

6340
Melton Rd

PORTAGE, IN 46368

FOR SALE

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COMMERCIAL

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Please do not walk the property.

*A tour of the property can be made through
the Listing Agent only.*

THE OFFERING

Prime, shovel-ready 4-Acre parcel in one of Northwest Indiana's most visible and rapidly expanding commercial corridors. The property offers unmatched exposure along Melton Road/US-20, with direct proximity to I-94, I-90, and IN-249, ensuring convenient access for travelers, commuters, and the local community. Zoned Highway Commercial and located within a TIF District, the site provides both flexibility and potential incentives for development, whether a flagged hotel, multi-tenant retail center, or restaurant. Surrounding neighbors include Bass Pro Shops, Dunkin' Donuts, and Luke convenience/gas, creating strong synergy for hospitality, retail, dining, or service-oriented businesses.



6340 MELTON RD., PORTAGE, IN 46368



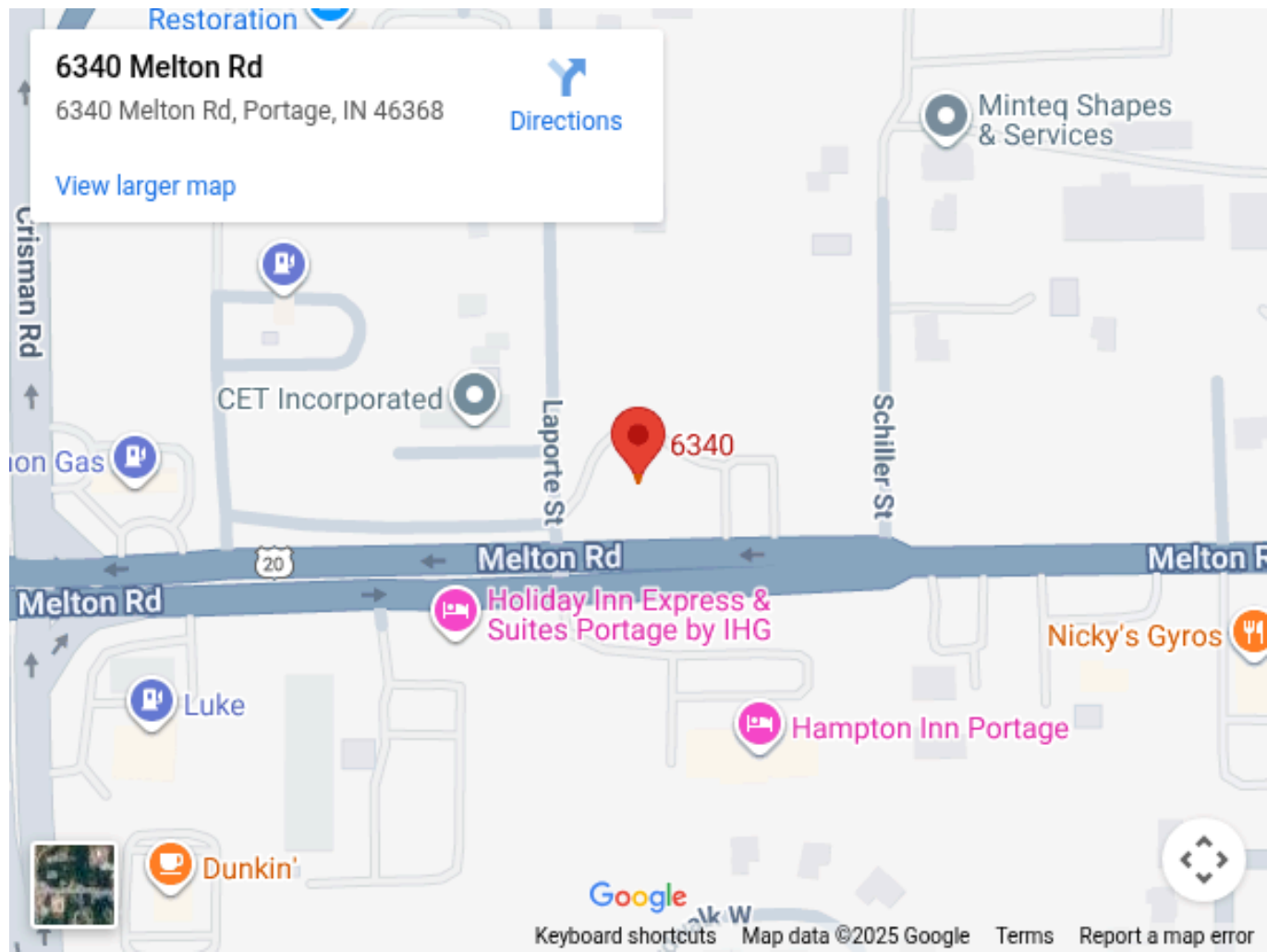
PROPERTY HIGHLIGHTS

SITE DESCRIPTION

The site offers exceptional visibility and frontage along Melton Rd / U.S. 20 with proximity to I-94, I-90, and IN-249. Cleared and shovel-ready, creating strong potential for development.

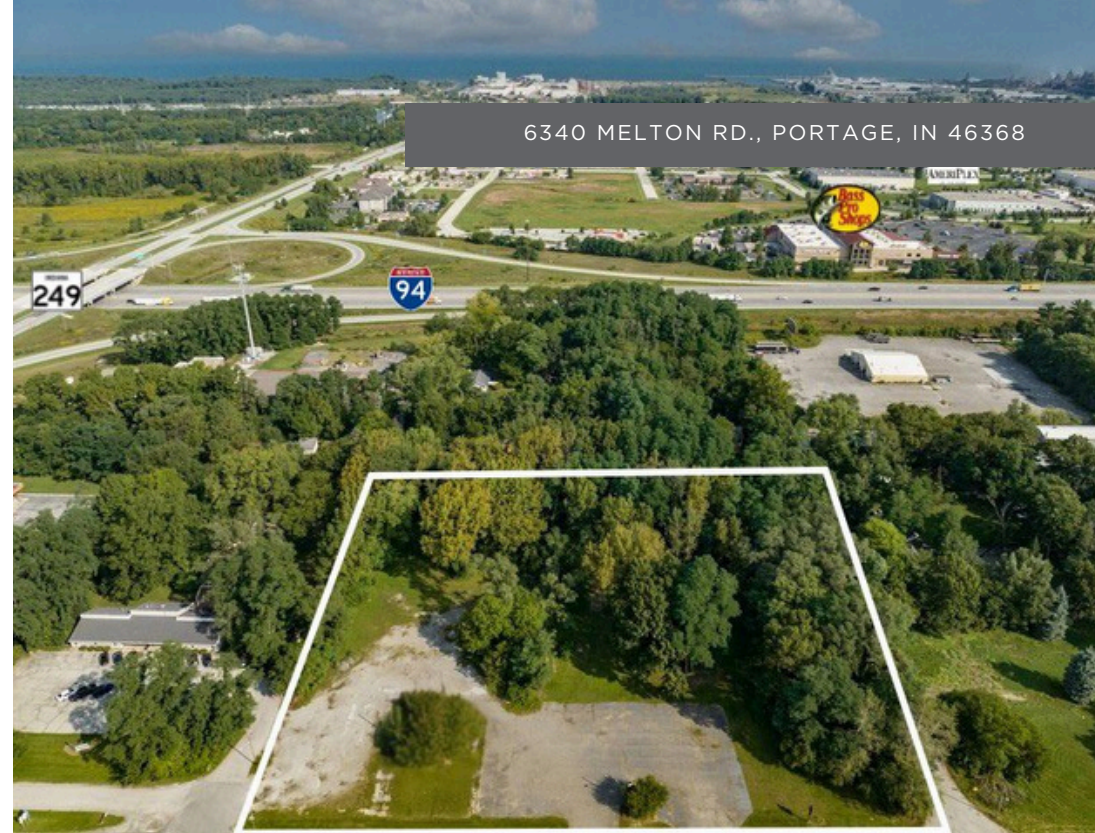
PROPERTY DETAILS

- U.S 20 Frontage
- 2 cross streets for multiple enter/exit
- City Water and Sewer available
- Electric and Gas available
- Asphalt (partial)
- Mostly Cleared
- Suited for Hotel, Retail, Restaurant
- VPD 14,598 - Melton Rd/U.S 20
- VPD 21,102 - Crisman Rd/249

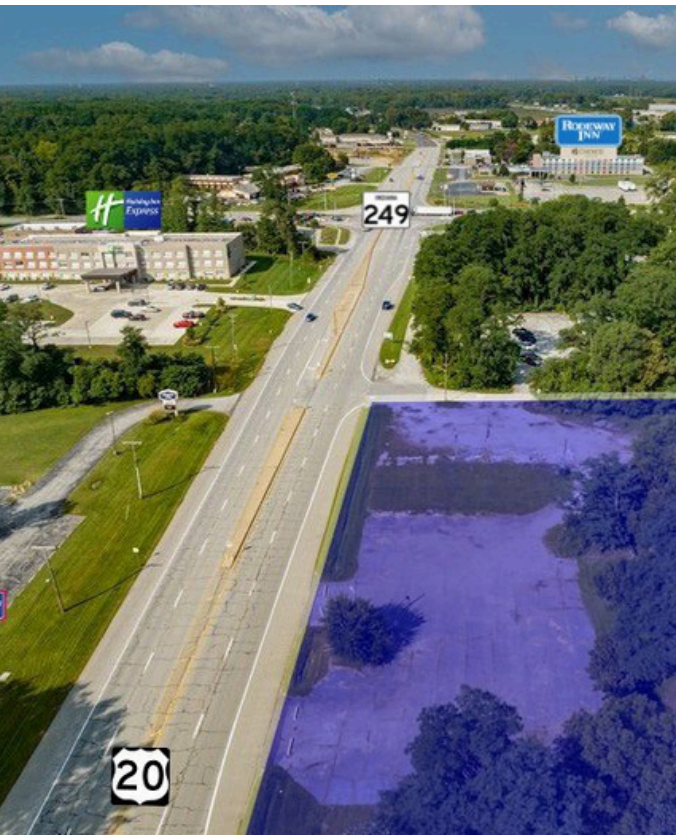


PROPERTY SUMMARY

Property Address	6340 Melton Road
Property Type	Land, Vacant
Lot Size	3.93 Acres
Lot Dimensions	466 x 375
Zoning	Highway Commercial (HC)
Special District	TIF - PORTAGE CITY SOUTHPORT ECONOMIC DEVELOPMENT AREA
Taxes	\$8,039 (2024)
Offering Price	\$600,000



PROPERTY PHOTOS



SITE | ALTA SURVEY

A PARCEL OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, LYING NORTH OF THE U.S. HIGHWAY NO. 20, KNOWN AS DUNES RELIEF HIGHWAY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 1454.8 FEET WEST OF THE EAST LINE OF SAID SECTION 1, AND 361 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE WEST 486.4 FEET; THENCE SOUTH APPROXIMATELY 374.7 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 486.4 FEET; THENCE NORTH APPROXIMATELY 374.1 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE JOINT RIGHT WITH ADJACENT AND ADJOINING OWNERS TO INGRESS AND EGRESS OVER TWO 20 FOOT ROADS WHOSE CENTER LINES LIE PARALLEL TO AND 1454.8 FEET AND 1921.2 FEET RESPECTIVELY WEST OF THE EAST LINE OF SECTION 1, SAID ROADS BEGINNING AT THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 20 AND CONTINUING NORTHWARD A DISTANCE OF APPROXIMATELY 835 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1. THESE EASEMENTS AND THE EGRESS THEREOF SHALL BE DEEMED TO BE A CHARGE UPON ALL OF THE PROPERTY LYING ADJACENT TO AND ADJOINING SAID ROADS AND SHALL BE DEEMED COVENANTS RUNNING WITH THE LAND, ALL AS SET FORTH IN WARRANTY DEED FROM EDWARD M. JOHNSON, ET AL TO ARCHIE C. WELSH AND RUTH WELSH, HUSBAND AND WIFE, DATED JANUARY 4, 1946 AND RECORDED IN DEED RECORD 132, PAGE 184.

EXCEPTING THEREFROM THE FOLLOWING 2 PARCELS DEEDED TO THE STATE OF INDIANA, DESCRIBED AS FOLLOWS:

PARCEL 1: A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 7 WEST, PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE WEST 1454.8 FEET ALONG THE NORTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 9 DEGREES 04 MINUTES 43 SECONDS EAST, 935.10 FEET PARALLEL WITH THE EAST LINE OF SAID HALF-QUARTER SECTION TO THE SOUTHEAST CORNER OF THE OWNERS' LAND, SAID SOUTHEAST CORNER BEING ON THE EXISTING NORTH BOUNDARY OF U.S. HIGHWAY NO. 20; THENCE SOUTH 89 DEGREES 27 MINUTES 45 SECONDS WEST, 486.4 FEET ALONG THE SOUTH LINE OF THE OWNERS' LAND, SAID SOUTH LINE BEING SAID NORTH BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE OWNERS' LAND; THENCE NORTH 0 DEGREES 04 MINUTES 43 SECONDS WEST, 80.50 FEET ALONG THE WEST LINE OF THE OWNERS' LAND; THENCE NORTH 89 DEGREES 27 MINUTES 45 SECONDS EAST, 10.00 FEET; THENCE SOUTH 13 DEGREES 20 MINUTES 45 SECONDS EAST, 51.08 FEET; THENCE SOUTH 45 DEGREES 45 MINUTES 50 SECONDS EAST, 71.58 FEET TO THE SOUTH LINE OF THE OWNERS' LAND; THENCE SOUTH 89 DEGREES 27 MINUTES 45 SECONDS WEST, 86.09 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 2: A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 7 WEST, PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE OWNERS' LAND, 1454.80 FEET WESTERLY ALONG THE NORTH LINE OF SAID HALF-QUARTER SECTION AND SOUTH 0 DEGREES 04 MINUTE 43 SECONDS EAST, 935.10 FEET PARALLEL WITH THE EAST LINE OF SAID HALF-QUARTER SECTION FROM THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 27 MINUTES 45 SECONDS WEST, 30.31 FEET ALONG THE SOUTH LINE OF THE OWNERS' LAND, SAID SOUTH LINE BEING THE EXISTING NORTH BOUNDARY OF U.S. HIGHWAY NO. 20; THENCE NORTH 16 DEGREES 03 MINUTES 40 SECONDS EAST, 73.04 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 45 SECONDS WEST, 10.00 FEET TO THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 0 DEGREES 04 MINUTES 43 SECONDS EAST, 70.00 FEET ALONG SAID EAST LINE OF THE OWNERS' LAND TO THE POINT OF BEGINNING.



SURVEYOR'S GENERAL NOTES

- 1.) THIS PLAT REPRESENTS THE ALTA/NSPS SURVEY OF THE PROPERTY LOCATED AT 6340 MELTON ROAD, PORTAGE, IN 46368, AS SURVEYED BY FALK PLLC ON OCTOBER 1, 2017.
- 2.) THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS BASED UPON INFORMATION PROVIDED BY THE CLIENT FROM A TITLE COMMITMENT PREPARED BY GREATER INDIANA TITLE COMPANY (GIT), DATED AUGUST 11, 2017 WITH A FILE NO. 0002453.
- 3.) A TITLE POLICY WAS PROVIDED AT THE TIME OF THE SURVEY. FOR BUILDING RESTRICTIONS AND/OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/OR LOCAL ZONING REGULATIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY SINKING CORNERS. COMPARE ALL POINTS IN THE FIELD AND REPORT ANY DIFFERENCES AT ONCE. THIS PLAT IS ONLY VALID IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.
- 4.) THERE MAY BE OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PARCEL, SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, EITHER RECORDED OR UNRECORDED, IF ANY.
- 5.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT REQUIRE INTERPRETATION (I.E. COMPLIANCE OF ALL ZONING REQUIREMENTS, EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF THE LAND SURVEYOR (I.E. REBAR), AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF THE SITE (I.E. UNDERGROUND UTILITIES).
- 6.) BASES OF BEARINGS FOR THIS SURVEY ARE FROM GPS READINGS UTILIZING THE INCHES NETWORK, NAD83 INDIANA STATE PLANE, WEST ZONE (1450).
- 7.) ALL UNITS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 36S ARTICLE 1, CHAPTER 12, OF INDIANA ADMINISTRATIVE CODE ESTABLISHING MINIMUM STANDARDS FOR THE COMPETENT PRACTICE OF LAND SURVEYING IN INDIANA, EFFECTIVE OCTOBER 4, 2007, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE BOUNDARY LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A.) VARIANCES IN REFERENCED MONUMENTS;
- B.) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- C.) INCONSISTENCIES IN LINES OF OCCUPATION;
- D.) RANDOM ERRORS IN MEASUREMENT.

MONUMENTS

- THE SECTION CORNER MONUMENTS FOUND WERE IN GOOD CONDITION AND IN ACCORDANCE TO THE MONUMENT RECORDS ON FILE IN THE PORTER COUNTY SURVEYOR'S OFFICE.
- 1.) BENCHMARK MONUMENT FOUND ABOUT 8 INCHES BELOW SURFACE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN AS CALLED FOR ON MONUMENT RECORD 12037 FROM THE PORTER COUNTY SURVEYOR'S OFFICE. NO WITNESSES WERE FOUND AT TIME OF SURVEY.
 - 2.) ROOT CLASS "10" (BRASS PLUG) FOUND IN BOX AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN. NO CURRENT MONUMENT RECORD FOR THIS CORNER.
 - 3.) 1/2 INCH IRON PIPE FOUND ABOUT 8 INCHES BELOW SURFACE AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, AS CALLED FOR ON AMENDMENT NO. 17 TO AMERPLEX AT THE PORT, RECORDED AS DOCUMENT NO. 2007-036187.
 - 4.) WAO SPIKE FOUND AT THE CENTER OF SECTION OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, AS CALLED FOR ON AN ALTA / NSPS LAND TITLE SURVEY PREPARED BY DAVES & ASSOCIATES LAND SURVEYING, AND RECORDED AS DOCUMENT NO. 2017-017173.

RECORD DESCRIPTIONS AND PLATS MARK DOCUMENTS USED IN THE PERFORMANCE OF THIS SURVEY:

- 1.) TITLE COMMITMENT FILE NUMBER: 0002453 (AUGUST 11, 2017), PREPARED BY GREATER INDIANA TITLE COMPANY. THIS WAS PROVIDED BY CLIENT.
- 2.) WARRANTY DEED (DOC. NO. 82629, DEED RECORD 132, PAGE 184, DATED JANUARY 4, 1946) WELSH, ARCHIE C. & RUTH, H&W.
- 3.) JOHNSON'S SUBDIVISION (UNRECORDED) DATED AUGUST 24, 1945 AND RECORDED SEPTEMBER 28, 1947.
- 4.) WARRANTY DEED (DOC. NO. 2011-011925, DATED JUNE 13, 2011) ESPINO, ROMALDO.
- 5.) OUT CLAW DEED (DOC. NO. 2015-011333, DATED MAY 20, 2015) SCHILLER, JAMES; SKELANDS, PATRICIA A.; & SCHILLER, SUSAN K.
- 6.) MEMORANDUM OF CONTRACT FOR CONDITIONAL SALE OF REAL ESTATE (DOC. NO. 88-10016, BOOK 117 PAGE 227, DATED JULY 11, 1988) BRADY, JAMES L. & COLLEEN.
- 7.) WARRANTY DEED (DOC. NO. 95-15638, BOOK 480 PAGE 255, DATED AUGUST 10, 1995) DEYKIN, MARK C. & CYNTHIA L. H&W.
- 8.) RELEASE OF MEDIANEAS LEV (DOC. NO. 2010-00355, DATED FEBRUARY 12, 2010) IN FAVOR OF VON TROB, CORPORATION, AGAINST BELLAR, LARRY AS TRUSTEE UNDER THE LAMBRIDGE TRUST BELLAR REVOCABLE TRUST DATED MARCH 12, 1989.
- 9.) CAL. BEEL, LAND SURVEYOR, INC. SURVEY OF THE S.E. 1/4 OF SECTION 1-36-7, NORTH OF DUNES RELIEF HIGHWAY, FOR EDW. JOHNSON.

OCCUPATION LINES

NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ON THE NORTH, WEST, OR EAST LINES OF THE PARCEL.

SURVEY CLASSIFICATION

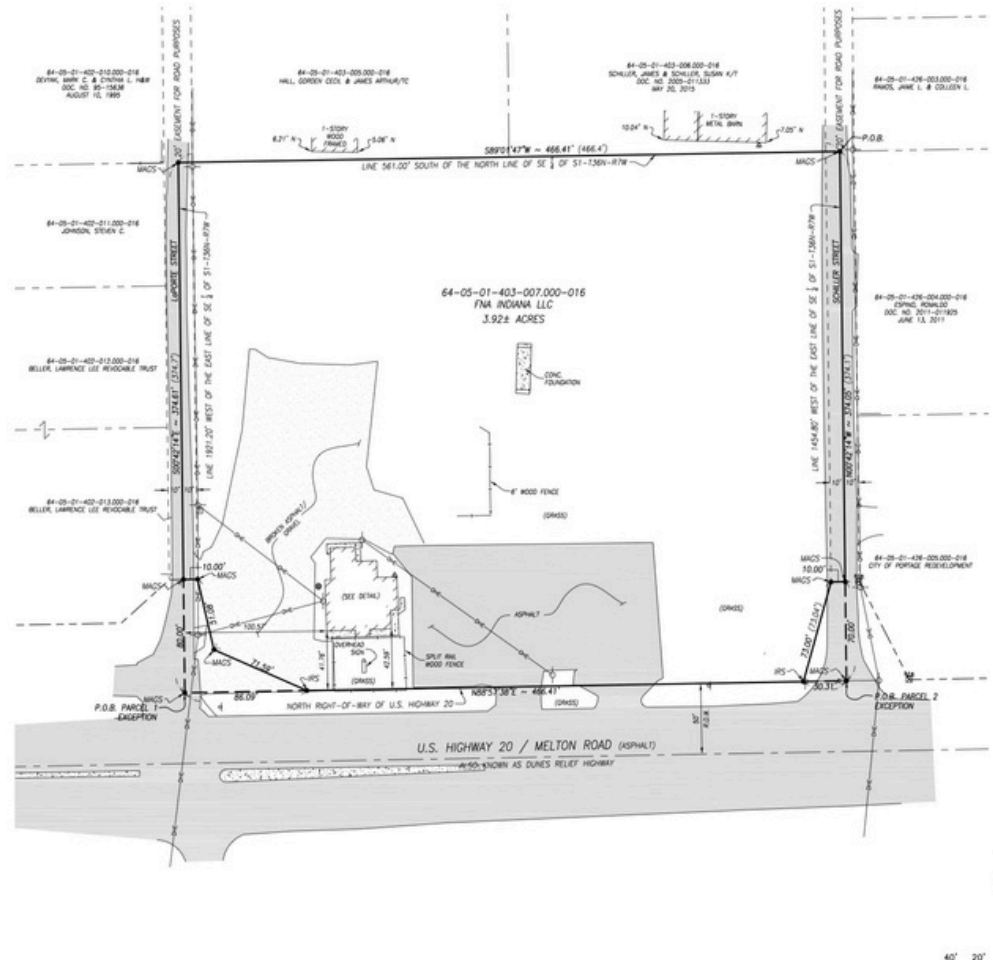
THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM IN MEASUREMENTS) OF THIS SURVEY IS FOR THAT OF AN URBAN SURVEY, (0.07 FEET PLUS 50 PARTS PER MILLION), AS SPECIFIED IN 36S IAC 1-12-1.

TO: MY LAND, INC., KETAN PATEL, & GREATER INDIANA TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-3, OF TABLE A THEREOF. THIS FIELDWORK WAS COMPLETED ON OCTOBER 1, 2017.

DATE OF PLAT: OCTOBER 12, 2017

Michael A. Young
MICHAEL A. YOUNG
LAND SURVEYOR
STATE OF INDIANA



REVISIONS - DESCRIPTION	
DATE	BY

6370 Amerplex Drive
Suite 100
Portage, IN 46368
PHONE: (219)-762-7004
FAX: (219)-764-4801

FALK PLLC

6340 Melton Road
Portage, IN 46368
ALTA / NSPS Land Title Survey

SURVEYED: MY	DRAWN: PN	CHECKED: MY
SCALE: 1" = 40'	FILE: 02a5461	DATE: 10/12/2017

Sheet 1 of 1

AREA OVERVIEW

Located in Porter County, just 40 miles southeast of Chicago, Portage, Indiana is a dynamic and rapidly growing city serving as a vital hub in Northwest Indiana. With a population of over 37,000, Portage is the third-largest city in the region and a key player in the Chicago metropolitan area's economic ecosystem.

Strategic Commercial Location

This 4-acre Highway Commercial parcel offers exceptional visibility and access along US-20/Melton Road, just minutes from I-94, I-90 (Indiana Toll Road), and IN-249. Cleared and development-ready, the site is positioned within a Tax Increment Financing (TIF) District and surrounded by major commercial anchors, including national hotel brands, Bass Pro Shops, Dunkin', and Luke gas/convenience. With traffic counts exceeding 14,000 vehicles per day on Melton Road and nearly 20,000 VPD on IN-249, the property is ideally suited for hotel, retail, restaurant, or other permitted highway commercial uses. Its combination of zoning flexibility, strong traffic exposure, and proven commercial synergy makes it one of Northwest Indiana's most strategic development opportunities.

Redevelopment Momentum & Infrastructure Investment



6340 Melton Road is positioned within a corridor experiencing strong redevelopment momentum and public infrastructure investment. The City of Portage has prioritized the Melton Road/US-20 and IN-249 corridors as strategic gateways, supported by ongoing improvements in roadways, utilities, and traffic management systems. The property sits within a Tax Increment Financing (TIF) District, offering the potential for financial incentives that can enhance project feasibility.

Surrounding development activity underscores the area's growth trajectory: new national hotel brands, retail pads, and service uses have joined established anchors such as Bass Pro Shops, Dunkin', and Luke convenience/gas. Continued investment in municipal amenities and transportation infrastructure strengthens this corridor as a prime destination for commercial expansion, ensuring long-term visibility and accessibility for new development.

Regional Connectivity

Portage offers seamless access to major transportation corridors:

- I-94 and Indiana Toll Road/I-80/90
- U.S. Highway 6 and State Road 249 & 149
- Port of Indiana and South Shore Line commuter rail
- 50 minutes to downtown Chicago

QUICK FACTS

Size:	25.55 sq. mi.
Population:	37,950
Estimated Median Age:	39.0 years
Median Household Income:	\$72, 833
Median Property Value:	\$210, 800
Number of Employees:	17, 794

CONTACT

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