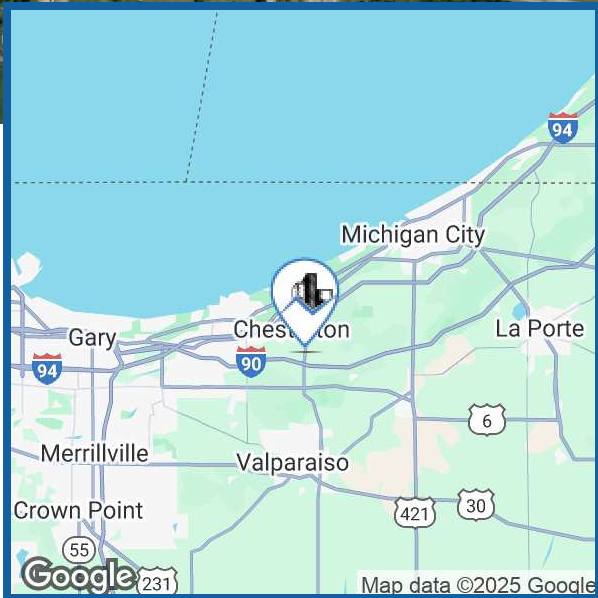
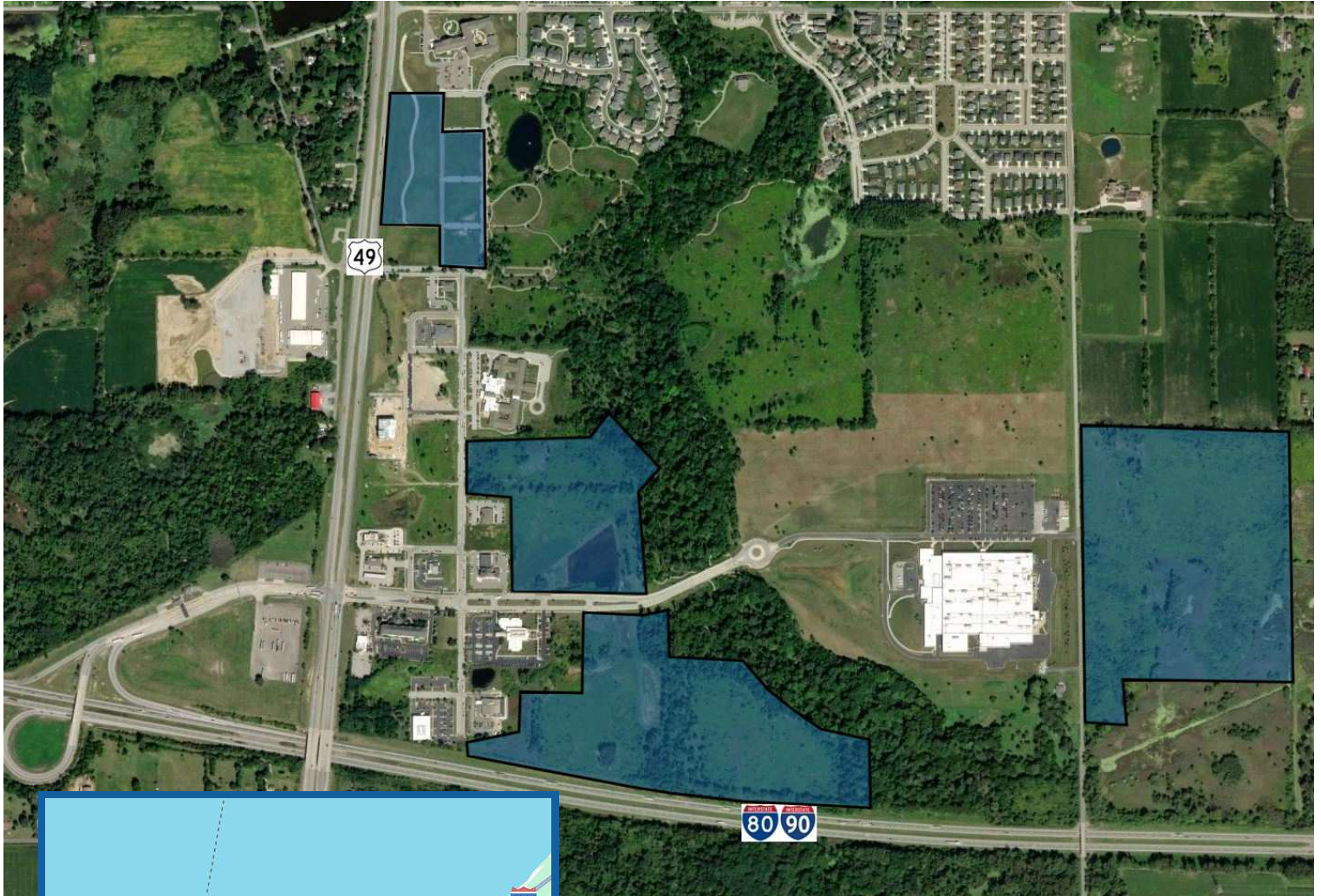


Coffee Creek

Chesterton, IN 46304



FOR SALE | 1/2 ACRE TO 50 ACRES

PROPERTY HIGHLIGHTS

- Mixed Use PUD
- Shovel Ready Lots starting at 1/2 Acre
- Corporate or Medical Campus frontage on I-80/90
- 1 Remaining Hotel Pad
- Focus on Community Wellness and Environmental Awareness through Conservancy

FOR MORE INFORMATION

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Coffee Creek

Chesterton, IN 46304



COFFEE CREEK SITES

- A - Matson Extension - Lots 20-21
- B - Matson Extension - Lot 12
- C - North Coffee Creek
- D - Phase B - 1st Addition
- E - Phase C - 1st Addition
- F - 50 Acres on 200 E

PRICING AND DETAILS

	SIZE	PRICING
Lots 12, 20, 21	1/2 Acres	\$ 250,000
North Coffee Creek	+/- 11.5 Acres	\$ 12/sf
Phase B	+/- 20 Acres	\$2,500,000
Phase C	+/- 37 Acres	\$ 4,300,000
200 E	50 Acres	\$ 1,200,000

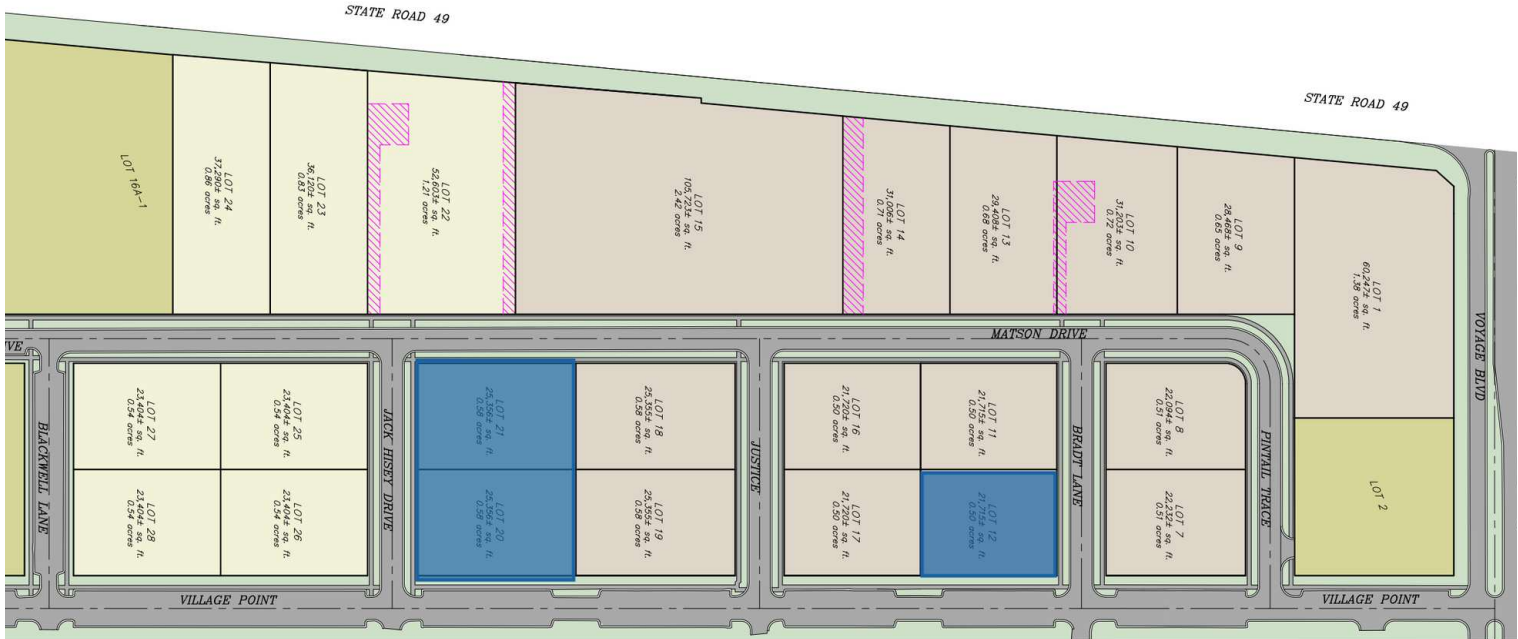


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Matson Extension

Chesterton, IN 46304



OFFERING SUMMARY

Half Acre
Parcels: \$250,000

Parcels may be
combined

PROPERTY OVERVIEW

The Matson extension was a project engineered for shovel ready development sites. For the first time Coffee Creek was able to present options for 1/2 acre to 1 acre parcels to potential end users without the need for them to go to the town for final plat approval. With the professional setting we were creating, we felt this enabled the opportunity for more buyers to "move right in".

These sites quickly proved the initial time and investment was worthwhile for the developer, allowing Retail, Restaurant, Office, and Medical users to jump on the opportunity.

FOR MORE INFORMATION

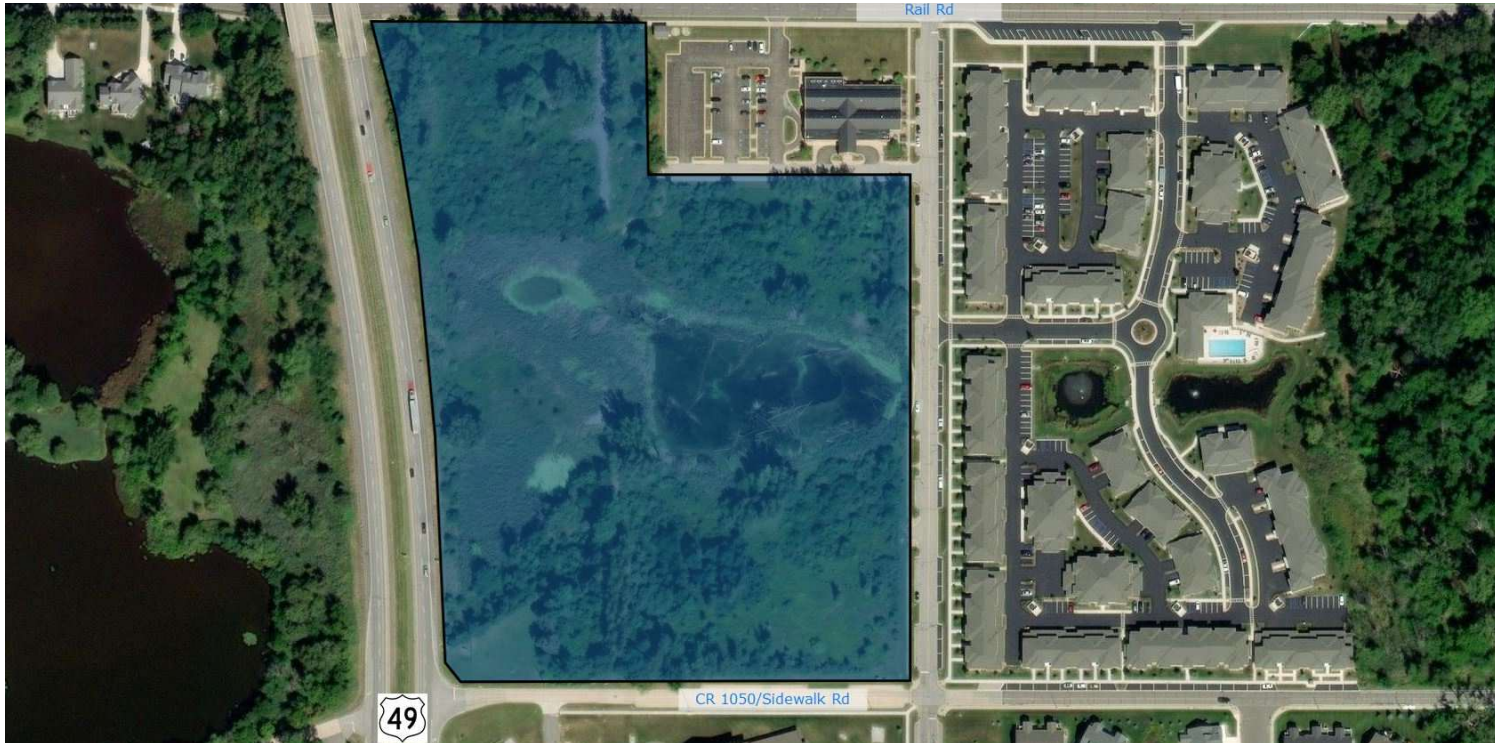
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Coffee Creek - 4th Add

Chesterton, IN 46304

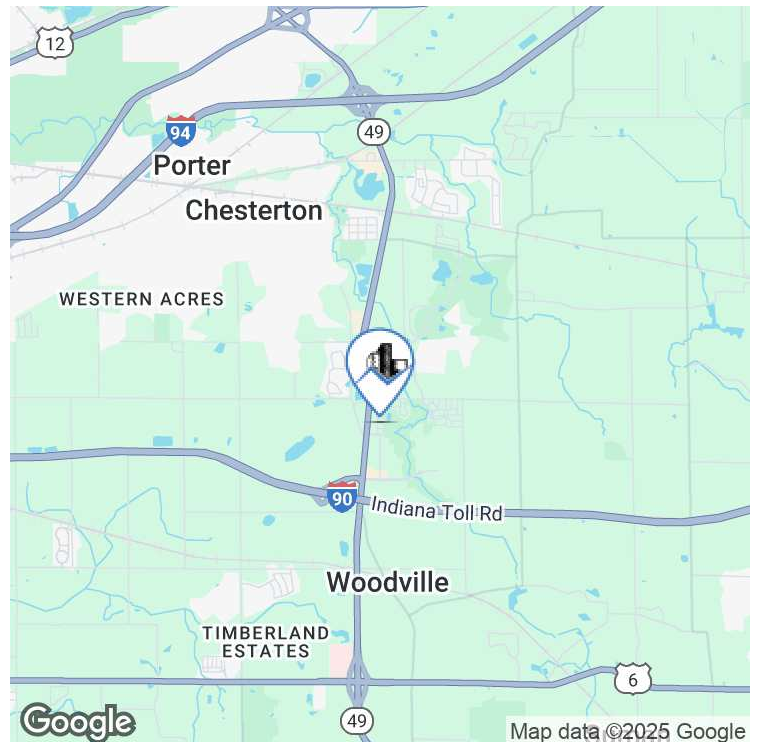


STREETFRONT
— REAL ESTATE —



DETAILS

- Approximately 5.4 Buildable of 15+ Total Acres
- Part of Coffee Creek PUD
- Lots Available starting at 1 Acre
- Multifamily Vision
- Shared Detention/Wetlands

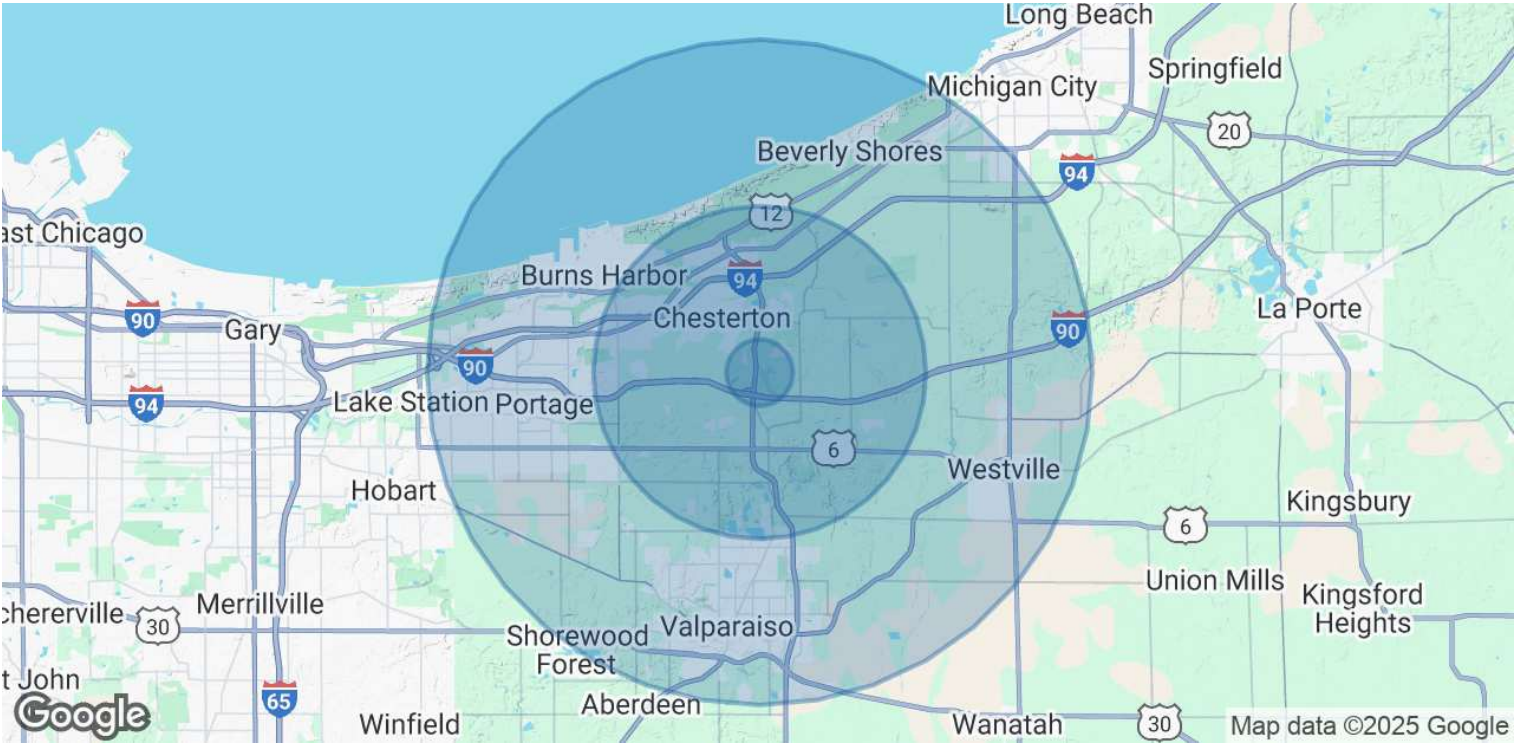


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Coffee Creek

Coffee Creek Chesterton, IN 46304



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,233	39,530	146,785
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	863	15,549	57,082
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$168,026	\$114,628	\$100,282
Average House Value	\$463,526	\$364,522	\$311,872

Demographics data derived from AlphaMap

FOR MORE INFORMATION
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