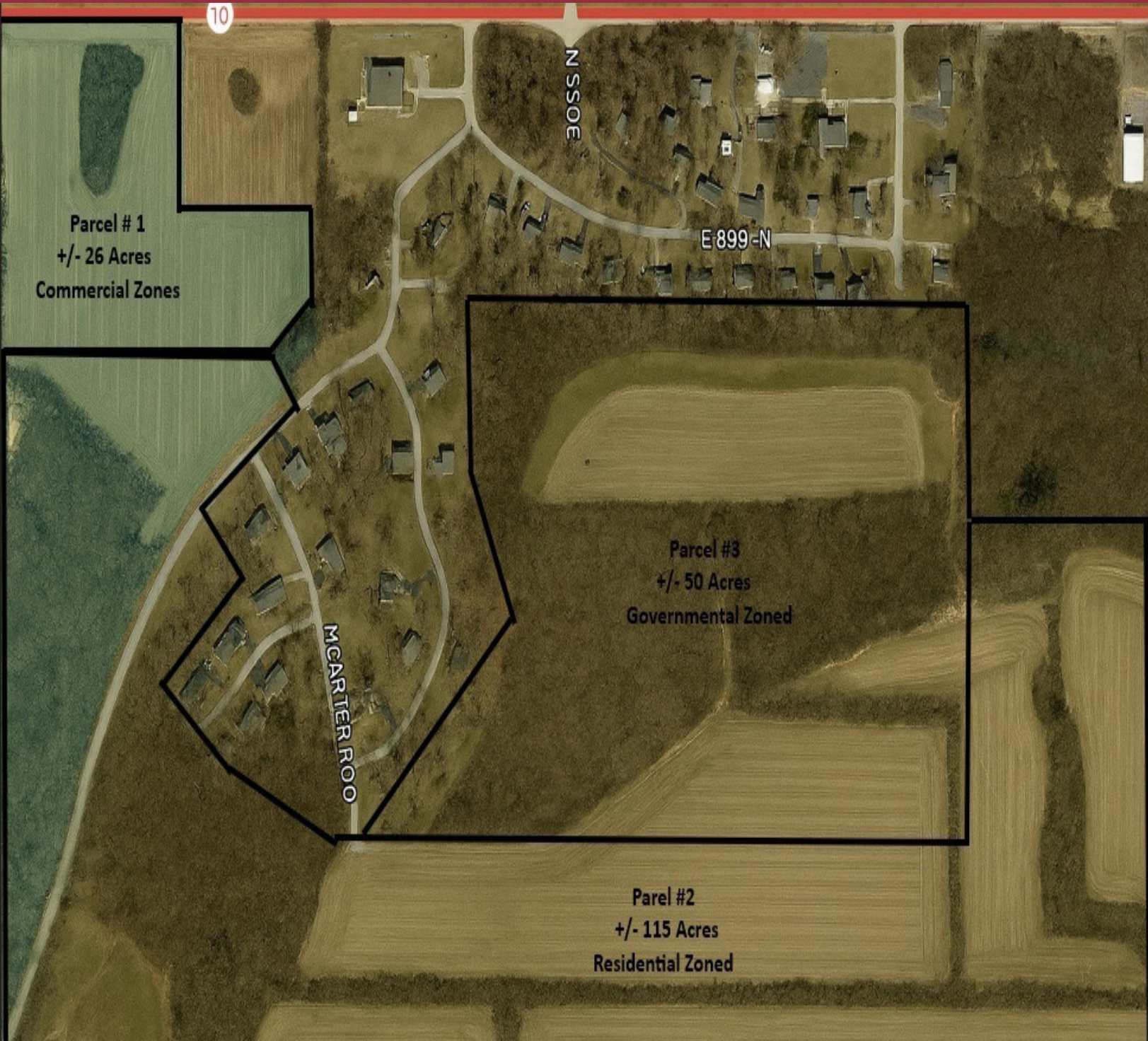


STATE ROAD 10, DEMOTTE, IN 46310 - COMMERCIAL ZONED

+/- 26 ACRES LAND FOR SALE





OFFERING SUMMARY

Sale Price:	\$754,000
Lot Size:	+/- 26 Acres
Price Per Acre	\$29,000

PROPERTY DESCRIPTION

+/- 26 Acres of Commercial Zoned land with over 900 feet of frontage on the South side of State Road 10.

Nipsco to site. Sewer coming Summer 2025.

Seller will consider offers to subdivide the land.

Please see related brochure for adjacent residential and governmental zoned property.

LOCATION DESCRIPTION

Welcome to Pro Growth Newton County Indiana. 65 miles from Chicago and 100 miles from Indianapolis. You will find affordable land, cheap taxes and a welcoming county government.

Take 65 to State Road 10 and go west one mile.

Are you looking to relocate your business where it will be appreciated and respected? Then let's talk and carefully plan your future in Newton County.

Call Michael Lunn at 219-769-0733!



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mlunn@ccim.net



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DRIVE TIME MAP 15 30 60 MINUTES



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Executive Summary

W State Road 10, Demotte, Indiana, 46310 3
 W State Road 10, Demotte, Indiana, 46310
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.14437
 Longitude: -87.20571

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	1,678	23,341	126,529
2020 Population	1,829	24,002	134,881
2024 Population	1,880	24,289	137,905
2029 Population	1,901	24,353	140,583
2010-2020 Annual Rate	0.87%	0.28%	0.64%
2020-2024 Annual Rate	0.65%	0.28%	0.52%
2024-2029 Annual Rate	0.22%	0.05%	0.39%
2020 Male Population	51.1%	50.0%	49.4%
2020 Female Population	48.9%	50.0%	50.6%
2020 Median Age	42.0	41.6	41.2
2024 Male Population	51.9%	50.8%	50.2%
2024 Female Population	48.1%	49.2%	49.8%
2024 Median Age	42.5	41.9	41.6

In the identified area, the current year population is 137,905. In 2020, the Census count in the area was 134,881. The rate of change since 2020 was 0.52% annually. The five-year projection for the population in the area is 140,583 representing a change of 0.39% annually from 2024 to 2029. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	89.2%	89.1%	81.8%
2024 Black Alone	0.2%	0.6%	5.5%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2024 Asian Alone	0.1%	0.2%	1.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.8%	3.1%	3.0%
2024 Two or More Races	6.5%	6.8%	8.1%
2024 Hispanic Origin (Any Race)	8.7%	8.3%	10.0%

Persons of Hispanic origin represent 10.0% 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 44.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	112	90	92
2010 Households	591	8,564	47,375
2020 Households	666	9,164	51,539
2024 Households	701	9,417	53,233
2029 Households	730	9,680	55,332
2010-2020 Annual Rate	1.20%	0.68%	0.85%
2020-2024 Annual Rate	1.21%	0.64%	0.76%
2024-2029 Annual Rate	0.81%	0.55%	0.78%
2024 Average Household Size	2.68	2.57	2.56

The household count in this area has changed from 51,539 in 2020 to 53,233 in the current year, a change of 0.76% annually. The five-year projection of households is 55,332, a change of 0.78% annually from the current year total. Average household size is currently 2.56, compared to 2.59 in the year 2020. The number of families in the current year is 36,993 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.

Executive Summary

W State Road 10, Demotte, Indiana, 46310 3
 W State Road 10, Demotte, Indiana, 46310
 Drive time: 5, 15, 30 minute radii

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 Latitude: 41.14437
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	5 minutes	15 minutes	30 minutes
Mortgage Income			
2024 Percent of Income for Mortgage	19.8%	17.7%	20.1%
Median Household Income			
2024 Median Household Income	\$92,914	\$80,576	\$84,890
2029 Median Household Income	\$104,964	\$90,004	\$97,288
2024-2029 Annual Rate	2.47%	2.24%	2.76%
Average Household Income			
2024 Average Household Income	\$114,253	\$99,965	\$104,040
2029 Average Household Income	\$131,482	\$114,855	\$119,694
2024-2029 Annual Rate	2.85%	2.82%	2.84%
Per Capita Income			
2024 Per Capita Income	\$41,887	\$38,508	\$40,438
2029 Per Capita Income	\$49,669	\$45,358	\$47,423
2024-2029 Annual Rate	3.47%	3.33%	3.24%
GINI Index			
2024 Gini Index	37.2	38.0	35.1
Households by Income			

Current median household income is \$84,890 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$97,288 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$104,040 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$119,694 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$40,438 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,423 in five years, compared to \$51,203 for all U.S. households.

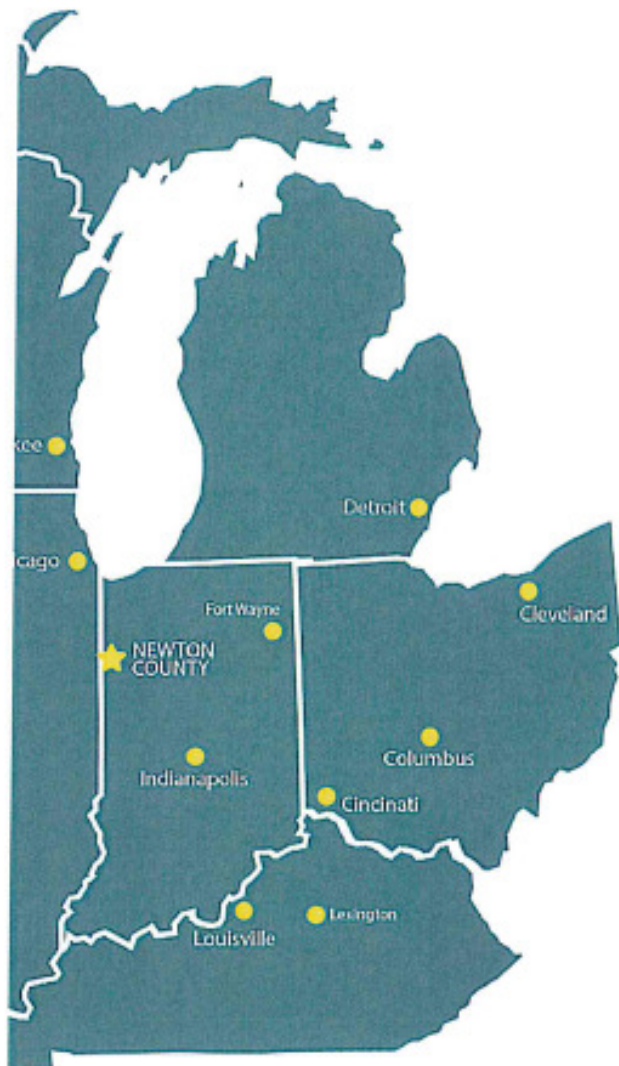
Housing			
2024 Housing Affordability Index	131	145	122
2010 Total Housing Units	635	9,095	50,708
2010 Owner Occupied Housing Units	511	7,061	37,852
2010 Renter Occupied Housing Units	80	1,503	9,523
2010 Vacant Housing Units	44	531	3,333
2020 Total Housing Units	705	9,618	54,507
2020 Owner Occupied Housing Units	588	7,584	41,769
2020 Renter Occupied Housing Units	78	1,580	9,770
2020 Vacant Housing Units	31	443	2,916
2024 Total Housing Units	737	9,883	56,301
2024 Owner Occupied Housing Units	626	7,899	44,072
2024 Renter Occupied Housing Units	75	1,518	9,161
2024 Vacant Housing Units	36	466	3,068
2029 Total Housing Units	764	10,127	58,258
2029 Owner Occupied Housing Units	659	8,241	46,463
2029 Renter Occupied Housing Units	71	1,439	8,869
2029 Vacant Housing Units	34	447	2,926
Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.2	53.2	54.8

Currently, 78.3% of the 56,301 housing units in the area are owner occupied; 16.3%, renter occupied; and 5.4% 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 54,507 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.76%. Median home value in the area is \$273,280, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.34% annually to \$322,076.

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.

February 19, 2025



Newton County has convenient access to major Interstates as well as US Highways:

- US 41 running North and South through the center of our county
- Running East to West; US24, SR114, S R14, SR10 all with interchange access to I-65
- It's a quick commute whether you want to travel South to Indianapolis or North to Chicago
- We are a day's drive away from major US cities

Approximate Distance from Newton County to Major Cities

Atlanta, GA - 700 miles
Chicago, IL - 65 miles
Cleveland, OH - 350 miles
Columbus, OH - 275 miles
Detroit, MI - 275 miles
Fort Wayne, IN - 175 miles
Indianapolis, IN - 100 miles
Louisville, KY - 225 miles
Milwaukee, WI - 175 miles
Pittsburgh, PA - 400 miles
St Louis, MO - 250 miles



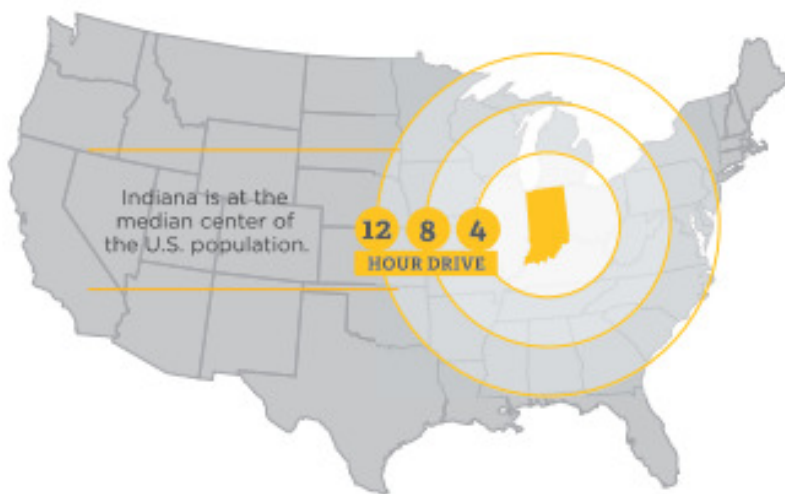
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INDIANA Business Climate

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** **State Infrastructure**
(ENR, 2022)
- 1** **Property Tax**
(Tax Foundation, 2022)
- 1** **Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2** **Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9** **State Business Tax Climate Index Score**
(Overall Rank, 2023)



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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 capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA Indiana
Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: A+ Illinois: BBB+
(Fitch, 2022)

UI RATES: 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.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

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

MI: 15 | OH: 12 | KY: 14 | IL: 28

RIGHT TO WORK: YES

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

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

Indiana
Economic Development Corp.

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