

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Price / SF:	\$0.72
Price / Acre:	\$31,217
Lot Size:	19.22 Acres
22' Payable 23' Taxes:	\$3,044.74
Zoning:	R-1
Frontage:	1,100' White Oak
Utilities:	ALL

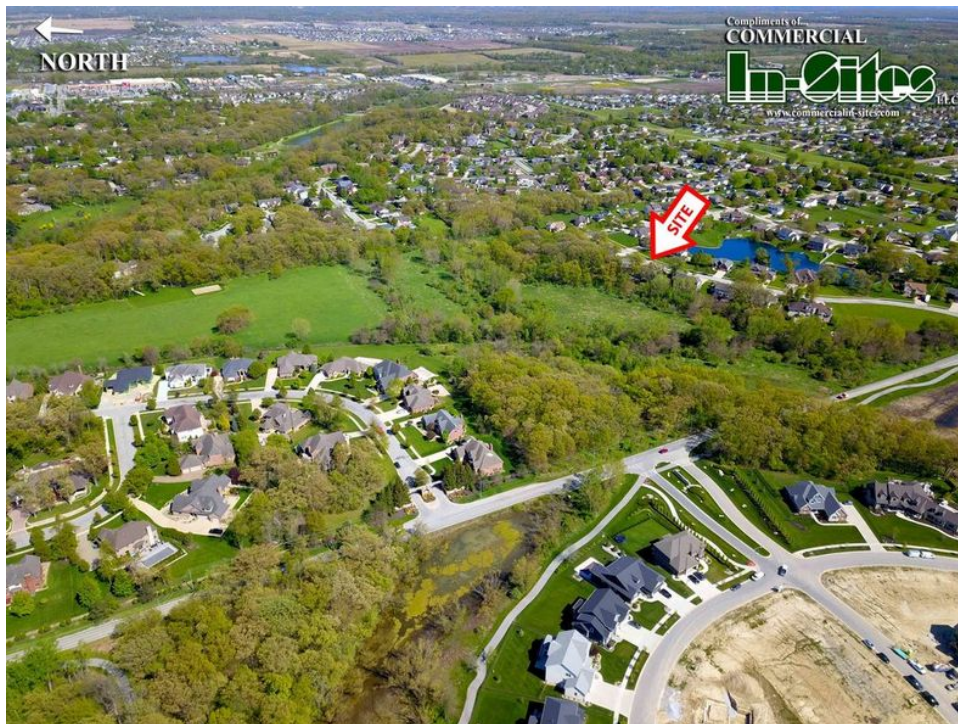
PROPERTY OVERVIEW

This 19 acre parcel is in the middle of the HOT St. John market. Large parcel that can be divided into several estate style lots. The western 8 acres which is west of Bull Run Ditch could be 2 lots and has sewer located in the back and water in the front NW corner, NipSCO (gas/electric) located on White Oak Avenue. The Eastern parcel would need a cul de sac at the end of Delmar Street and have 4 very large basement-out lots. Perfect combination of nature, including white oak forests, and wildlife for a tranquil setting. City utilities. Homes built on this land will feel like a peaceful rural setting, yet you are minutes from shopping and dining. Engineering plans can be obtained thru the listing office. Property is broker owned.

LOCATION OVERVIEW

Located just south of Rosewood Estate and north of the Oak Meadows subdivision. Minutes from Target, Strack and Van Til, McDonald's, Alsip Nursery, numerous banks, restaurants and more. Only 2 miles to IL border, 5 miles to interstate 394 and 37 miles to Chicago.

AERIAL IMAGES



For Information Contact:

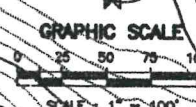
James Buchanan

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(PROPOSED)
**OAK MEADOWS SUBDIVISION
 UNIT FOUR**
 AN ADDITION TO THE TOWN OF ST. JOHN
 LAKE COUNTY, INDIANA



WHITE OAK AVENUE

NORTHCOTE CT.

HOMESTEAD ACRES
 11TH ADDITION
 (Plat Book 48, Page 126)

HOMESTEAD ACRES
 10TH ADDITION
 (Plat Book 61, Page 68)

BELMONT CT.

NORTH LINE OF SW 1/4 OF SW 1/4 OF SECTION 32-35-9 ±892'

ZONE "A2"

ZONE "C"

LOT 2
 (± 4.84 ACRES)

LOT 3
 (± 2.28 ACRES)

LOT 1
 (± 4.67 ACRES)

LOT 4
 (± 0.61 ACRE)

**OAK MEADOWS
 UNIT THREE**
 (Plat Book 78, Page 12)

GENERAL PLAN NOTES :
 GROSS LAND AREA = ±12.4 ACRES
 NET LAND AREA = ±12.1 ACRES
 EXISTING ZONING : R-1
 4 (R-1) SINGLE-FAMILY RESIDENCES
 SEWER & WATER SERVICE - TOWN OF ST. JOHN
 GAS & ELECTRIC SERVICE - NIPSCO

FLOOD HAZARD ZONES : C & A2
 APPROXIMATE LOCATION BASED ON FLOOD INSURANCE RATE MAP,
 COMMUNITY PANEL NO. 180147 0005C, MAP REVISED : 5-11-1983.
 BASE FLOOD ELEVATION = 679.00' MAND.
 ALL ELEVATIONS BASED ON NAVD83.
 EXISTING TOPOGRAPHY TAKEN FROM LAKE COUNTY TILE NO. 440.
 EXISTING CONTOURS ARE AT 1' ELEVATION INTERVALS.
 ALL LOT DIMENSIONS ARE APPROXIMATE.
 REFER TO TITLE POLICY FOR ADDITIONAL INFORMATION.
 ALL DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE:
 NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY
 TO LOCATE BURIED UTILITIES / STRUCTURES.
 ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED BY THE APPROPRIATE
 UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 ALL BUILDING AND SURFACE IMPROVEMENTS ON AND ADJACENT
 TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

DATE:	REVISIONS:	SHEET:
8-5-2003	AREAS LOTS 1 & 2	

PRELIMINARY LOT LAYOUT

JOB NO.: 02-7048 FILE NO.: DISK NO.:
 PREPARED FOR: FIELD BOOK: PAGE:
BUCHANAN ENTERPRISES, INC.
 1064 SHORELINE AVENUE
 CROWN POINT, INDIANA 46307

PREPARED BY: DATE: 2-2-2003
**Hardisty
 Surveying
 P.C.**
 910 RICHARD ROAD, SUITE A
 P.O. BOX 128
 DYER, INDIANA 46311
 TELEPHONE: 219-322-6212
 FAX: 219-322-6629



LOT VIEW



Google

Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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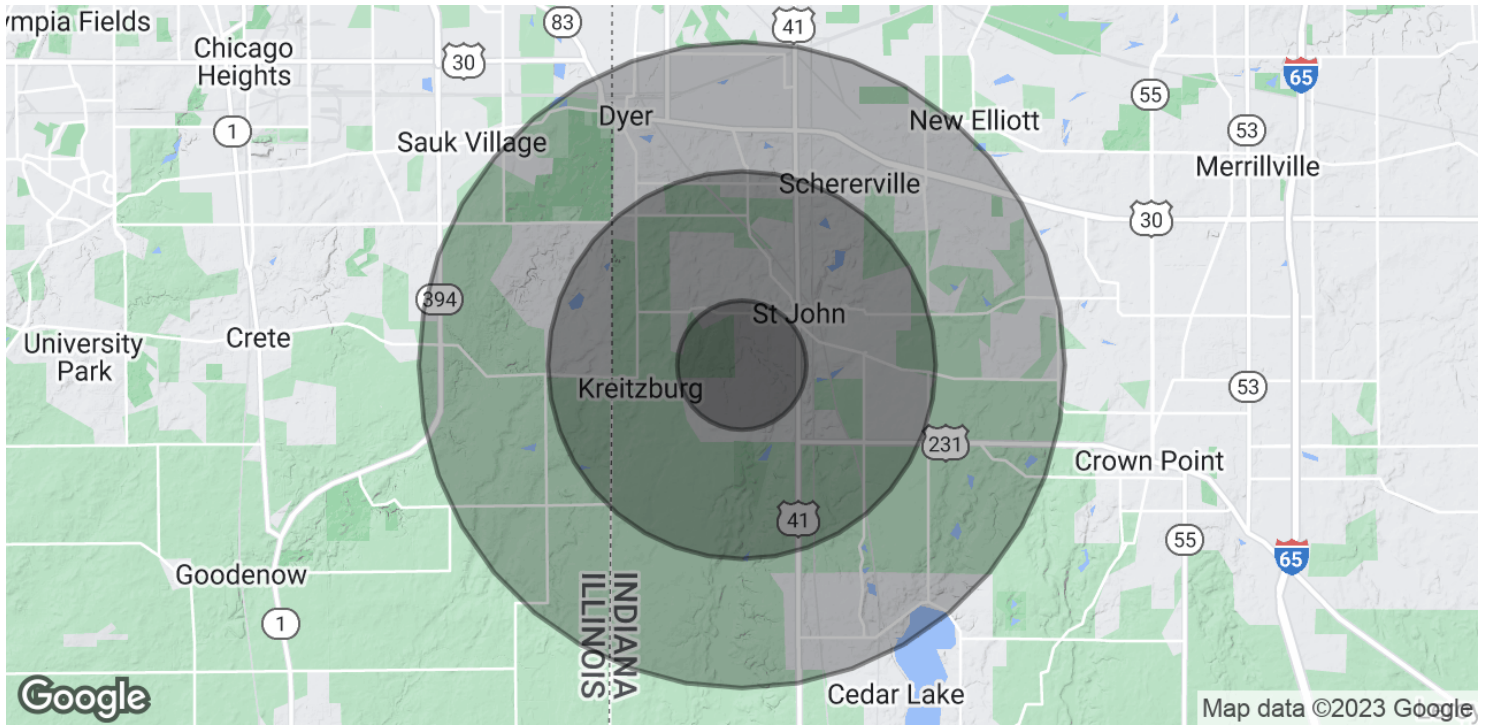
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,961	22,838	73,180
Average age	39.2	39.6	39.9
Average age (Male)	36.5	38.9	38.8
Average age (Female)	40.4	40.0	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,032	7,691	25,849
# of persons per HH	2.9	3.0	2.8
Average HH income	\$89,631	\$91,619	\$86,776
Average house value	\$268,443	\$271,424	\$253,108

* Demographic data derived from 2020 ACS - US Census