



5805 MURVIHILL RD VALPARAISO, IN 46383

INDUSTRIAL PROPERTY FOR SALE





OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	+/- 2.42 Acres
Building Size:	+/- 7,080 SF

PROPERTY DESCRIPTION

+/- 7,080 SF Industrial Building with +/- 2.42 Acres of available truck parking For Sale at \$875,000.

Existing +/- 72 parking spaces with an expandable +/- 125 truck and van parking.

Excellent property for a company managing a fleet of delivery trucks or with additional yard storage needs.

This property is Zoned I2 and is considered Unincorporated Porter County.

+/- 246,000 area population within a 30 minute drive.

Also available for lease at \$9,500/month (NNN).

Estimated NNN expenses are \$2.25 PSF.

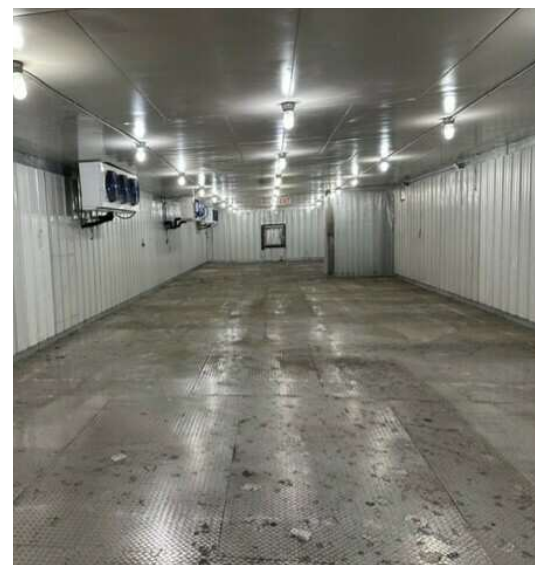
LOCATION DESCRIPTION

This property is located at 5805 Murvihill Road. Take US Highway 30 East to 325 East. The property is located near the Porter County Regional Airport. Proximity to major highways which include US 30, US 49 and 80/94.



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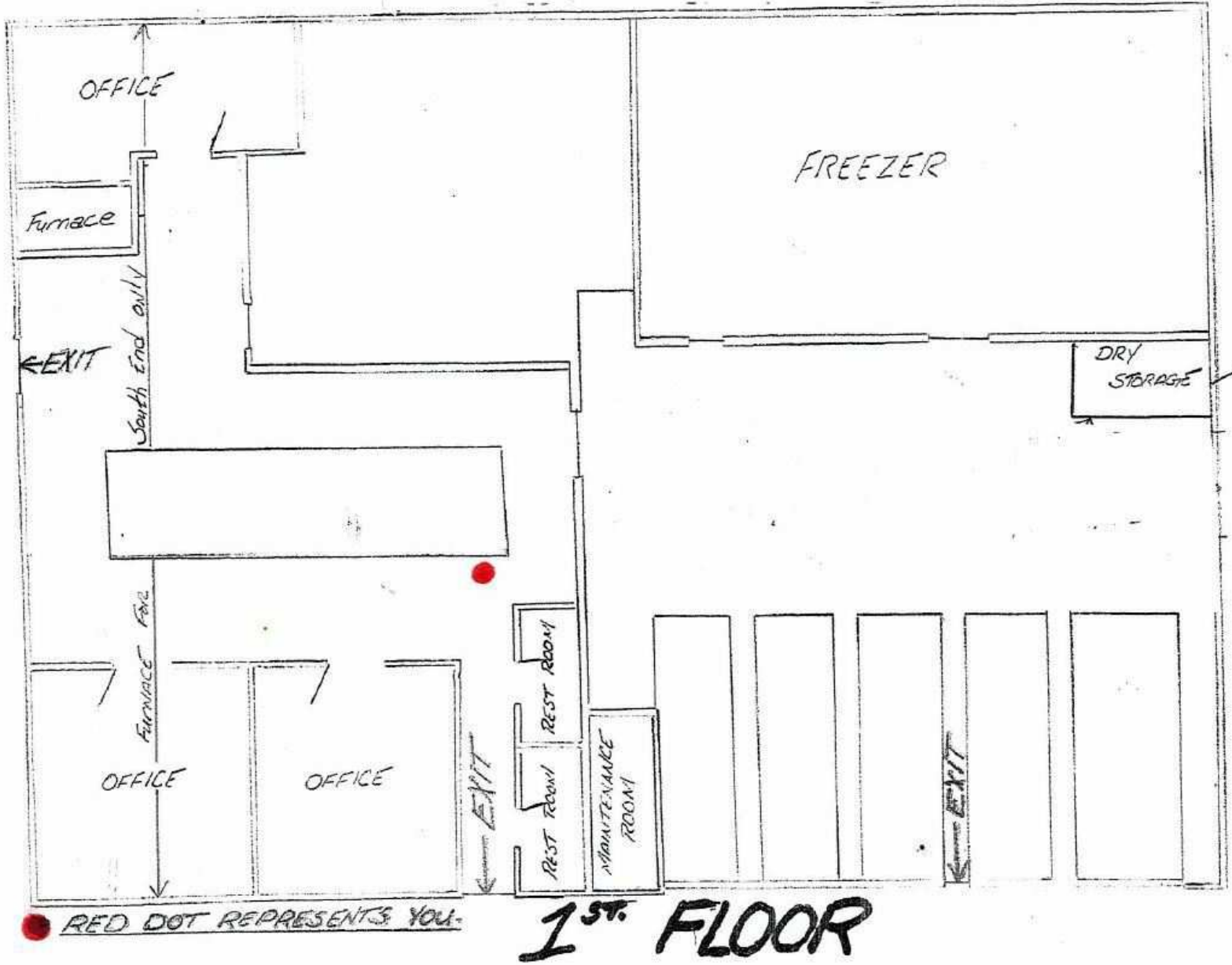
EXTERIOR/INTERIOR PHOTOS



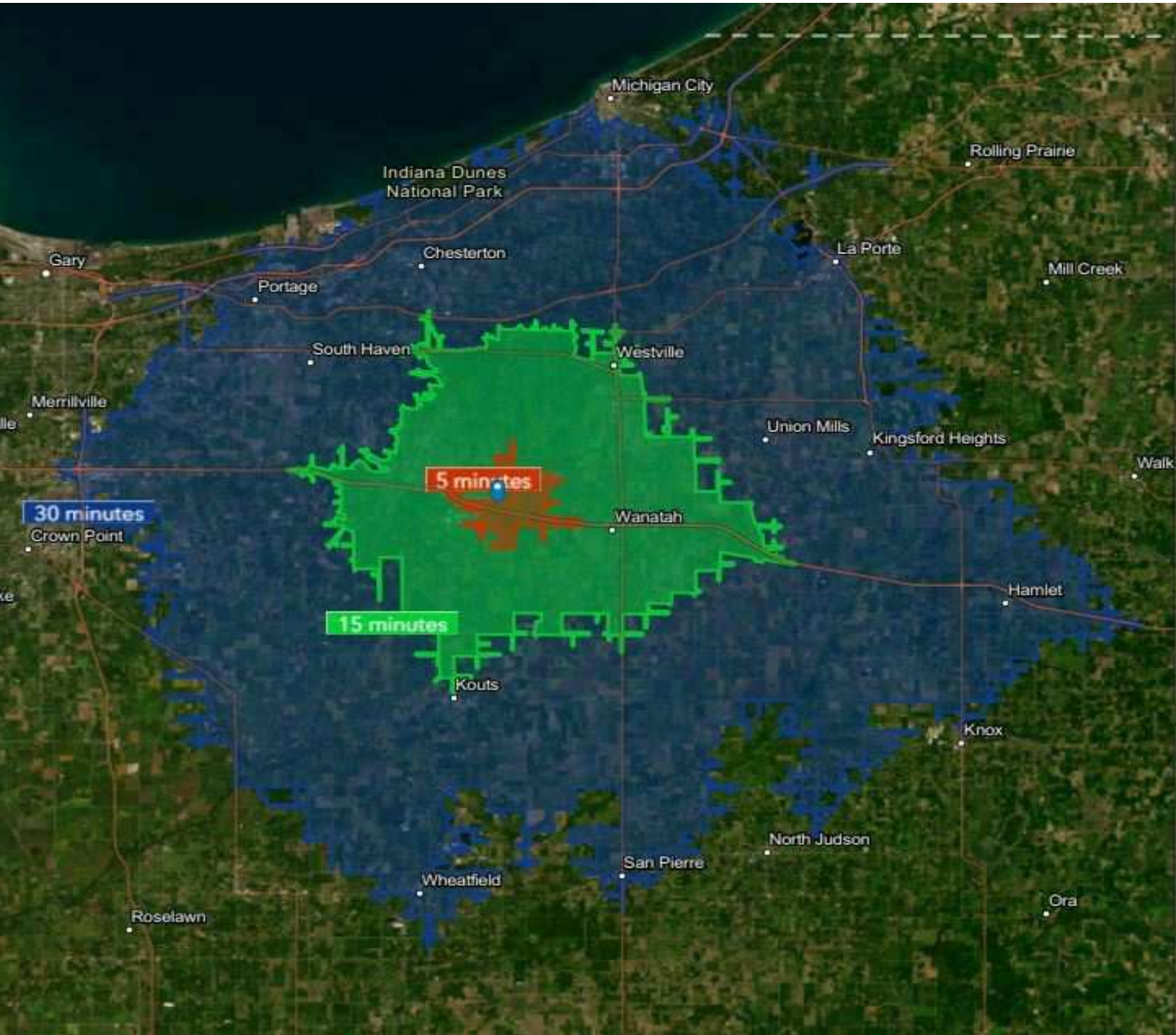
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Executive Summary

5805 Murvihill Rd, Valparaiso, Indiana, 46383
Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR

Latitude: 41.44936
Longitude: -86.99052

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	1,611	56,313	246,723
2020 Population	1,583	58,525	258,457
2024 Population	1,617	59,330	261,081
2029 Population	1,631	59,725	262,976
2010-2020 Annual Rate	-0.18%	0.39%	0.47%
2020-2024 Annual Rate	0.50%	0.32%	0.24%
2024-2029 Annual Rate	0.17%	0.13%	0.14%
2020 Male Population	52.9%	51.4%	49.7%
2020 Female Population	47.1%	48.6%	50.3%
2020 Median Age	39.5	38.9	40.6
2024 Male Population	53.4%	52.1%	50.5%
2024 Female Population	46.6%	47.9%	49.5%
2024 Median Age	40.2	39.3	41.1

In the identified area, the current year population is 261,081. In 2020, the Census count in the area was 258,457. The rate of change since 2020 was 0.24% annually. The five-year projection for the population in the area is 262,976 representing a change of 0.14% annually from 2024 to 2029. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	88.1%	82.9%	80.1%
2024 Black Alone	1.9%	4.6%	6.1%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2024 Asian Alone	0.3%	1.6%	1.3%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	1.6%	3.1%	3.3%
2024 Two or More Races	8.0%	7.5%	8.8%
2024 Hispanic Origin (Any Race)	7.7%	9.0%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	103	97	95
2010 Households	523	20,604	93,067
2020 Households	563	22,126	100,173
2024 Households	582	22,693	102,450
2029 Households	599	23,304	105,014
2010-2020 Annual Rate	0.74%	0.72%	0.74%
2020-2024 Annual Rate	0.78%	0.60%	0.53%
2024-2029 Annual Rate	0.58%	0.53%	0.50%
2024 Average Household Size	2.63	2.37	2.48

The household count in this area has changed from 100,173 in 2020 to 102,450 in the current year, a change of 0.53% annually. The five-year projection of households is 105,014, a change of 0.50% annually from the current year total. Average household size is currently 2.48, compared to 2.51 in the year 2020. The number of families in the current year is 67,967 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	21.8%	24.2%	21.5%
Median Household Income			
2024 Median Household Income	\$90,824	\$79,324	\$80,343
2029 Median Household Income	\$104,912	\$91,572	\$92,098
2024-2029 Annual Rate	2.93%	2.91%	2.77%
Average Household Income			
2024 Average Household Income	\$108,171	\$104,643	\$103,360
2029 Average Household Income	\$126,219	\$120,580	\$119,355
2024-2029 Annual Rate	3.13%	2.88%	2.92%
Per Capita Income			
2024 Per Capita Income	\$37,003	\$40,022	\$40,733
2029 Per Capita Income	\$43,941	\$47,008	\$47,863
2024-2029 Annual Rate	3.50%	3.27%	3.28%
GINI Index			
2024 Gini Index	34.1	39.4	38.1
Households by Income			

Current median household income is \$80,343 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$92,098 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$103,360 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$119,355 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$40,733 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,863 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	113	102	115
2010 Total Housing Units	552	21,990	99,482
2010 Owner Occupied Housing Units	473	14,361	70,204
2010 Renter Occupied Housing Units	50	6,242	22,863
2010 Vacant Housing Units	29	1,386	6,415
2020 Total Housing Units	587	23,489	106,563
2020 Owner Occupied Housing Units	497	15,418	75,068
2020 Renter Occupied Housing Units	66	6,708	25,105
2020 Vacant Housing Units	28	1,362	6,355
2024 Total Housing Units	605	24,039	108,888
2024 Owner Occupied Housing Units	521	16,164	78,431
2024 Renter Occupied Housing Units	61	6,529	24,019
2024 Vacant Housing Units	23	1,346	6,438
2029 Total Housing Units	622	24,624	111,482
2029 Owner Occupied Housing Units	543	16,791	81,748
2029 Renter Occupied Housing Units	56	6,513	23,266
2029 Vacant Housing Units	23	1,320	6,468

Socioeconomic Status Index			
2024 Socioeconomic Status Index	60.5	55.0	52.5

Currently, 72.0% of the 108,888 housing units in the area are owner occupied; 22.1%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 106,563 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.51%. Median home value in the area is \$275,339, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.74% annually to \$315,228.

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INDIANA Business Climate

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

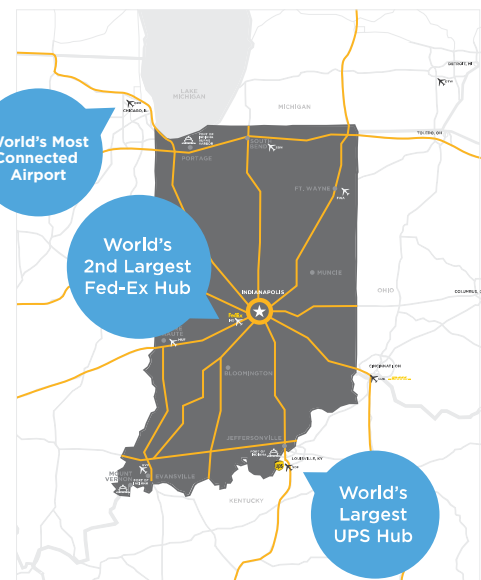
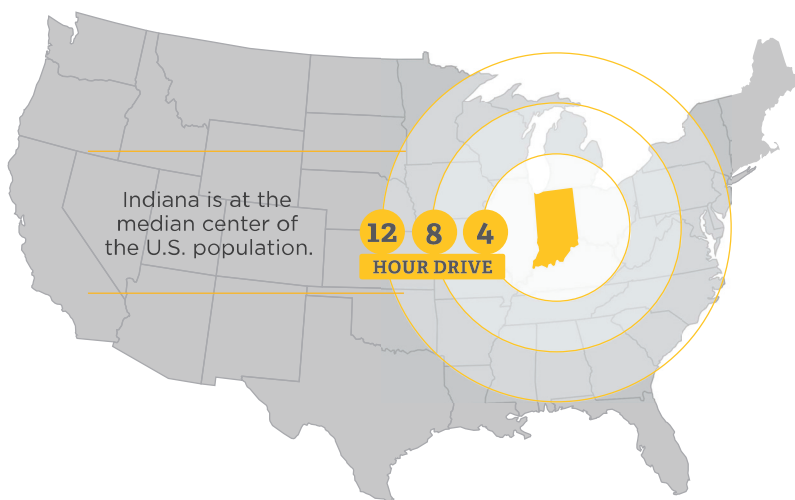
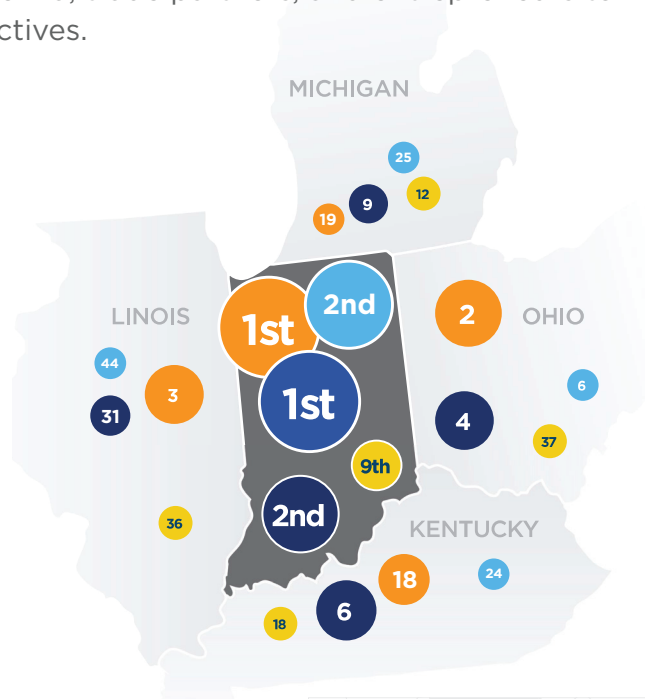
1 America's Top State for Business Infrastructure
(CNBC, 2022)

1 Best Place to Start a Business
(Forbes, 2023)

1 Property Tax Index Rank
(Tax Foundation, 2022)

2 Cost of Doing Business
(America's Top States for Business, CNBC, 2022)

9 State Business Tax Climate Index Score
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO



Google

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