

# LAND FOR SALE

68.25 Acres  
Valparaiso, IN



349 S State Rd 49, Valparaiso, IN 46383

**Brian Coleman**  
219 210 2493  
[bcoleman@cbcgroup.com](mailto:bcoleman@cbcgroup.com)



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# Executive Summary

**Asking Price \$2,400,000**  
**\$35,000 per acre**

## PROPERTY INFORMATION

<b>Asking Price</b>	<b>\$2,400,000</b>
<b>Price per AC</b>	<b>\$35,000</b>
<b>Property Type</b>	Single, vacant, level land
<b>Description</b>	Level rectangular shaped parcel with frontage on Division Road and S150E, partial Sager Rd.
<b>Address</b>	349 S St Rd 49
<b>City / State / Zip</b>	Valparaiso, IN 46383
<b>County</b>	Porter
<b>Land Size</b>	68.2 ACRES
<b>Total Square Footage</b>	2,962,080 SF
<b>Number of Buildings</b>	0
<b>Property Type</b>	Land
<b>Zoning</b>	R1
<b>Township / District</b>	Morgan Township
<b>School Corp 6510</b>	East Porter County

*All sizes are approximate*

## LOCATION

### **349 S State Rd 49, Valparaiso, IN 46383**

Excellent positioning, close to fast-growing communities. To the East and South, new housing developments; mixed use and single-family homes in progress, meeting the needs of a growing community.

The population of Valparaiso saw a 2% increase and its median household income grew significantly by 12.9% from \$59,943 to \$67,664 in 2023-24

## CONNECTIONS

Minutes away from downtown Valparaiso to access schools and major retail, shopping and restaurant district.

- **State Rd 49** - 0.7 miles
- **I30** - 3 miles to the primary intersection
- **U.S. 6** - 9 miles
- **I90** - 10 miles
- **I94** - 14 miles for direct commuting and transportation routes to Chicago.
- **I65** - 16 miles (and Merrillville town center)

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# Location • Connections



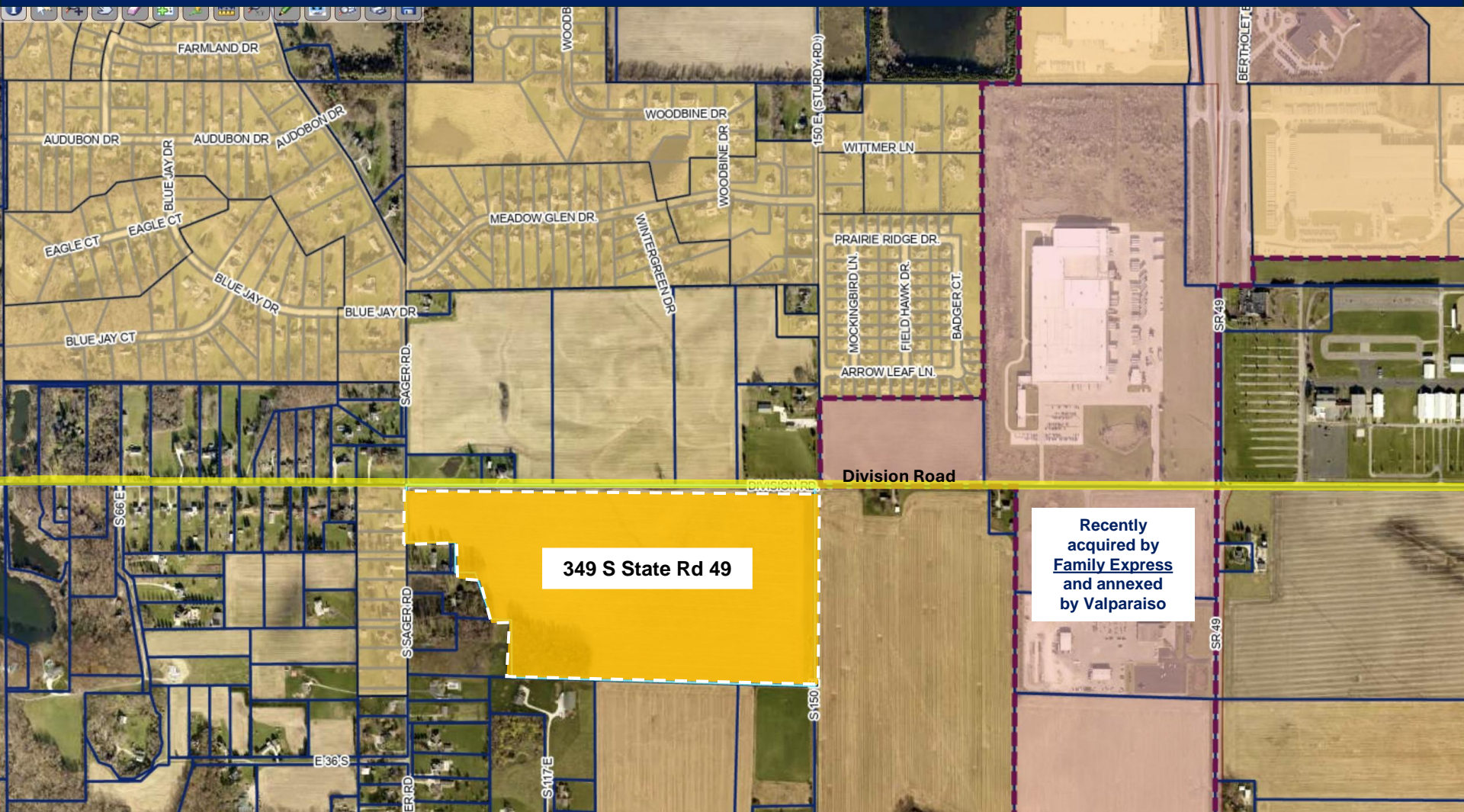
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# Location • Annexations and Subdivisions



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# Location • Business and Services



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# Demographics

Lincolnway, Valparaiso

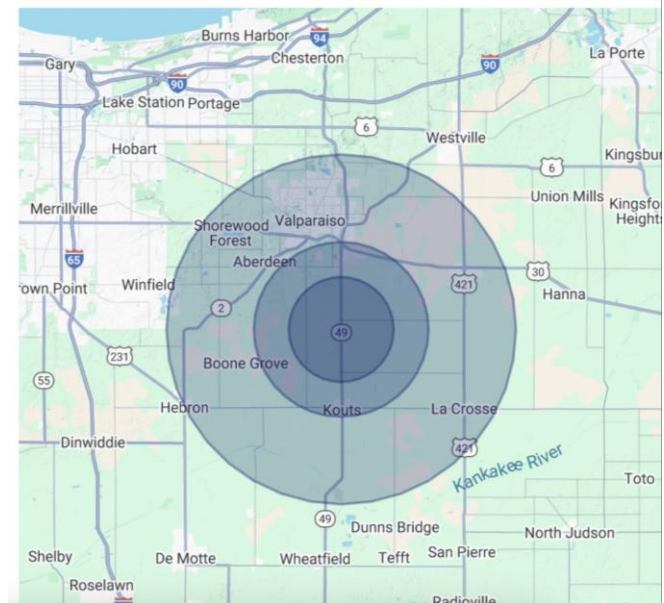


POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,588	10,587	83,652
Average Age	42	41	41
Average Age (Male)	42	41	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	920	3,865	32,679
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$131,749	\$121,104	\$111,247
Average House Value	\$405,125	\$366,779	\$347,780

Demographics data derived from AlphaMap



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## Business

The City of Valparaiso is focused on retaining and expanding existing businesses, implementing large-scale projects and preparing for future growth by developing new areas for industry retail, commercial and commuter access. Valparaiso Economic Development Corporation (VEDC), actively fosters business growth through promoting business opportunities and strategic partnerships.

## Top 5 employment industries



- 24%** Management, Office and Administrative
- 9.4%** Education
- 10 %** Sales Related
- 6%** Food services
- 5%** Healthcare

## VALPORAISO UNIVERSITY AND SCHOOLS

The College of Business at Valparaiso University is recognized for its high standards and is accredited by AACSB International, placing it among the top business schools worldwide.

Valparaiso Community Schools includes Valparaiso High School and several elementary and middle schools. The High School is ranked highly within Indiana, and nationally.

## CONNECTED

U.S. 30 and SR 49. U.S. 30 head east towards Valparaiso, which then travels north towards Chesterton and the Indiana Toll Road. 10 miles to I90 and 14 miles to I94 for commuting and transportation routes to Chicago and Southern Indiana.

## COMMUNITY

Offering a balance of small-town charm, excellent schools, and a strong sense of community Valparaiso is known for its safe environment, vibrant downtown, and proximity to both outdoor recreation and the City of Chicago.

The City of Valparaiso connects their 35K residents with a monthly publication 'City Talk', an informational email and printed monthly newsletter with news, comment and community updates, mailed to each household. In addition, their 'City Directory' provides information for groups who work supporting new residents and promoting communication among neighborhoods.



## Housing and homeownership

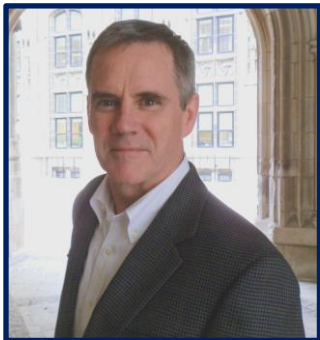
- **\$290,000** Median sale price of a home in Valparaiso
- **\$370,000** Median home sold price
- **58.6%** Homeownership rate in Valparaiso\*
- **44 Days** Time homes take to sell



## VALPO RECREATION AND EVENTS

- Explore over 750 acres of parkland, 28 athletic fields, 24 miles of pathways, 15 miles of trails, 14 playgrounds, 2 golf courses, and a dog park.
- Events and festivals occur year-round in Valparaiso. Visit Central Park Plaza Market, outdoor movies, Visit Summer Rhapsody Music and Wine Festivals, Gabis Arboretum, and much more.

# Contact



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## Background

Commercial real estate professional with over 30 years experience in brokerage and development in the US and UK.

Early on, Brian established a niche role serving and advising church and religious organizations on all matters relating to real estate. Subject properties have included land, churches, schools, rectories, convents, nursing care facilities and cemeteries, among others – with each property having its own unique strategic outcome.

While in the UK, Brian was involved in warehouse/distribution and office properties including development, leasing and sales.

## Professional and Board Activity

Board Member – Michigan City Economic Development Corporation

Board Member – LaPorte County Habitat for Humanity

Board Member – Marquette High School, Michigan City

Member - Chicago Bar Association

## Education

BSc Finance

JD Law

MSc Real Estate Finance

## Licensure

IN Real Estate Broker - RB22000393

IL Real Estate Broker – 475.198322

IL Attorney



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