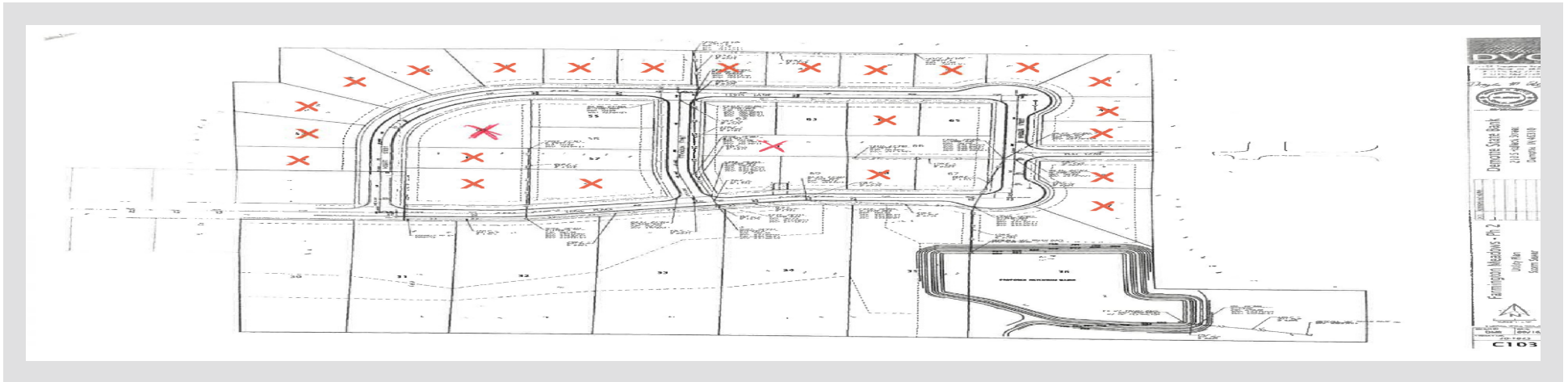


17 RESIDENTIAL LOTS AVAILABLE -FARMINGTON MEADOWS PHASE II OF LOWELL IN

160th & Morse St. Lowell, IN 46356



PROPERTY DESCRIPTION

All Builders Welcome! Available Today 17 Residential Single Family Fully Improved Lots within Farmington Meadows II of Lowell Indiana. This site presents an exceptional investment opportunity in the thriving Northwest Indiana area. These lots are ready to be built upon today boasting prime potential for land investors, builders or private parties. City Sewers, Nipsco for Gas and Electricity, individual wells needed, all home permitting through unincorporated Lake County, Lowell Schools. Minutes from Illinois/Indiana Border, 50 Minutes to Downtown Chicago IL. With its strategic location within Unincorporated Lake County this property is primed for unlocking value and capitalizing on the region's growth. Explore the possibilities of this well-positioned parcel and leverage its potential to make a lasting impact in the Northwest Indiana real estate landscape. All builders welcome! Bring your builder or choose one of ours! Covenants on file.

OFFERING SUMMARY

Sale Price: \$1,569,900

Lot Size: 17- lots sizes between .25 to 3.5 acres

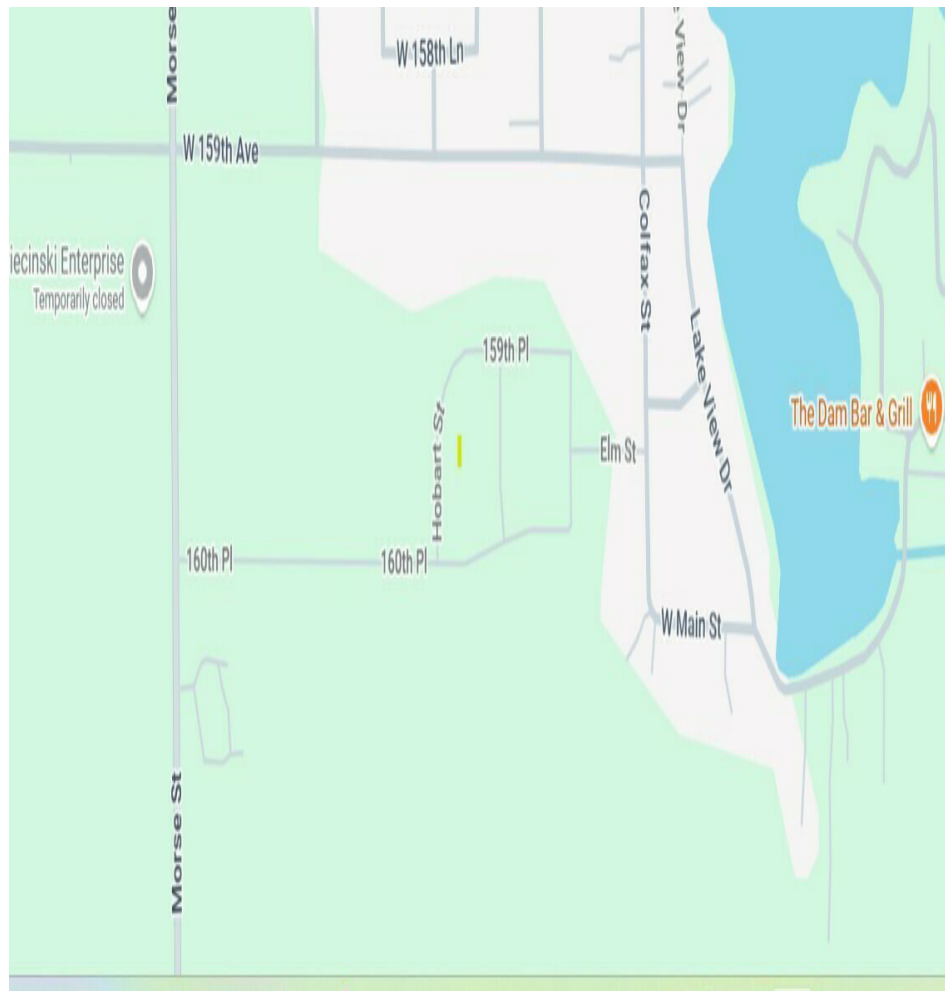
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	14,070	46,350	129,621
Total Population	37,655	123,265	333,732
Average HH Income	\$111,890	\$118,743	\$109,537

Nancy Frigo
(219) 746-4334



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160th & Morse St. Lowell, IN 46356



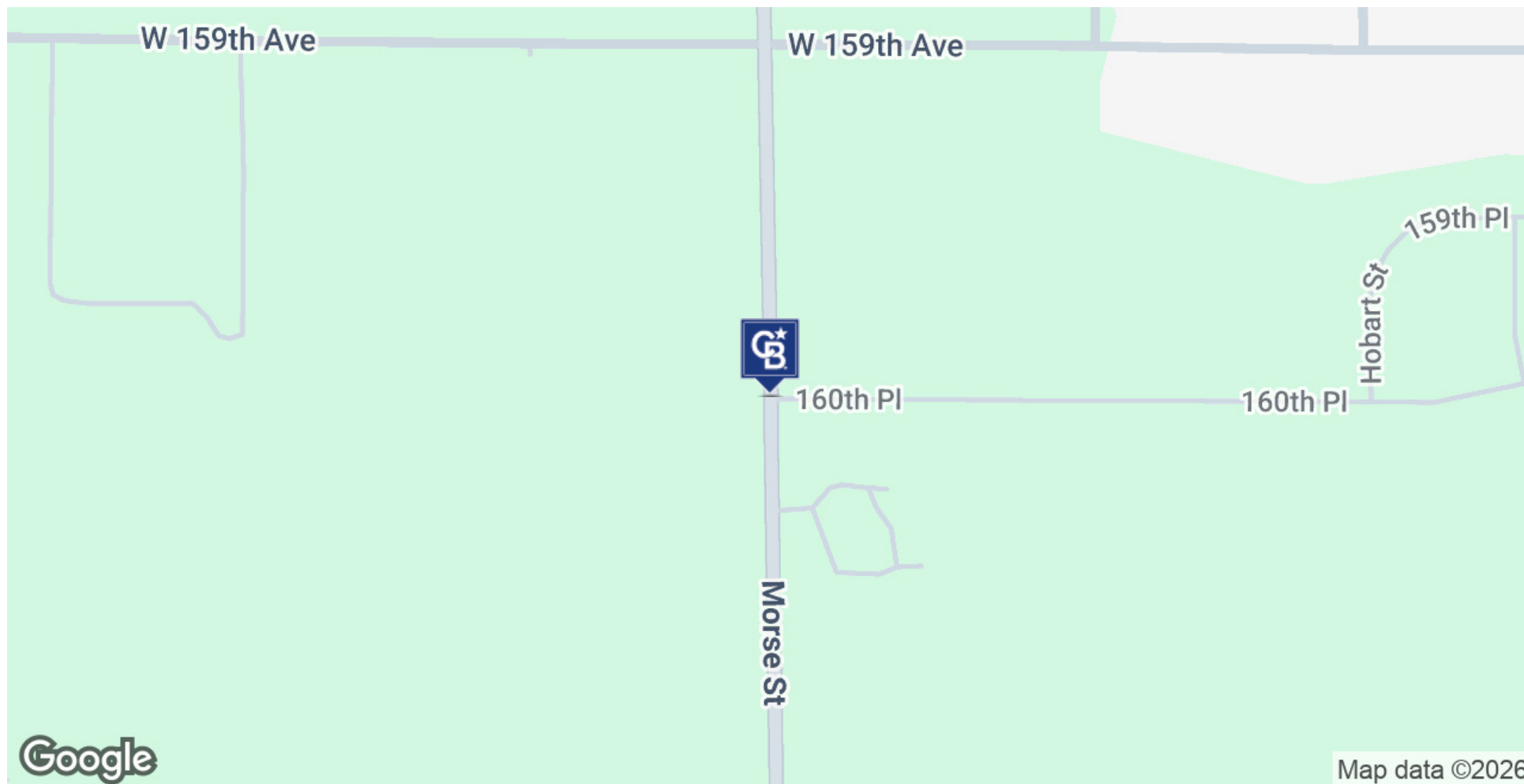
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COLDWELL BANKER
COMMERCIAL
REALTY

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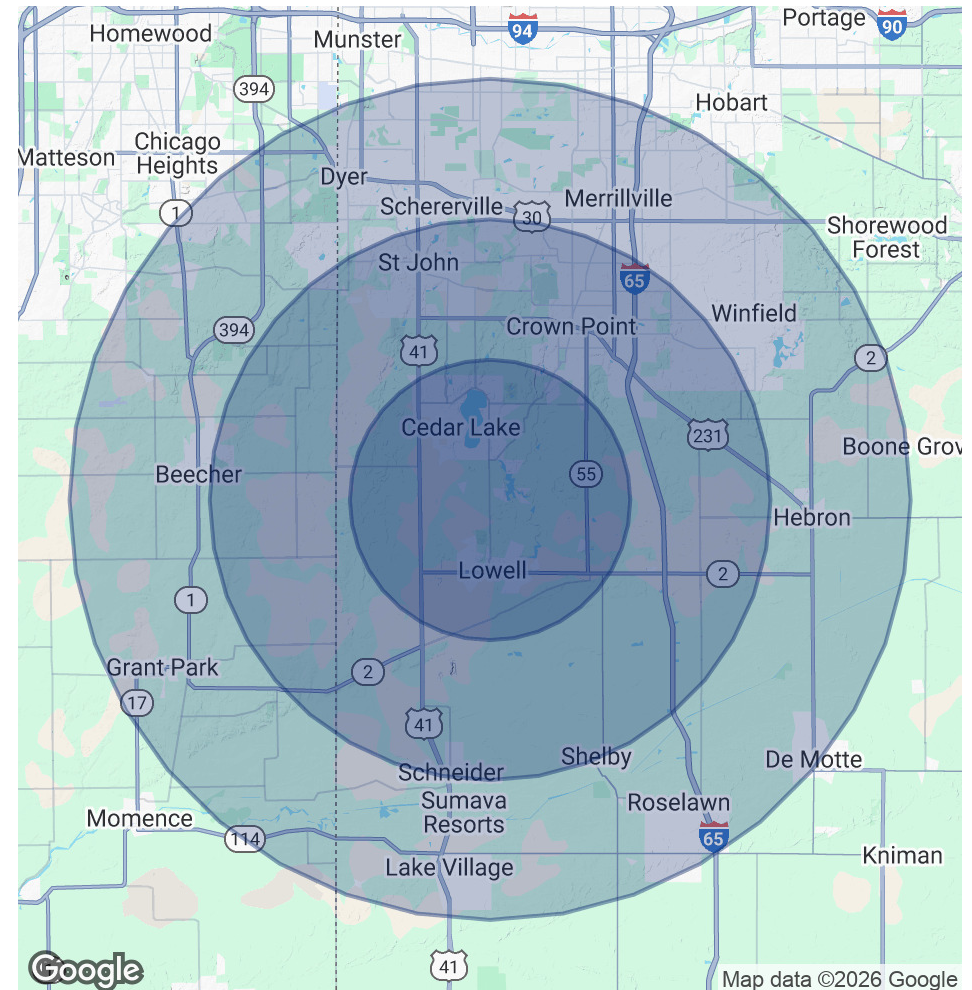
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	37,655	123,265	333,732
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	14,070	46,350	129,621
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$111,890	\$118,743	\$109,537
Average House Value	\$333,366	\$351,032	\$305,966

Demographics data derived from AlphaMap



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