

9219 INDIANAPOLIS BLVD

9219 Indianapolis Blvd, Highland, IN 46322



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Contours

9219 INDIANAPOLIS
BLVD 9143

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PROPERTY INFORMATION

PURCHASE PRICE
\$3,850,000.00

PROPERTY ADDRESS
9219 Indianapolis Blvd
Highland, IN 46322

PROPERTY SIZE
25,204 Sq. Ft.

LAND SIZE
3.95 Acres

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

3.95 AC site with existing 57 rental units with additional land for development. The flexibility of qualifying as a Planned Unit Development (PUD) broadens the spectrum of potential uses. High Traffic volume of ~35,000 Vehicles Per Day on an assemblage of commercially zoned lots gives great opportunity for mixed use. The three parcels have an existing commercial rental income. Two existing curb cuts give direct access to US Hwy 41. The large Monument Sign provides exemplary exposure to all who pass.



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PROPERTY DETAILS

Title: Prime Real Estate Opportunity: US Hwy 41 Frontage in Highland, IN

In the heart of Highland, Indiana, a prime real estate opportunity awaits. A 3.95-acre site along the bustling US Highway 41 is up for grabs. Not just any ordinary piece of land; it qualifies for Planned Unit Development (PUD), making it an ideal location for a variety of uses.

The US Hwy 41 frontage is a high-traffic area, ensuring maximum visibility and exposure for any business complex that takes root here. The site currently has 57 commercial rental units, offering a lucrative investment opportunity for developers and investors alike.

The existing monument signage is highly effective in attracting attention and directing traffic to your location. Two existing curb cuts enhance accessibility and convenience for potential tenants or customers.

Location is everything in real estate, and this site's proximity to major transportation routes adds to its appeal. Situated close to I-80/94, makes it easily accessible for commuters and travelers. Whether you're heading to work, running errands, or embarking on a road trip, this location offers easy access to all.

Moreover, both major and local airports are within a 60-minute drive from the site. This makes it an excellent choice for businesses that require frequent travel or cater to out-of-town clients.

Perhaps one of the most enticing aspects of this location is its proximity to Chicago. Just a 30-40 minute drive away, the Windy City offers a plethora of opportunities for work and play. Whether your tenants are looking for world-class dining, shopping, entertainment, or job opportunities in the city, they'll find it just a short drive away.

In conclusion, this 3.95-acre site on US Hwy 41 in Highland, IN offers an exceptional real estate opportunity. Its high-traffic location, PUD qualification, existing 57 rental units, monument signage, and proximity to major transportation routes and Chicago make it a highly desirable investment. Don't miss out on the chance to capitalize on this prime piece of real estate.

Whether you're a seasoned developer looking for your next project or an investor seeking a profitable venture, this site offers a unique opportunity to make a significant impact in the Highland community. Don't let this opportunity pass you by; seize the chance to contribute to the growth and development of Highland, IN.



PROPERTY PHOTOS



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PROPERTY PHOTOS

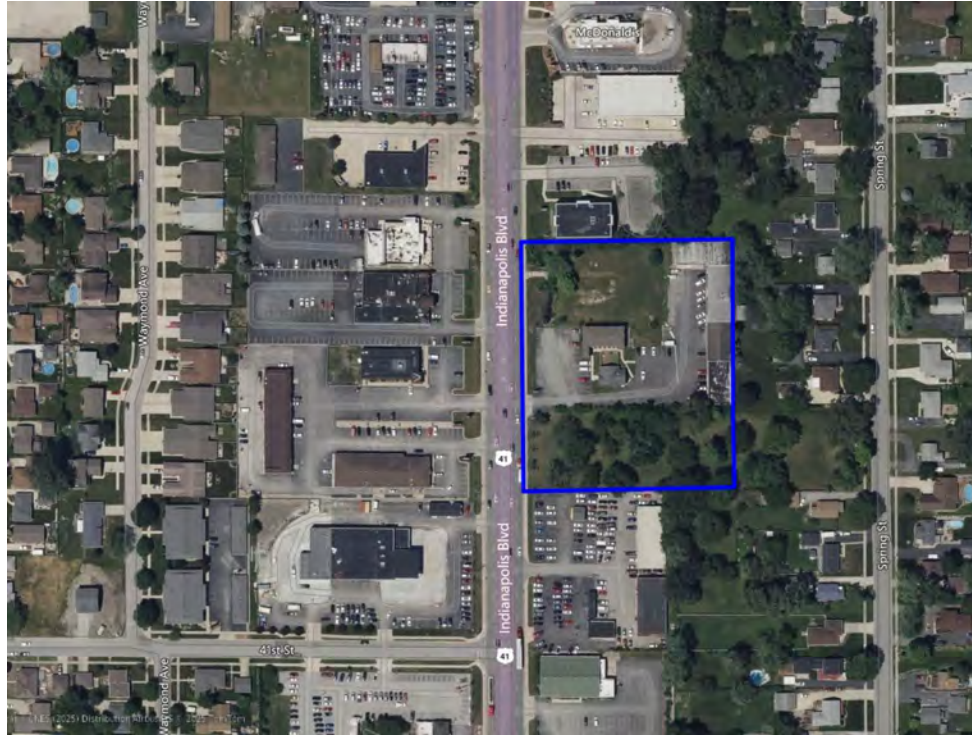


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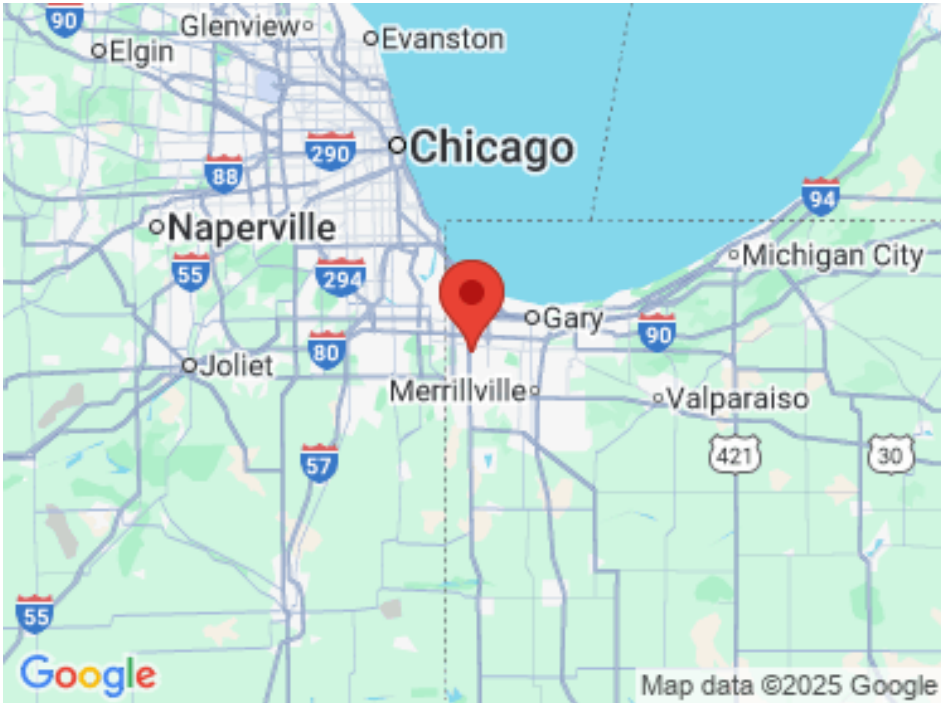
PROPERTY PHOTOS



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AREA LOCATION MAP



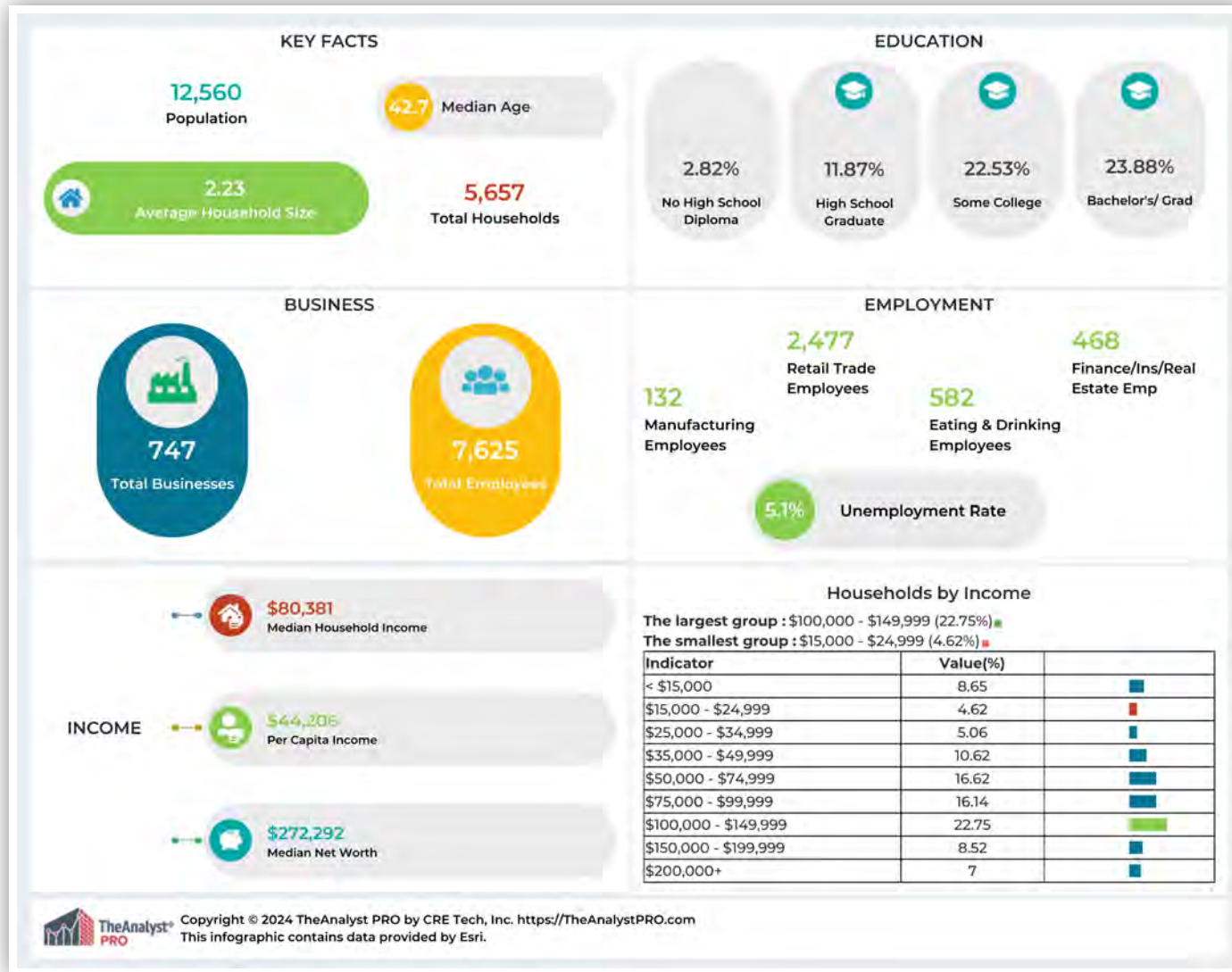
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AERIAL ANNOTATION MAP



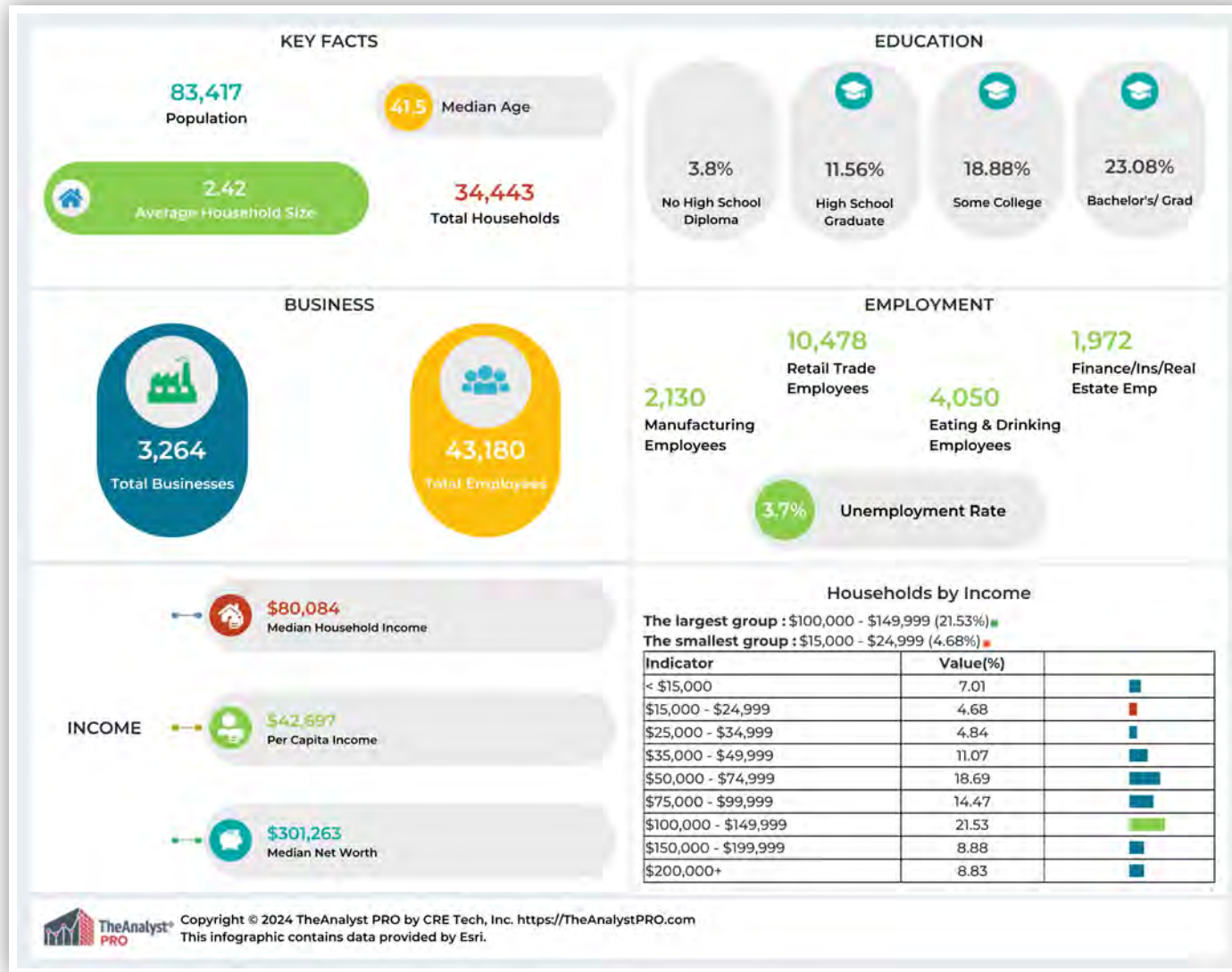
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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



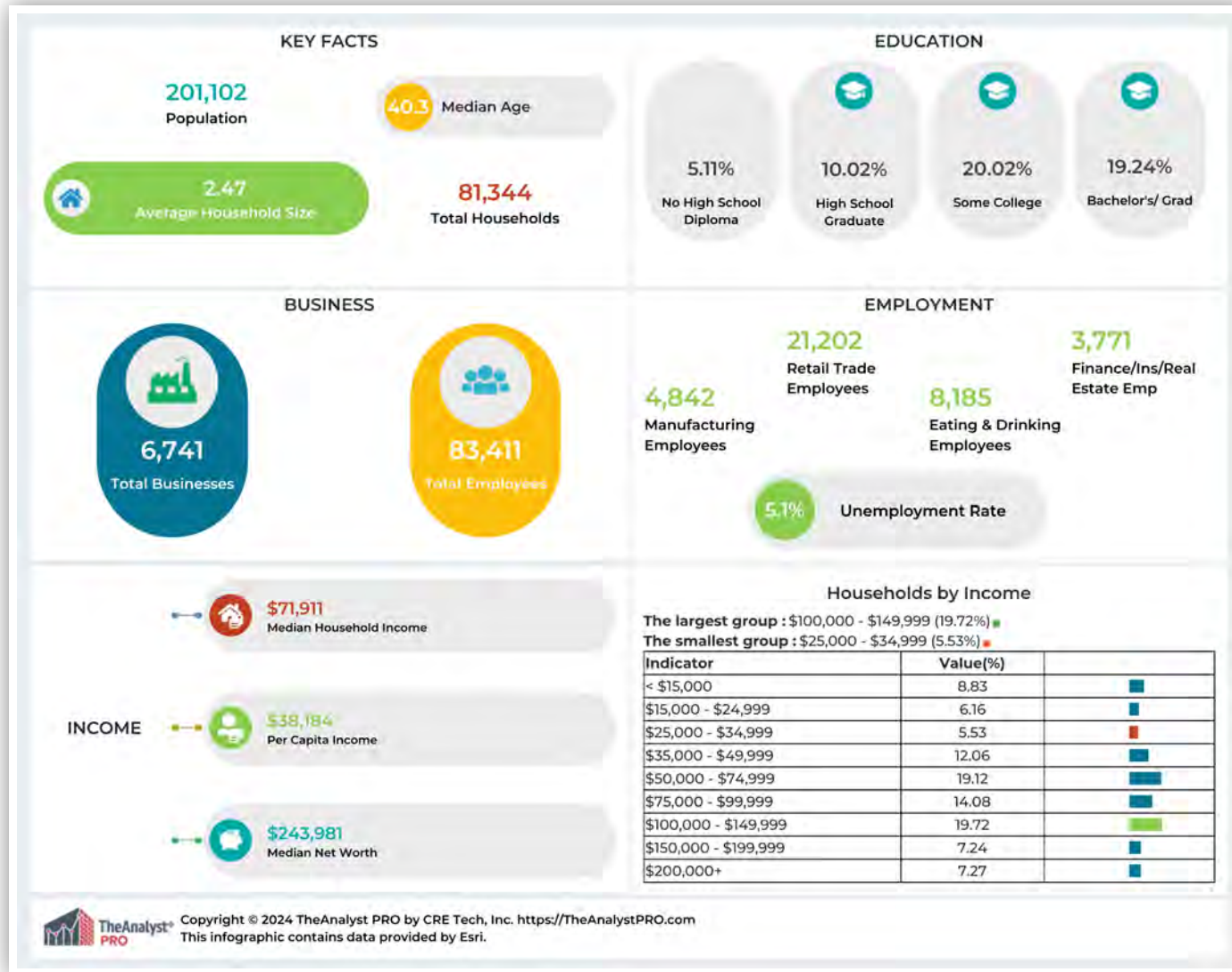
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



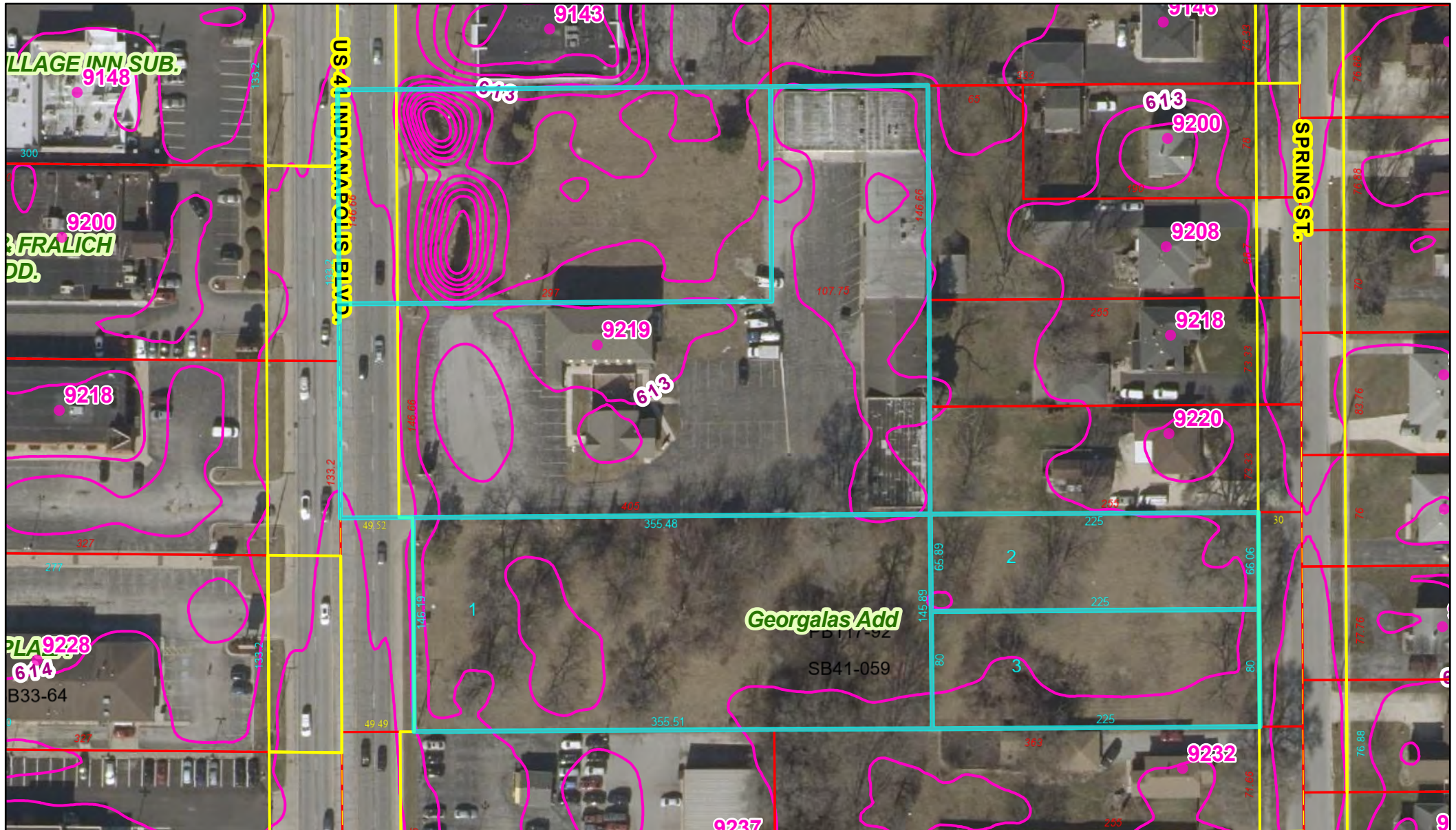
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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Lake County Surveyor's Office Web Map



5/13/2025, 11:01:28 AM



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CONTACT



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