

# 12.86 Acres - US 20

Porter, IN



**FOR SALE | \$795,000**

## PROPERTY HIGHLIGHTS

- 12.86-acre corner lot with 650+ feet of frontage along US-20
- Zoned B-3 for a wide range of commercial uses
- High traffic volume and excellent visibility
- Easy access to major highways and surrounding communities
- Rapidly growing population in Northwest Indiana
- 4.5 Million Visitors a Year at Indiana Dunes National Park

## FOR MORE INFORMATION

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## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	12.86 Acres
Price / Acre:	\$61,820
Zoning:	B3
Traffic:	+/- 13,750

## PROPERTY OVERVIEW

Introducing an exceptional 12.86-acre parcel, zoned B-3, located just off the interchange of US-20 and IN-49 in the thriving community of Porter, Indiana. This highly visible and easily accessible property offers limitless opportunities for commercial development in one of Northwest Indiana's busiest and most sought-after locations.

The B-3 zoning allows for a wide variety of commercial uses, including retail, office, restaurant, hotel, and entertainment establishments, making this parcel a perfect fit for businesses looking to capitalize on the high traffic volume and excellent visibility of Indiana Dunes National Park. With easy access to major highways and 5 Million visitors a year in the surrounding area, this property presents an incredible investment opportunity for both local and national businesses.

## LOCATION OVERVIEW

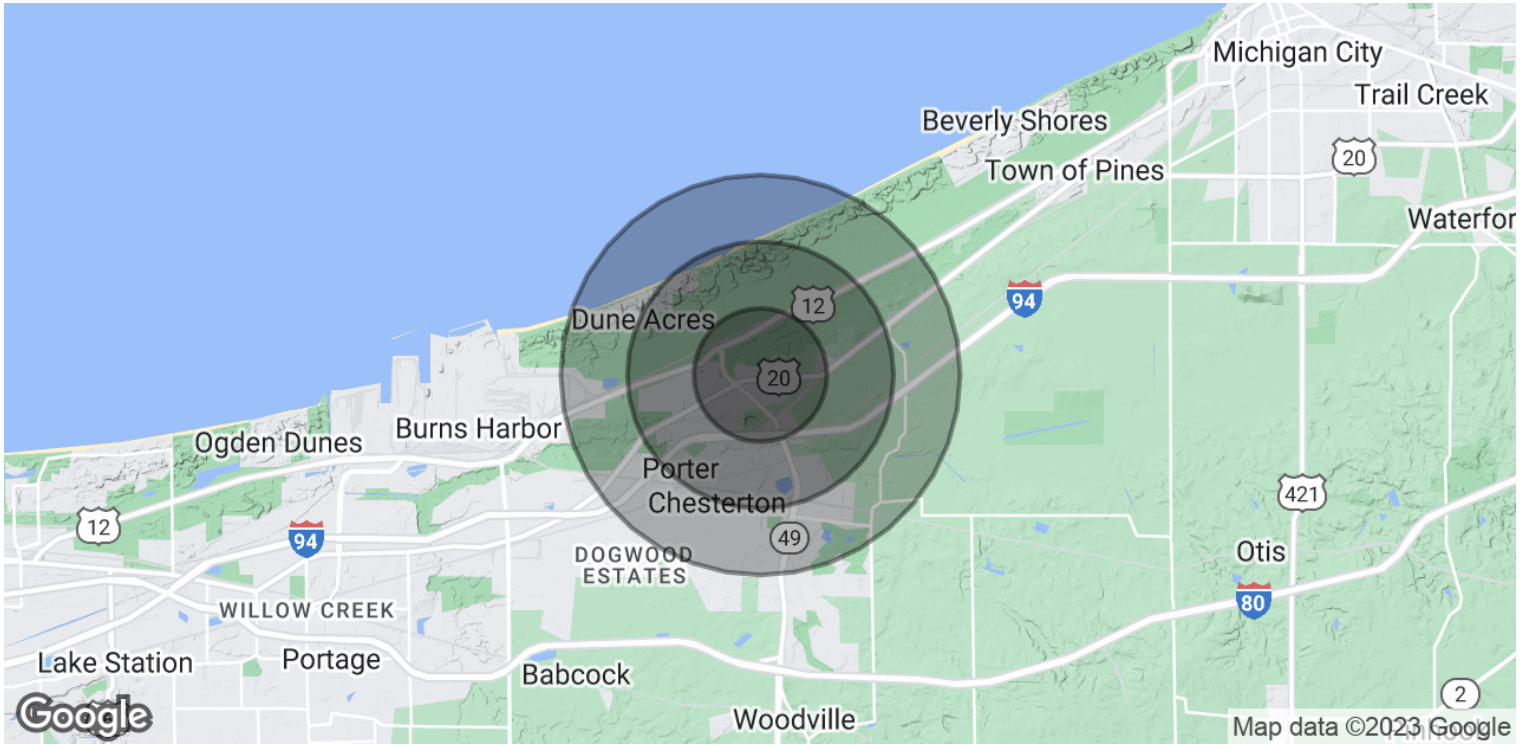
Frontage along US-20 just steps away from the IN-49 interchange at the doorstep to the Indiana Dunes National Park. Conveniently located between Chesterton and Michigan City

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,841	9,863	17,744
Average Age	37.2	36.4	37.3
Average Age (Male)	38.7	36.3	36.8
Average Age (Female)	34.3	35.5	37.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	702	4,001	7,050
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$104,191	\$91,226	\$92,132
Average House Value	\$200,104	\$187,723	\$198,552

\* Demographic data derived from 2020 ACS - US Census

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