

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>419 - Sale Price:</b>	\$430,000
<b>419 - Price/SF:</b>	\$2.41
<b>419 - Price/Acre:</b>	\$105,134
<b>419 - Lot Size:</b>	4.09 Acres
<b>419 - RE Taxes:</b>	\$2,141.88
<b>Zoning:</b>	C-3
<b>Frontage Total:</b>	1,525'

### PROPERTY OVERVIEW

"Situated in the prime Schererville area", this property presents an exceptional opportunity for land/retail investors. Spanning a generous space, the property offers 225' of frontage on Lincoln Highway, and can be combined with the adjoining parcels to form 1,525' of frontage along Lincoln Highway allowing for retail or land development endeavors. Its strategic location ensures high visibility and accessibility, making it an ideal investment for those seeking to capitalize on the thriving Schererville market. This property includes a 2,596 SF home that is suitable to be converted to a commercial office/show room and sits on 4.09 acres. Don't miss the chance to secure a valuable asset in this sought-after location. Dunkin Donuts is coming soon to the adjoining property. Total 2023 pay 2024 RE taxes \$2,141.88.

Adjoining 4 parcels total 12.5 acres and is being sold for \$950,000. Total combined 16.59 acres. 2023 pay 2024 RE taxes \$12,377.80.

### LOCATION OVERVIEW

Located in the heart of Schererville, Indiana. This parcel fronts the heavily traveled US Hwy. 30. Located between the stoplight at Austin Avenue and Cline Avenue, just 2 miles east of U.S. Highway 41/Indianapolis Boulevard. Sits across from the Fox Run Plaza which houses Buddy and Pal's Place, Langel's Pizza, Tyler's Tenders and more. Near Speedway/Burger King. 3 stoplights east of Teibel's Restaurant and the Crossroads Shopping Center anchored by Wal-Mart and Strack and Van Til grocery store and more. 4 1/2 miles east of IN/IL border, 6 miles south of I-80/94, 7 1/2 miles east of I-394 and 8 miles west of I-65. INDOT 2023 traffic count 39,753 cars/day. Schererville is a town of St. John Township, Lake County Indiana. It is part of the Chicago MSA.





**4.09 ACRES**



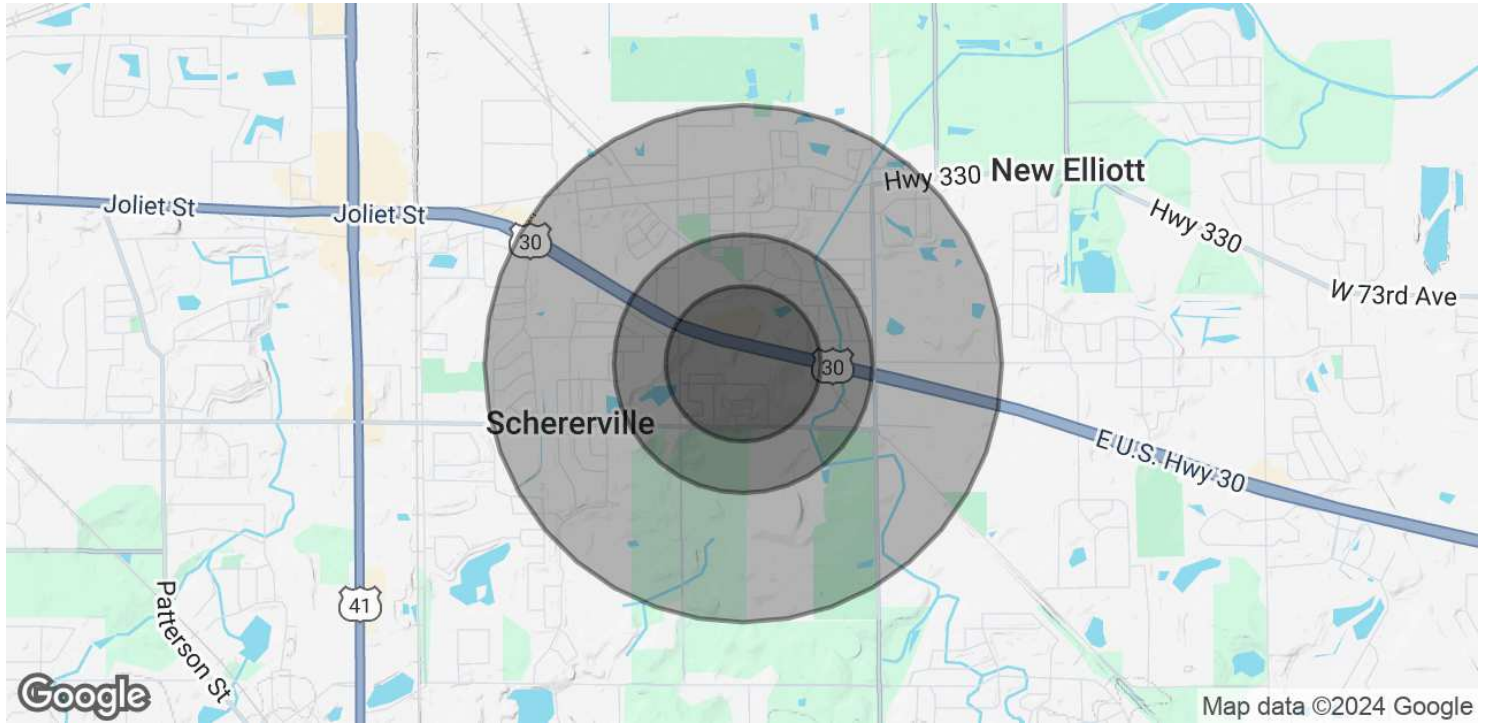


## AERIAL PHOTOS





## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	591	2,075	6,542
Average Age	48	47	45
Average Age (Male)	45	45	43
Average Age (Female)	50	48	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	250	884	2,691
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$128,539	\$115,677	\$115,843
Average House Value	\$315,768	\$314,937	\$316,500

*Demographics data derived from AlphaMap*