



**AVAILABLE FOR SALE**

**11191 Broadway**  
CROWN POINT, IN 46307

## Property Overview

A 3.17-acre parcel positioned on one of Crown Point's busiest thoroughfares. With 327 feet of frontage on Broadway and a daily traffic count of 14,777 vehicles, this site offers premier exposure for any business or development venture.

Zoned Business 3, the property supports a wide range of high-impact commercial uses, including retail, medical, office, and service-oriented businesses. The site features flat topography, making it ideal for streamlined development, and is located just one mile from I-65, providing direct regional access to Lake County, Northwest Indiana, and the greater Chicago market.

Set in a rapidly developing commercial corridor with strong surrounding demographics, this site is an opportunity for investors and developers looking to capitalize on Crown Point's continued growth.

<b>PARCEL SIZE</b>	3.17 Acres
<b>ZONING</b>	B-3
<b>PRICE</b>	\$1,500,000
<b>PRICE PER AC</b>	\$500,000/ Acre
<b>FRONTAGE</b>	327 Feet
<b>TRAFFIC COUNT</b>	14,777
<b>APN</b>	45-16-10-151-001.000-042
<b>TOPOGRAPHY</b>	Flat
<b>MILES TO I-65</b>	One

FOR MORE INFORMATION

**Lori Tubbs** (312) 446-7059 [lori@loritubbs.com](mailto:lori@loritubbs.com)

**LORI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING

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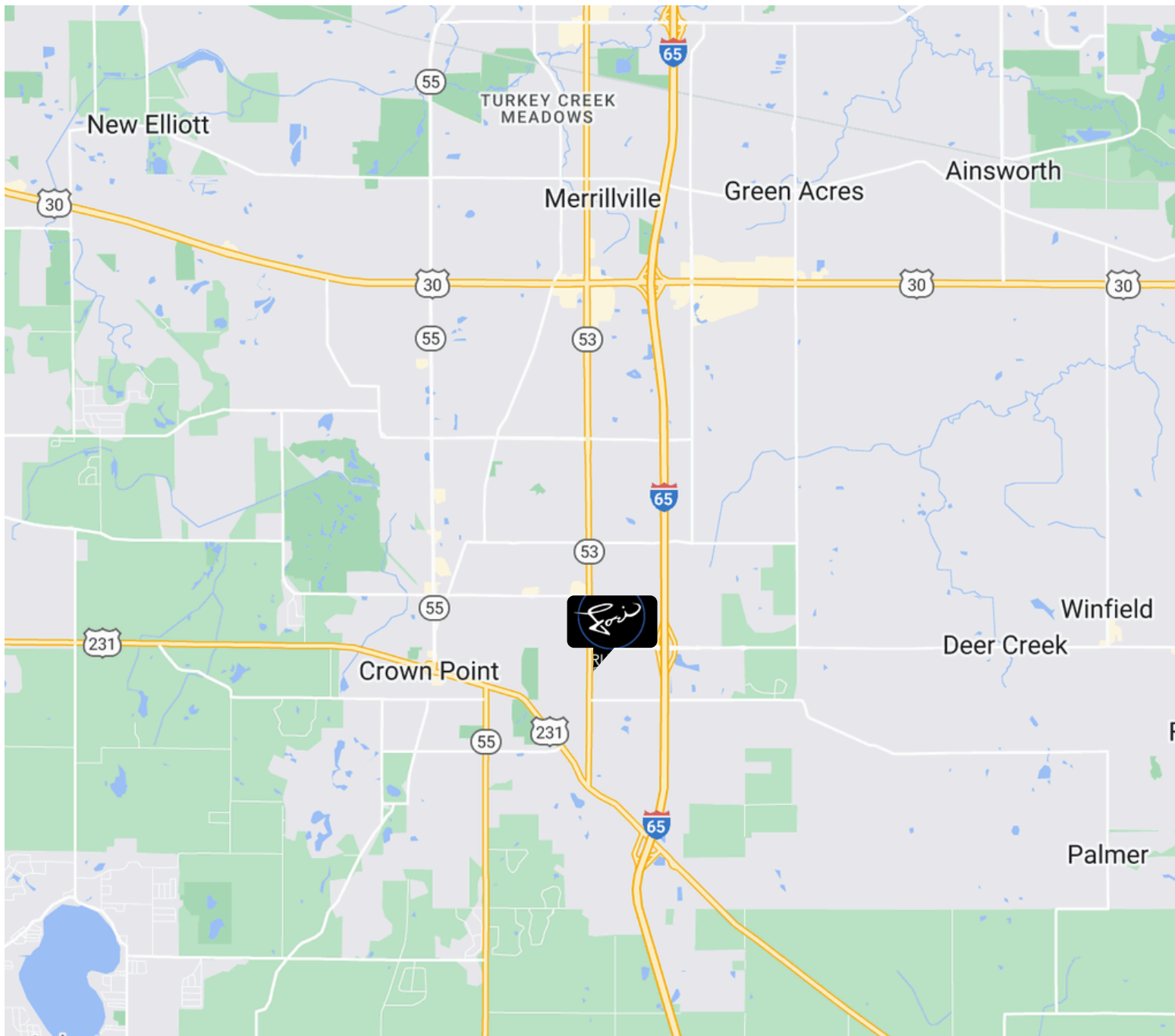
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## MAP



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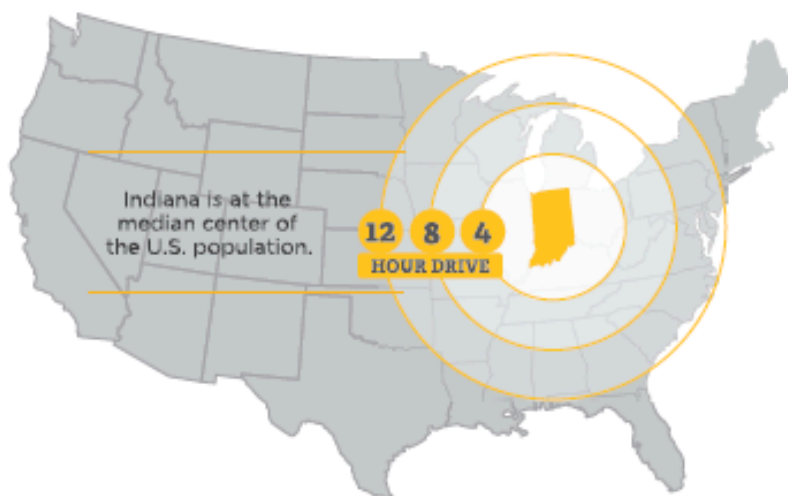
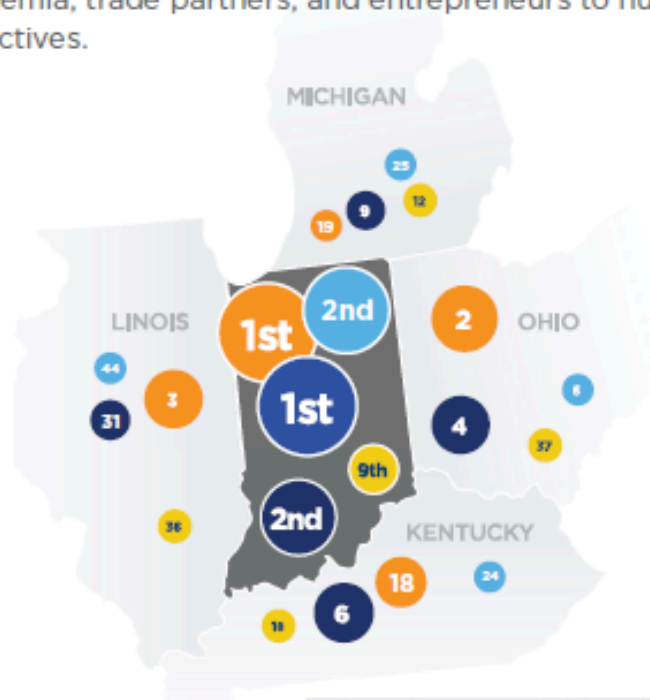
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## STATE OF INDIANA INFORMATION

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** America's Top State for Business Infrastructure  
(CNBC, 2022)
- 1** Best Place to Start a Business  
(Forbes, 2025)
- 1** Property Tax Index Rank  
(Tax Foundation, 2022)
- 2** Cost of Doing Business  
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score  
(Overall Rank, 2023)



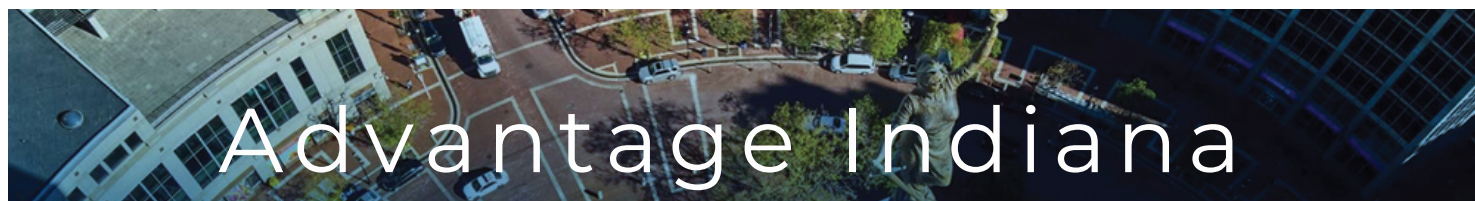
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# STATE OF INDIANA INFORMATION



## 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 constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

**AAA** **Indiana**  
Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+  
(Fitch, 2023)

## UNEMPLOYMENT INSURANCE RATE: 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.

UI Tax for New Employers: \$238

## WORKER'S COMPENSATION PREMIUM RATE RANK: 4<sup>th</sup>

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

MI: 14<sup>th</sup> | OH: 5<sup>th</sup> | KY: 6<sup>th</sup> | IL: 33<sup>rd</sup>

## RIGHT TO WORK: YES

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

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

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