

EXECUTIVE SUMMARY



OFFERING SUMMARY

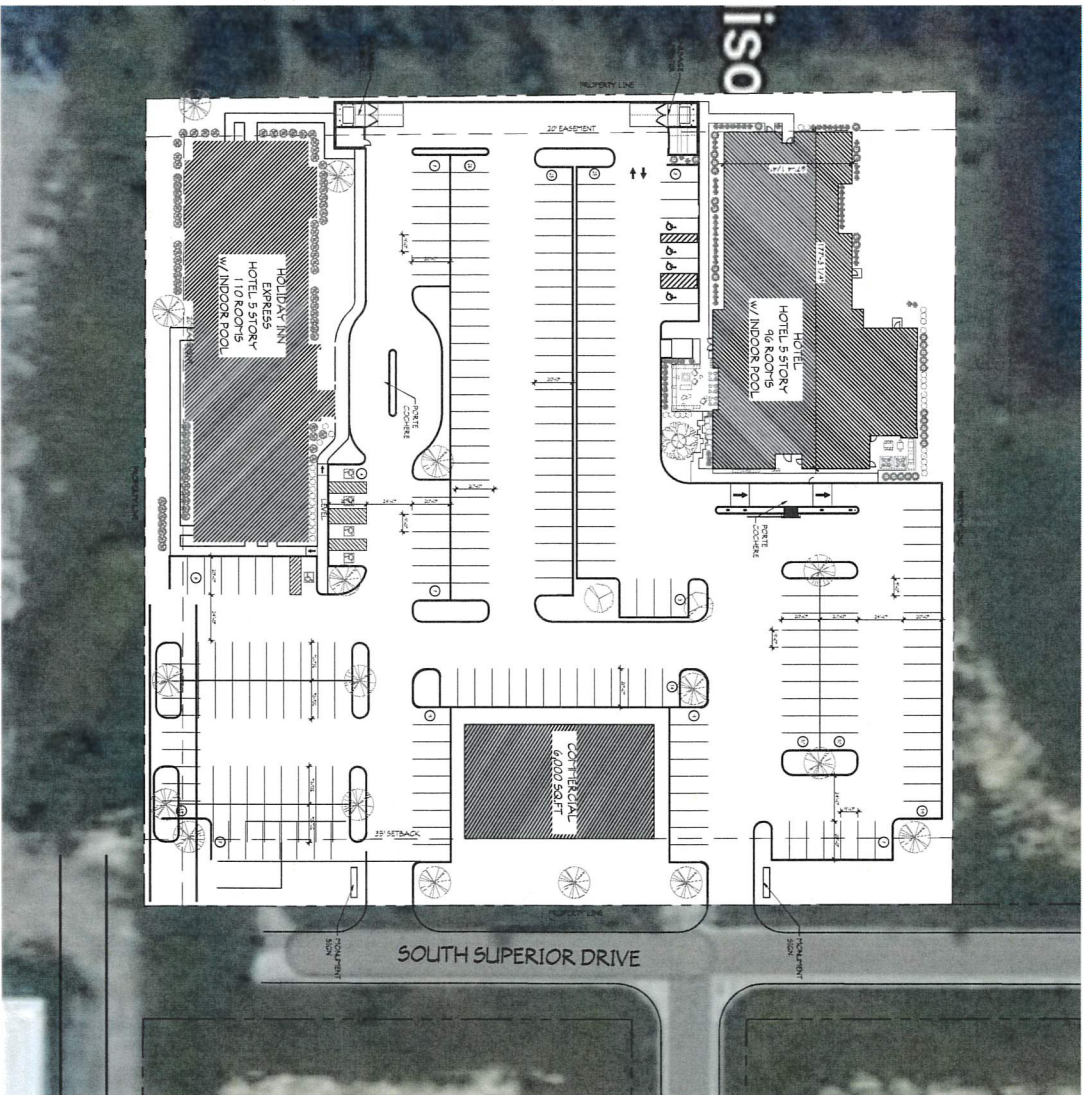
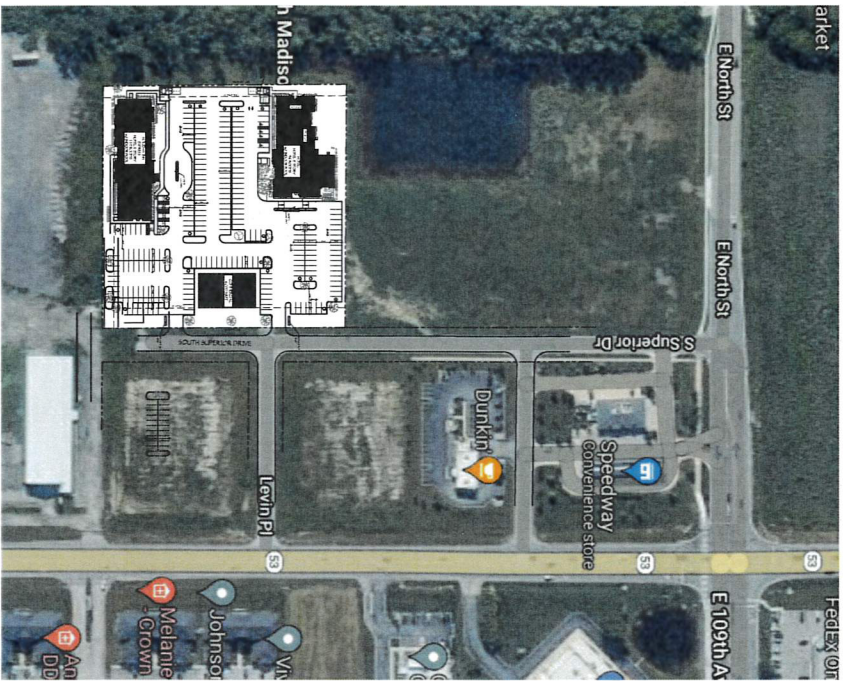
Sale Price:	\$1,900,000
Lease Rate:	Negotiable
Lease Type:	Ground
Lot Size:	1.78 Acres
'24 Pay '25 RE Taxes:	\$256.94

PROPERTY OVERVIEW

This 1.8 acre PRIME retail site is for sale or ideal for a single tenant, build to suit retail, restaurant or this site can be a land lease. 253' frontage on Broadway and 305' depth with B-3 zoning and all utilities and offsite detention in place, this site is shovel ready. Come join Speedway, Dunkin and the recently announced 2 hotels including Holiday Inn Express to be located directly behind on Superior Street. According to the Times Newspaper North Superior Drive and South Superior Drive to be connected by a new stretch of roadway through the property linking East Summit Street to East North Street in a change that "should alleviate some of the congestion at Summit and North Superior." 2024 pay 2025 RE taxes \$256.94. INDOT 2024 traffic counts on Broadway (SR 53) are 14,777 cars/day.

LOCATION OVERVIEW

The site is situated at the southwest corner of 110th and Broadway (S.R. 53) in Crown Point across from On Broadway Office Complex. 1 mile northwest of I-65/State Road 231 Interchange, 1 mile west of the 109th/I-65 interchange and 5 miles south of U.S. 30. Less than 1 mile north to the NEW University of Chicago 129,000 SF Mirco Hospital, Lakeshore Bone & Joint, Speedway, Dunkin Donuts, Beacon Hill Retail Center anchored by Strack and Van Til. 1 mile north of the Powers Health Rehabilitation and New Orthopedic Center. 1 mile northwest of the recently announced \$250 million dollar Fountains of Crown Point, initial plans calling for hotels, a bowling alley, a theater, upscale and fast casual restaurants, a specialty grocery store, residential townhomes, and a fire station. Less than 2 miles east of The Grand Lake County Courthouse with shopping, dining, banking, entertainment, and more.



PROPOSED HOTEL
PARCEL 4.11 ACRES

1 OVERALL ARCHITECTURAL SITE PLAN
SCALE: 1"=100'

PROPOSED HOTEL
PARCEL 4.11 ACRES

3.28 PARKING SPACES
INDUSTRIAL PARKING

1 ENLARGED ARCHITECTURAL SITE PLAN
SCALE: 1"=250'

C101

PRELIMINARY - NOT
FOR CONSTRUCTION

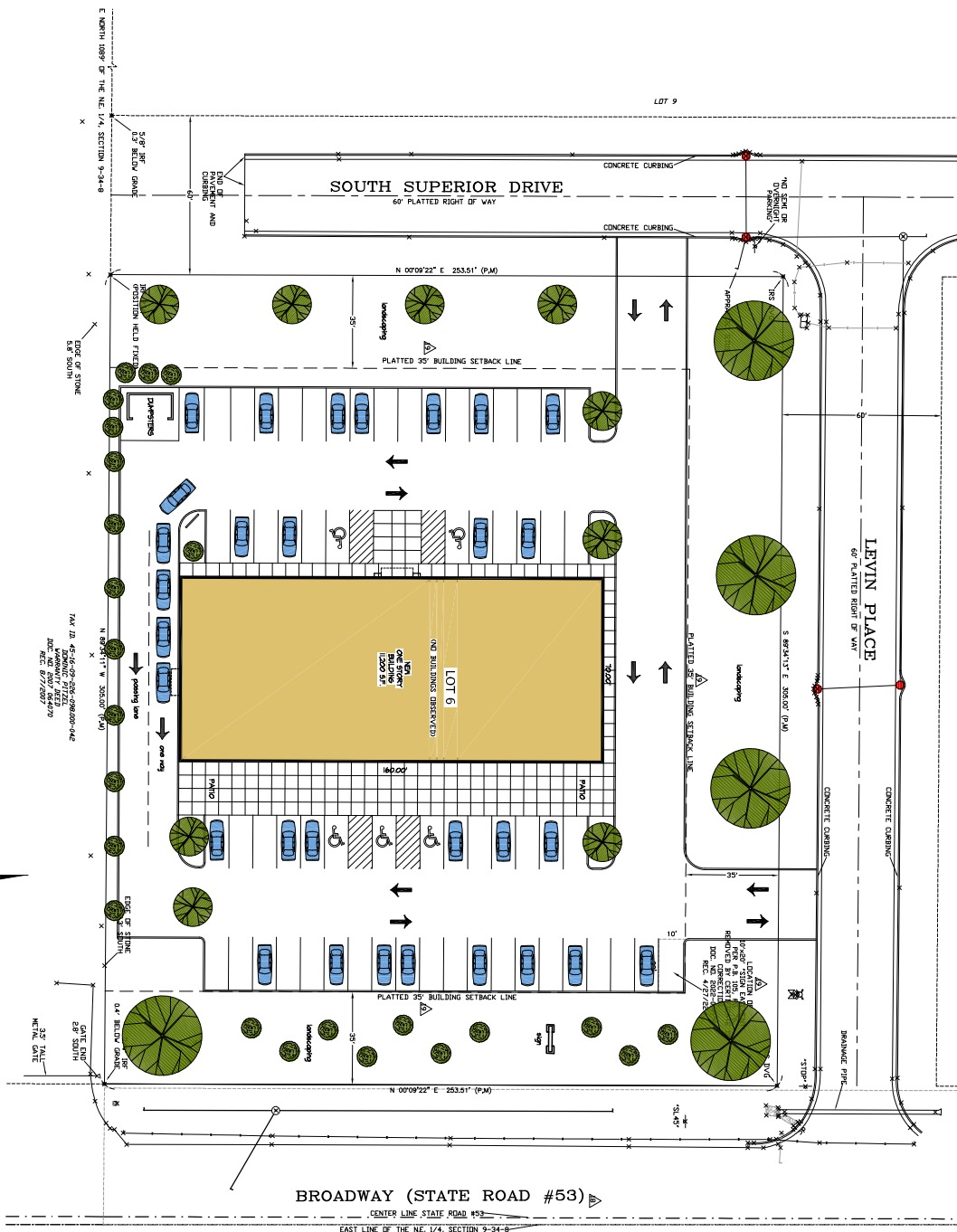
HOLIDAY INN
EXPRESS AND
SUITES



M MAUST ARCHITECTURAL
SERVICES
DIVISION OF
L.E.M., INC.
113 NORTH MAIN STREET
GOOSHEN, INDIANA 46526
PHONE (574) 537-4300
FAX (574) 537-0808

Architect
Planner
Consultants
Construction Mgmt.
Site & MEP Filing
PHONE (574) 537-4300
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GENERAL NOTES
ALTHOUGH DRAWINGS ARE PREPARED TO SCALE, THE
ACCURACY OF THE DRAWINGS CANNOT BE
GUARANTEED DUE TO DISCREPANCIES IN THE RECORD
OR REPRODUCTION. CONSTRUCTION SHALL BE BASED UPON
THE DRAWING. ALL DIMENSIONS SHALL BE VERIFIED BY THE
CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY
DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THEIR ATTENTION TO THE
DRAWINGS.



A1

SCALE: AS NOTED
PROJECT NO. 22-457

SITE PLAN

DATE	DESCRIPTION
10/22/2022	ISSUE FOR: SITE PLAN

ISSUE FOR:

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION
REVISIONS REQUIRED

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ROHN ASSOCIATES
ARCHITECTS & PLANNERS

13177 RHODE STREET
CEDAR LAKE, IN 46303
PHONE: (708) 906-4670

SUPERIOR RETAIL
CENTER

120 S. SUPERIOR COURT
CROWN POINT, INDIANA
46307

PARCEL DESCRIPTION (PER EXHIBIT "A" IN TITLE COMMITTEE
REFERENCED HEREON):

LOT NUMBERED SIX (6) IN CROWN POINT SUBDIVISION AN ADDITION TO THE CITY OF CROWN POINT, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 105, PAGE 76, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT PAGE: INFORMATION	PAGE: PAGE
TX ID: 45-36-029-001-000-042	77.211.02.F14
OWNER: COUNCIL POINT CENTER LLC	1/18/2008
DOC NO. 2012-04-111	
REC: 7/5/2012	
QUICKCAM: REC'D	
DOC NO. 2012-04-112	
REC: 7/5/2012	

GENERAL NOTES

SURVEY DO NOT BELIEVED TO EFFECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 1. ALLEGATIONS OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE MADE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT
 2. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, SUPERSTITION
 3. THAT SHOWN ON THE RECORD PLAT.
 C1 OWNERSHIP ON TITLE.

3.1 THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF THE RECORDS OF THE CITY OF LOS ANGELES DO NOT SHOW THE EXISTENCE OF SUCH UTILITIES OR IMPROVEMENTS AT THE TIME OF THIS SURVEY. SHOW DO NOT COVER THE SITE. PLAIN SPENCER SYSTEM, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

4.1 BASIS OF BEARINGS: N 89°34'11" W ALONG THE SOUTH LINE OF LOT 6 AS SHOWN ON THE RECORD MAP OF THE CROSSING SUBDIVISION (SHEET 28) BEARING N 89°34'11" W.

[illegible]

ALTA/NPS OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS TEST NOTES:

ITEM 2: ADDRESS SHOWN HEREON IS PER THE LAKE COUNTY AUDITORS RECORDS AND ALSO SHOWN ON THE RECORDED PLAT OF SUBDIVISION (SURVEY REFERENCE NUMBER 2 HEREON).

REARDED 14. SHOWN ON THIS MAP IS SUBJECT TO MAP SCALE AND TO THE ACCURACY OF THE DATA. THE DATA IS NOT GUARANTEED TO BE 100% ACCURATE. THE DATA IS NOT GUARANTEED TO BE 100% COMPLETE. THE DATA IS NOT GUARANTEED TO BE 100% CURRENT. THE DATA IS NOT GUARANTEED TO BE 100% RECENT. THE DATA IS NOT GUARANTEED TO BE 100% RELIABLE. THE DATA IS NOT GUARANTEED TO BE 100% VALID. THE DATA IS NOT GUARANTEED TO BE 100% VERIFIED. THE DATA IS NOT GUARANTEED TO BE 100% VISIBLE. THE DATA IS NOT GUARANTEED TO BE 100% WORKING. THE DATA IS NOT GUARANTEED TO BE 100% ZONE.

ITEM 4: LAND AREA IS SHOWN HEREON

ITEM 12. NAMES OF ADJOINING OWNERS ACCORDING TO A PUBLIC RECORD. THIS INFORMATION IS NOT REQUIRED TO BE DISCLOSED FOR A RECORD REFERENCE AS PRA §§ 6.1(a), 12-13.1(11) ARE OBTAINED FROM COUNTY AUDITORS' OFFICE AND RECORDERS' OFFICE AND ARE NOT CERTAIN TO BE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PLOT.

COMMENT: SPEED OF RECORD ON THE MOST CURRENT STATUS ON FILE FOR THAT PARCEL.



BYC TEAM IN

1155 Troutwine Road
Crown Point, IN 4630
P: (219) 662-7710
F: (219) 662-2740
www.dvgtteam.com

DATE:	REVISIONS AND NOTES:
4/27/22	CERTIFICATE OF CORRECTION

TITLE COMMITMENT NOTES:

THIS SURREY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURREYOR. ALL INFORMATION REGARDING RECORDS, EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREIN WAS OBTAINED FROM A TITLE INSURANCE COMMITMENT NUMBER CTW20154 RELEASED BY CHICAGO TITLE INSURANCE COMPANY, ON 1/27/2022. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, PART 2, EXCEPTIONS IN SAID COMMITMENT:

ITEM 16 EASEMENT FOR WATER MAIN CONTAINED IN A GRANT IN FAVOR OF THE CITY OF CROWN POINT, INDIANA, DATED 8/28/1978, REC. 8/30/1978 AS DOCUMENT NO. 487943 - DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED.

ITEM 17 DEDICATION OF PUBLIC STREET AND HIGHWAY MADE BY LAKE COUNTY TRUST COMPANY, AS TRUSTEES OF THE LAKE COUNTY TRUST, UNDER TRUST NO. 1980 OF LAKE COUNTY, INDIANA, DATED 8/12/1978, REC. 8/30/1978 AS DOCUMENT NO. 487944 DOES NOT AFFECT SUBJECT PARCEL, NOT PLOTTED.

ITEM 19. COVENANTS, CONDITIONS, AND RESTRICTIONS (AS APPLICABLE TO THE SURVEY) ARE SET FORTH IN THE SURVEY INSTRUMENT NO. 2009-057934-ROUTE SURVEY IS OF BROADWAY (STATE ROAD NUMBER 53) LYING EAST OF THE SUBJECT PARCEL.

NO. 2012-043661 AND CCRs IN INSURUMENT NO. 2012-044114 AFFECT SUBJECT PARCEL. BUILDINGS LINES SHOWN HEREON, COVENANTS ARE NOT PLOTTABLE.

SURVEY REFERENCES:
1.) RECORD DEEDS REFERENCED HEREON.

DOCUMENT NO. 2012-043661, REC. 7/9/2012.

SUMMER'S REPORT

IN ACCORDANCE WITH TITLE 805, ARTICLE 10, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACTIONMENT SURVEY OF A LOT IN A PLATTED COMMERCIAL SUBDIVISION.

THEORY OF EDUCATION: PLUMER, TUCCHETTI AND ASSOCIATES INC., (NOW DKG TEVA, INC.) PERFORMED AN ALTIMACHS LAND TITLE SURVEY OF THE PARENT TRACT (SURVEY REFERENCE NUMBER 3) HEREON, PRIOR TO SUBDIVIDING INTO INDIVIDUAL LOTS (SURVEY REFERENCE NUMBER 2). A SEARCH FOR ORIGINAL MONUMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT AROUND THE SUBJECT PARCEL WAS PERFORMED. THIS SURVEY

PLUMB LUCKEY CAY WAS LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND HELD SPREAD FOR LINE. THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, ANOTHER PLUMB TICKETTED BEAR WAS FOUND WEST OF THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, AND HELD SPREAD FOR LINE. THE NORTHWEST AND NORTHEAST CORNERS OF THE SUBJECT PARCEL WERE MONUMENTED THIS SURVEY USING THE PLATTED BEARINGS AND DISTANCES FOR THE SUBJECT PARCEL.

b.) NO APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.

d) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.01 FEET PLUS 30 PARTS PER BILLION).

TO: WILE AND STENER, ARTE X. EMMANOULIDIS AND CHICAGO TITLE INSURANCE COMPANY

CONDUCTED WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPLD AND THE SURVEYORS JOURNAL ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, AND 13. TABLE 1 THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2022. 1. FURTHER STATE THAT SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 665 IAC 3-12 (RULE 12).

DATE OF PUBL: APRIL 27, 2022
LAST REVISED: APRIL 27, 2022

0150

GLENE BORN
REGISTERED
No. 152000006

PROFESSIONAL LAND SURVEYOR: GLEN E. BOREN
INDIANA REGISTRATION NUMBER: LS20000006
gboren@dygteam.com

ALTA/NSPS LAND TITLE SURVEY
120 S. SUPERIOR DRIVE
CROWN POINT, INDIANA 46307
LOT 6, CROWN POINT CROSSING SUBDIVISION

SCALE: 1" = 20'

TO CORRECTION DWG TEAM, INC.	FILE NO.
V22-431 V22-431.DWG	

NAME BY	DATE
M.S.	4/11/20
LOCATION	COUNTY, STATE

NO. S22-431

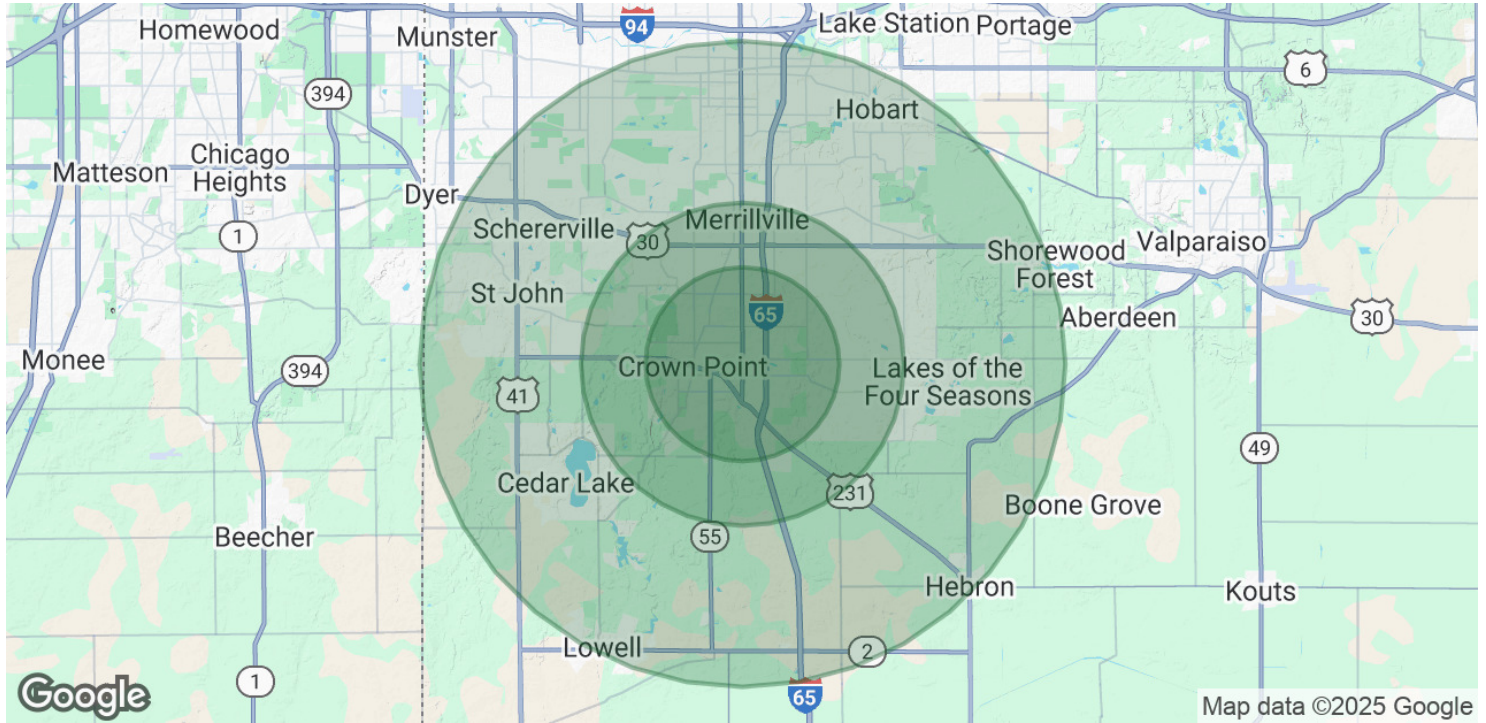
RETAILER MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	3 MILES	5 MILES
Total Population	276,619	38,172	73,036
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	10 MILES	3 MILES	5 MILES
Total Households	108,198	14,730	28,540
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$105,330	\$115,733	\$108,897
Average House Value	\$301,491	\$332,135	\$319,873

Demographics data derived from AlphaMap