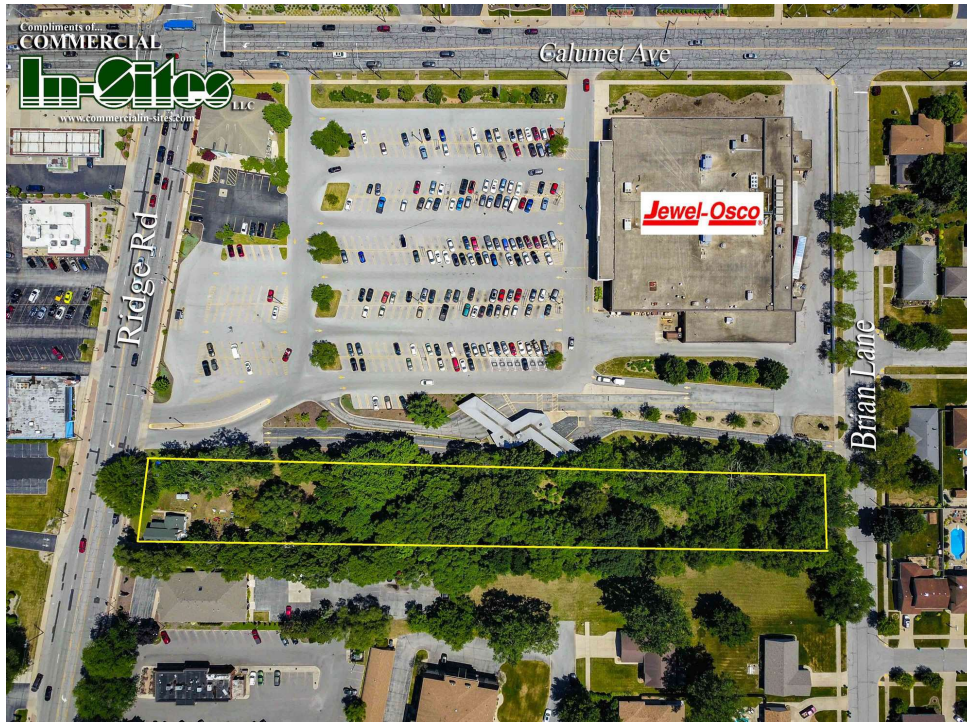


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

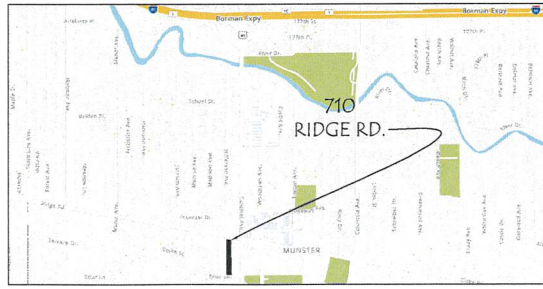
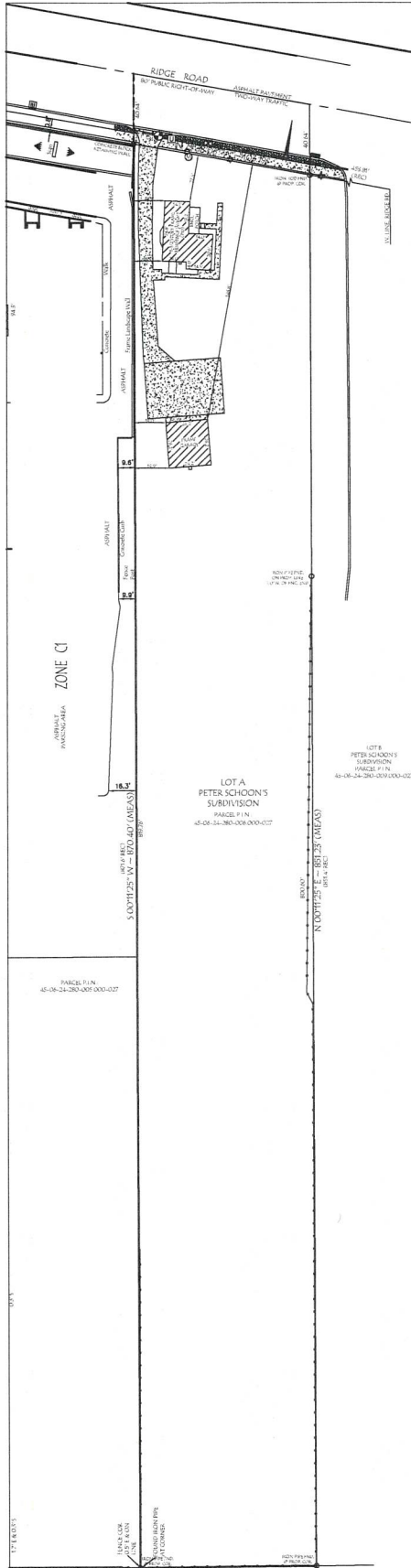
<b>Sale Price:</b>	\$800,000
<b>Price / SF:</b>	\$9.72
<b>Price / Acre:</b>	\$423,280
<b>Lot Size:</b>	1.89 Acres
<b>Zoning:</b>	CD-5
<b>Taxes:</b>	\$2,096.16
<b>Frontage:</b>	103
<b>Utilities:</b>	At Site

### PROPERTY OVERVIEW

This site features frontage on two streets Ridge Road and Briar Lane 1 block west of Calumet Avenue. Adjoins Jewel/Old National Bank on the east and Urgent Dent/Casa Del Mar Mexican Restaurant on the west. All utilities are available at the site. Ideal for a combination of retail/restaurants/office uses on Ridge Road and either another commercial user or possibly residential coming off Briar Lane. 2023 INDOT traffic counts 18,527 cars/day on Ridge Road. 2023 pay 2024 taxes \$2,096.16.

### LOCATION OVERVIEW

Located less than 1 block west of Calumet Avenue between Ridge Road and Briar Lane. Less than a mile north of Munster High School, Wilber Wright Middle School and Munster Community Hospital. 1 mile south of I-80//94 interchange. 4 1/2 miles north of U.S. Highway 30. Close to Jewel-Osco, Old National Bank, Howard Meats, Target, Staples, Five Guys, Panera, Dunkin' Donuts, Chipotle, Arby's, Johnny's Tap, The Commander, Wendy's, Taco Bell, Dairy Queen, Munster Donuts, Munster Town Hall, and so much more!



VICINITY MAP  
no scale

**PROPERTY DESCRIPTION:**

LOT 8, PETER SCHOON'S SUBDIVISION, LOCATED IN MUNSTER, AS RECORDED IN PLAT BOOK'S PAGE NO. LAKE COUNTY, INDIANA.

**ITEMS CORRESPONDING TO SCHEDULE "B":**

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT No.: CTNVC240322  
EFFECTIVE DATE: June 6, 2024

13. Concerns, conditions, restrictions, easements and building lines as shown in the plat of Peter Schoon's subdivision recorded in Plat Book 5, Page 83. CONCERNS MATTERS NOT REPRESENTABLE ON THE DRAWING - NOT SHOWN

14. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes. ROAD RIGHTS-OF-WAY SHOWN BUT NOT OTHERWISE LABELED - SEE DRAWING

**SURVEYOR'S STATEMENT**

IN ACCORDANCE WITH TITLE 36, ARTICLE 1, CHAPTER 12, OF INDIANA ADMINISTRATIVE CODE ESTABLISHING MINIMUM STANDARDS FOR THE COMPETENT PRACTICE OF LAND SURVEYING IN INDIANA, EFFECTIVE FEBRUARY 2019, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE BOUNDARY LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A) VARIANCES IN THE REFERENCED MONUMENTS,
- B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS,
- C) INCONSISTENCIES IN LINES OF OCCUPATION,
- D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THIS SURVEY WAS PERFORMED AS A RETRACEMENT OF AN EXISTING PARCEL PURSUANT TO SALE. REMAINS SHOWN HEREON ARE BASED UPON INDIANA STATE PLANE COORDINATES, WEST ZONE.

A) MONUMENTATION  
MONUMENTS REPRESENTING THE CORNERS OF THE SUBJECT LOT AND ADJOINERS WERE FOUND IN GOOD CONDITION, AND IN THE POSITIONS RECITED IN THE RECORD PLAT. THESE WERE RELIED UPON IN RETRACING THE LINES & CORNERS OF THE SUBJECT PARCEL, CONSISTENT WITH THE 2019 SEKEREZ SURVEY ENCLOSED IN B) BELOW.

- B) RECORD DESCRIPTIONS AND PLATS  
DOCUMENTS USED IN PERFORMANCE OF THIS SURVEY:
  - o PROPERTY DESCRIPTION RECITED IN TITLE POLICY REFERENCED IN "SCHEDULE B" STATEMENT (PROV/DPP) BY CLIENT
  - o SUPPORTING SCHEDULE "B" DOCUMENTS RECITED IN TITLE POLICY ABOVE
  - o RECORD PLAT OF "PETER SCHOON'S ADDITION" (Plat 5, pg 83, LAKE COUNTY RECORDER'S OFFICE)
  - o ALTA (AS/LAND) TITLE SURVEY PREPARED FOR WEST ADJOINERS BY THIS OFFICE ON FEBRUARY 18, 2019 AS JOB No. 18048
  - o LAKE COUNTY Q.I.S. SITE (<https://portal.mysgonline.com/files/5/16/view-fakmsurveyor>)

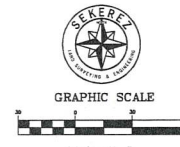
THE SUBJECT PARCEL CREATES A MATHEMATICALLY CLOSED FIGURE. THERE ARE NO SUBSTANTIAL GAPS OR OVERLAPS CREATED BY THE RECORD DESCRIPTIONS OF THE SUBJECT PARCEL OR ITS ADJOINERS.

C) OCCUPATION LINES  
EVIDENCE OF OCCUPATION WITH RESPECT TO ROADS, FENCES, ETC. IS CONSISTENT WITH THE SUBJECT PARCEL BOUNDARY AS DESCRIBED AND MONUMENTED. NO EVIDENCE OF USE OF THE EASEMENT DESCRIBED IN B) ABOVE WAS DISCOVERED ON THE SUBJECT PARCEL OR ADJOINERS ON THE DAY THE FIELD WORK WAS PERFORMED.

D) RELATIVE POSITIONAL ACCURACY  
THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT REAL ESTATE ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY (0.07" ± 50ppm) AS DEFINED IN 805 IAC 1-2-7.

**LEGEND**

- Found Iron Marker
- Set Iron Rod w/ID Cap
- ⊕ Gas Meter
- ⊕ Meter Valve
- ⊕ Manhole
- ⊕ Curb Inlet
- ⊕ Curb
- ★ Street Lamp
- ⊕ Bollard
- ⊕ Utility Pedestal
- ⊕ Overhead Sign
- ⊕ Sign
- ⊕ Concrete Walks & Pads
- Chain Link Fence
- Underground Telecommunication
- Underground Gas
- Underground Water



**ZONING NOTE**

ACCORDING TO THE TOWN OF MUNSTER ZONING MAP, THE PARCEL SHOWN HEREON IS ZONED CD-4-B - GENERAL URBAN, 8 CHARACTER DISTRICT (GROUND FLOOR RESIDENTIAL USE RESTRICTION) LOCAL RESTRICTIONS AND OTHER PARTICULARS, PLEASE REFER TO:  
Zoning Department  
Munster Town Hall  
1005 Ridge Road  
Munster, IN 46321  
Phone: 219-885-6900  
<https://www.munster.org>

**FLOOD NOTE**

ACCORDING TO FEMA FLOOD RATE INSURANCE MAP (BROOK PANEL 017E, DATED JANUARY 18, 2012, THE PARCEL SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" FLOOD ZONE "X" IS DEFINED AS "AREAS OUTSIDE THE 0.25 ANNUAL CHANCE FLOOD". THIS DETERMINATION WAS MADE BY GRAPHICAL PLOTTING AND SCALE MAP MEASURE ONLY, AND NO FIELD WORK WAS PERFORMED TO DETERMINE BASE FLOOD ELEVATIONS.

**MISCELLANEOUS NOTES:**

- 1) PARCEL P.I. N. 45-06-24-280-000-000-007
- 2) PARCEL AREA - TOTAL 87,429.6 sq ft (2.0 AC) AREA LESS 8,711.40 sq ft (1.99 AC)
- 3) NO STRIPED PARKING STALLS (NONE DESIGNATED HANDICAP) OBSERVED ON THE DAY THE FIELD WORK WAS PERFORMED
- 4) THE SUBJECT PARCEL IS APPROXIMATELY 484 FEET WESTERLY CORNER OF RIDGE ROAD AND CALLUMET AVENUE, NORTH PUBLIC RIGHTS-OF-WAY, AND HAS DIRECT VEHICULAR ACCESS TO RIDGE ROAD AS SHOWN AND LABELED ON THE DRAWING.
- 5) FENCE LINE LOCATIONS ARE APPROXIMATE
- 6) THE DEPICTION OF IMPROVEMENTS ON THE DRAWING DO NOT CONSTITUTE AN OPINION ON THE PART OF THE SURVEYOR, AS TO THEIR OWNERSHIP, AND THE SURVEYOR EXPRESSES NO OPINION ON THE VALIDITY OF ANY CLAIMS BASED ON THEIR LOCATION.
- 7) UTILITIES AND OTHER IMPROVEMENTS SHOWN HEREON ARE BASED ON DIRECT OBSERVATION OF ABOVE-GROUND APPURTENANCES OBSERVED ON THE DAY THE WORK WAS PERFORMED. SURVEYOR HAS NOT VERIFIED LOCATION OR MATERIAL OF ANY UNDERGROUND UTILITIES. THE UTILITY LOCATE SERVICE WILL NOT LOCATE UNDERGROUND UTILITIES IF EXCAVATION OR REVISION WORK IS NOT PLANNED.
- 8) NO EVIDENCE OF EARTH MOVING WORK OR RECENT OR PLANNED CONSTRUCTION WAS OBSERVED ON THE DAY THE FIELD WORK WAS PERFORMED.

**SURVEYOR'S CERTIFICATION**

TO:  
PEOPLE'S BANK AS PER REP OF ESTATE OF NEIL J TANIS  
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6(B), 7(D), 7(B)(1), 8, 9 and 14 of Table A thereof. The field work was completed on July 12, 2024.

*Randy Sekerez*  
Randy Sekerez, Indiana Registered Professional Surveyor  
Date of Survey: July 25, 2024

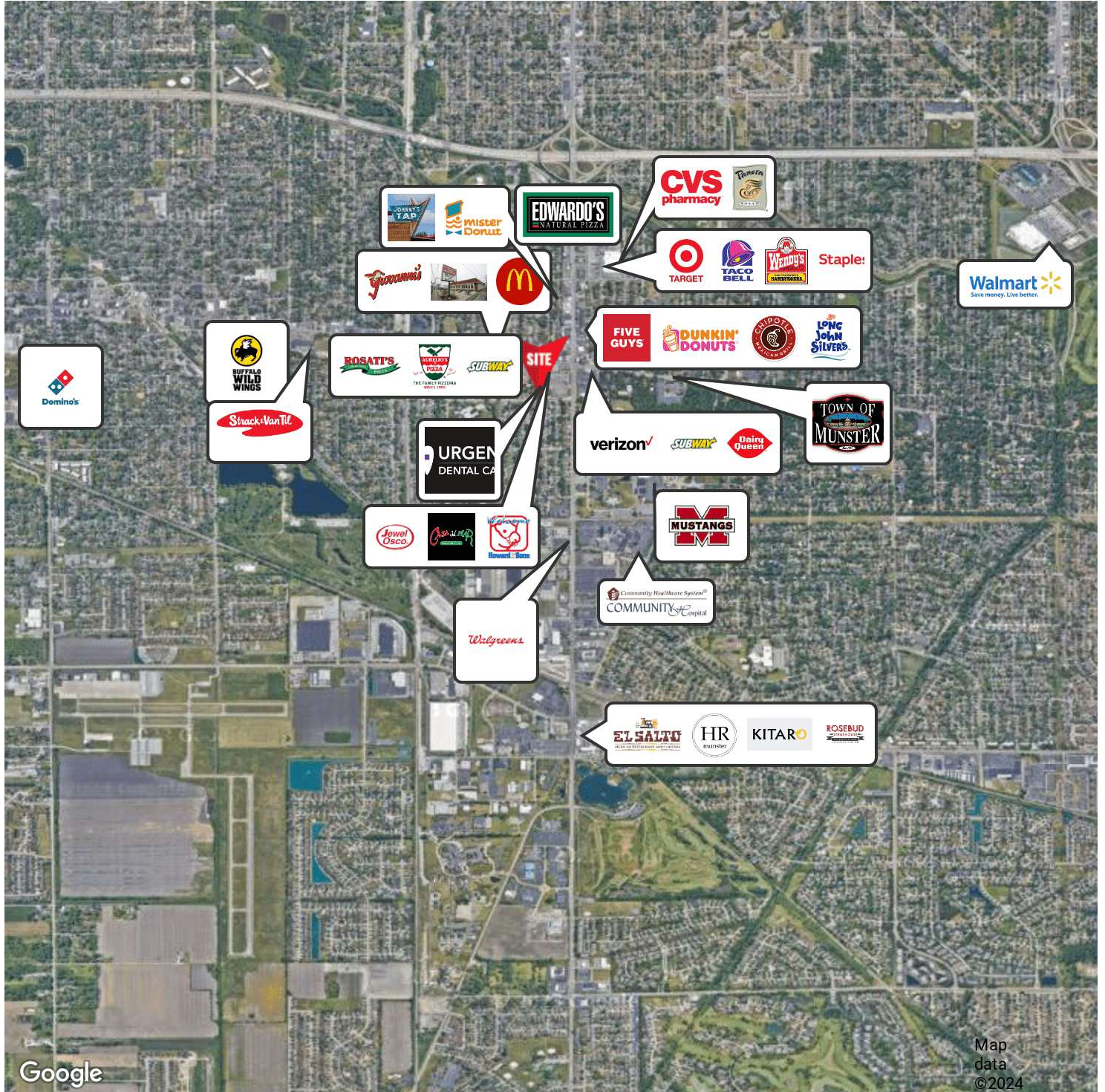


No dimensions should be assumed by scale measurements upon plat. Contractor should verify and compare all points before beginning any construction and at once report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.

The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and seal of the surveyor. If you have any questions regarding this plat do not hesitate to contact us.

SHEET 1 OF 1	People's Bank as per Rep of Estate of Neil J Tanis 9204 Columbia Avenue Munster, Indiana	ALTA/NSPS LAND TITLE SURVEY 710 Ridge Road Munster, Indiana	ZARKO SEKEREZ & ASSOCIATES, INC. Land Surveyors & Land Planners 116 WEST CLARK STREET CHICAGO, ILLINOIS 60604-4827 ILL. PL. LICENSE #201726-783 INDIAN PL. LICENSE #201965-844 ILL. FAX: (312) 251-7267 IND. FAX: (219) 885-8444 WWW.SEKEREZ.COM	DRAWN PS	CHECKED RS
				DATE: July 25, 2024	
				JOB No.: 19571	

## RETAILER MAP



Google

Map data ©2024

For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

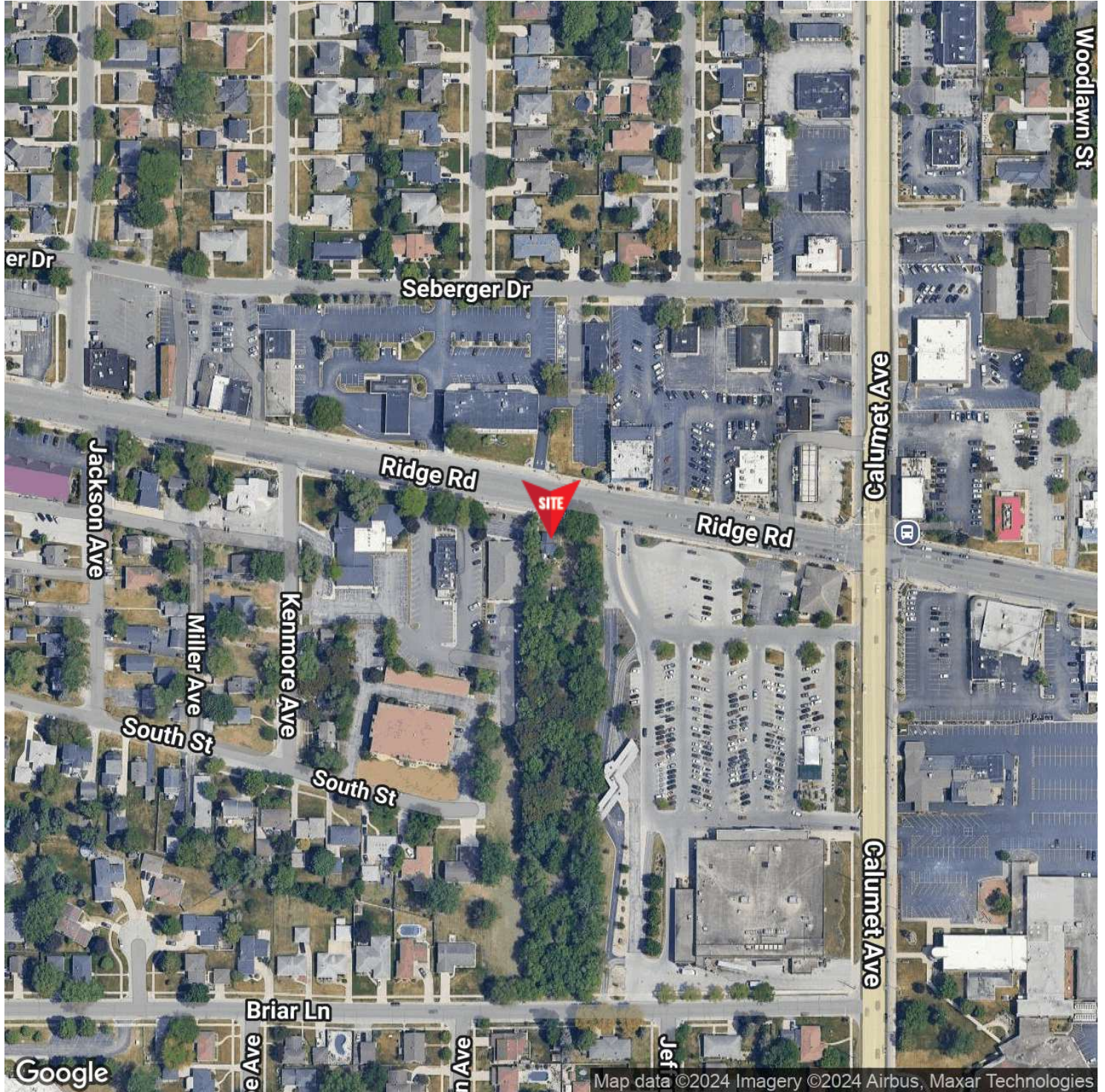
dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

## AERIAL PHOTOS



## LOCATION MAP



For Information Contact:

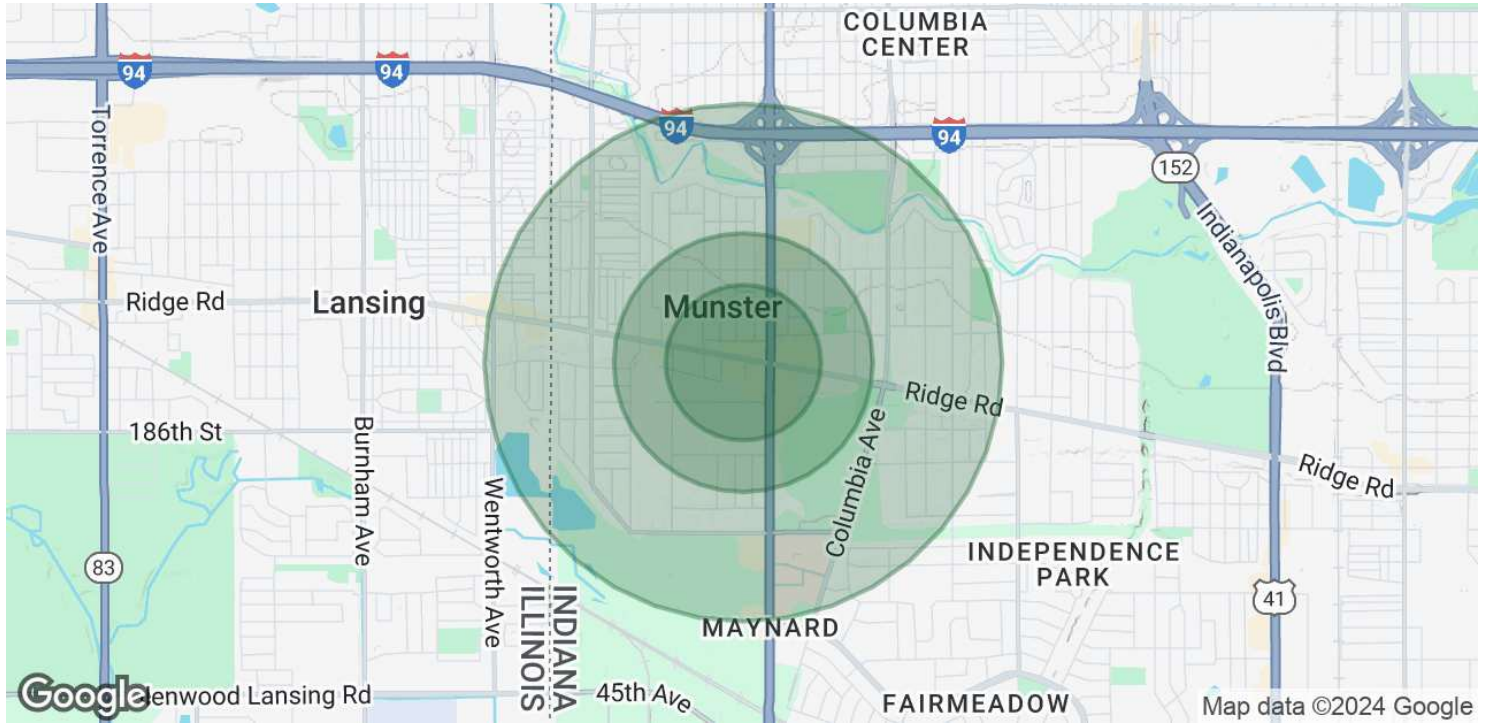
David Lasser, SIOR/CCIM

219.796.3935

[dlasser@commercialin-sites.com](mailto:dlasser@commercialin-sites.com)

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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	621	3,121	11,335
Average Age	44	45	43
Average Age (Male)	41	42	41
Average Age (Female)	46	47	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	235	1,227	4,460
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$99,942	\$94,606	\$100,068
Average House Value	\$292,287	\$285,089	\$279,818

*Demographics data derived from AlphaMap*