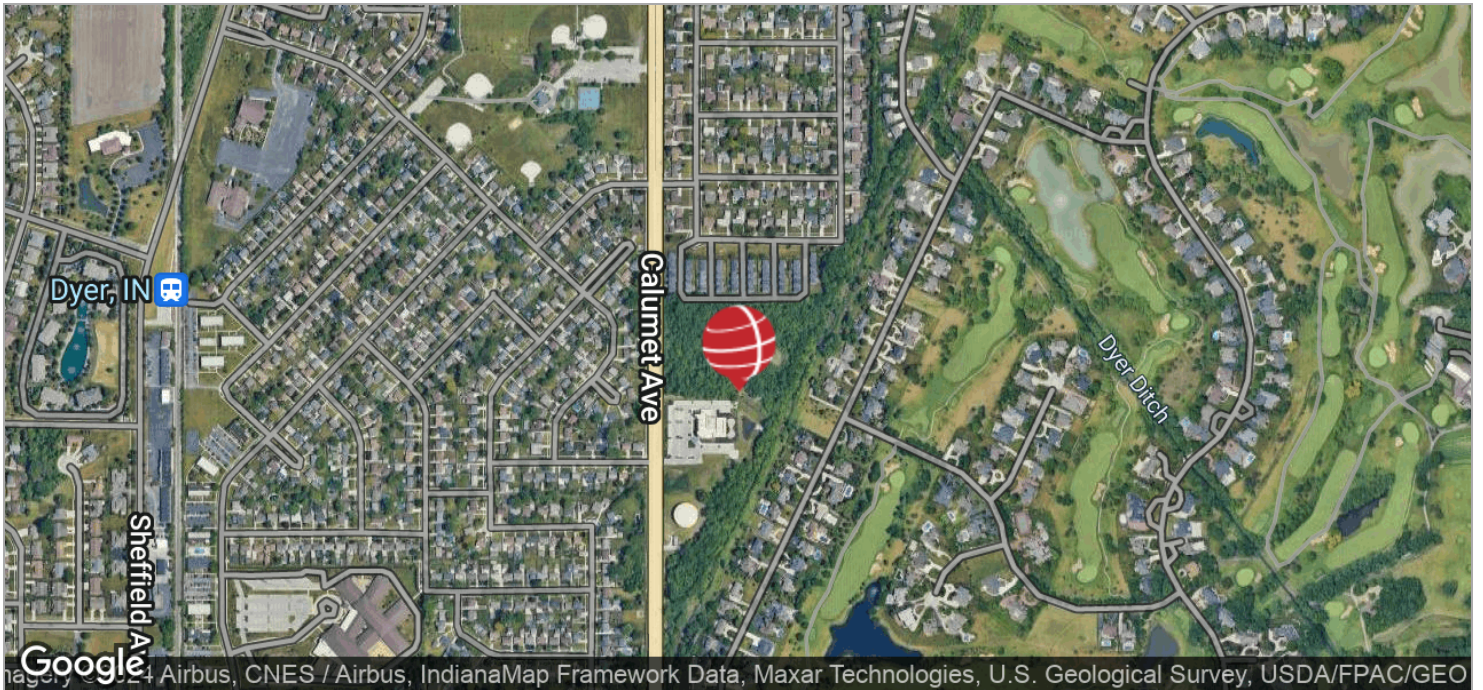
**CHANDLER KIMMEL**  
219.864.0200  
ckimmel@latitudeco.com

# SALE OF DYER CALUMET LAND

921 Calumet, Dyer, IN 46311



## LOCATION MAPS



**ANTONY MIOCIC**  
Director of Office Group  
219.864.0200  
amiocic@latitudeco.com

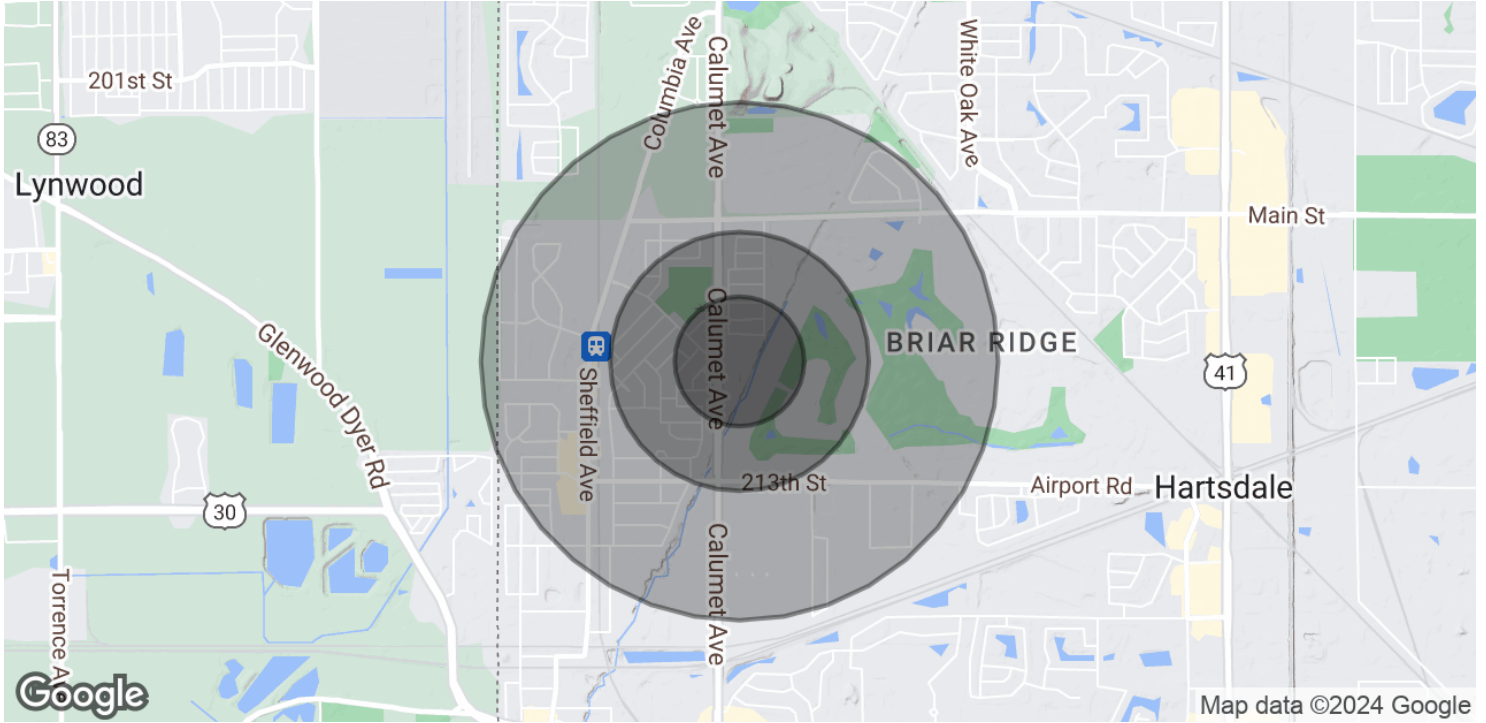
**CHANDLER KIMMEL**  
219.864.0200  
ckimmel@latitudeco.com

# SALE OF DYER CALUMET LAND

921 Calumet, Dyer, IN 46311



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	574	2,081	6,860
Average Age	47.3	49.5	52.6
Average Age (Male)	44.8	47.5	53.7
Average Age (Female)	48.4	50.5	52.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	908	3,007
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$97,537	\$103,936	\$103,958
Average House Value	\$222,057	\$234,891	\$260,345

\* Demographic data derived from 2020 ACS - US Census

**ANTONY MIOCIC**  
 Director of Office Group  
 219.864.0200  
 amiocic@latitudeco.com

**CHANDLER KIMMEL**  
 219.864.0200  
 ckimmel@latitudeco.com