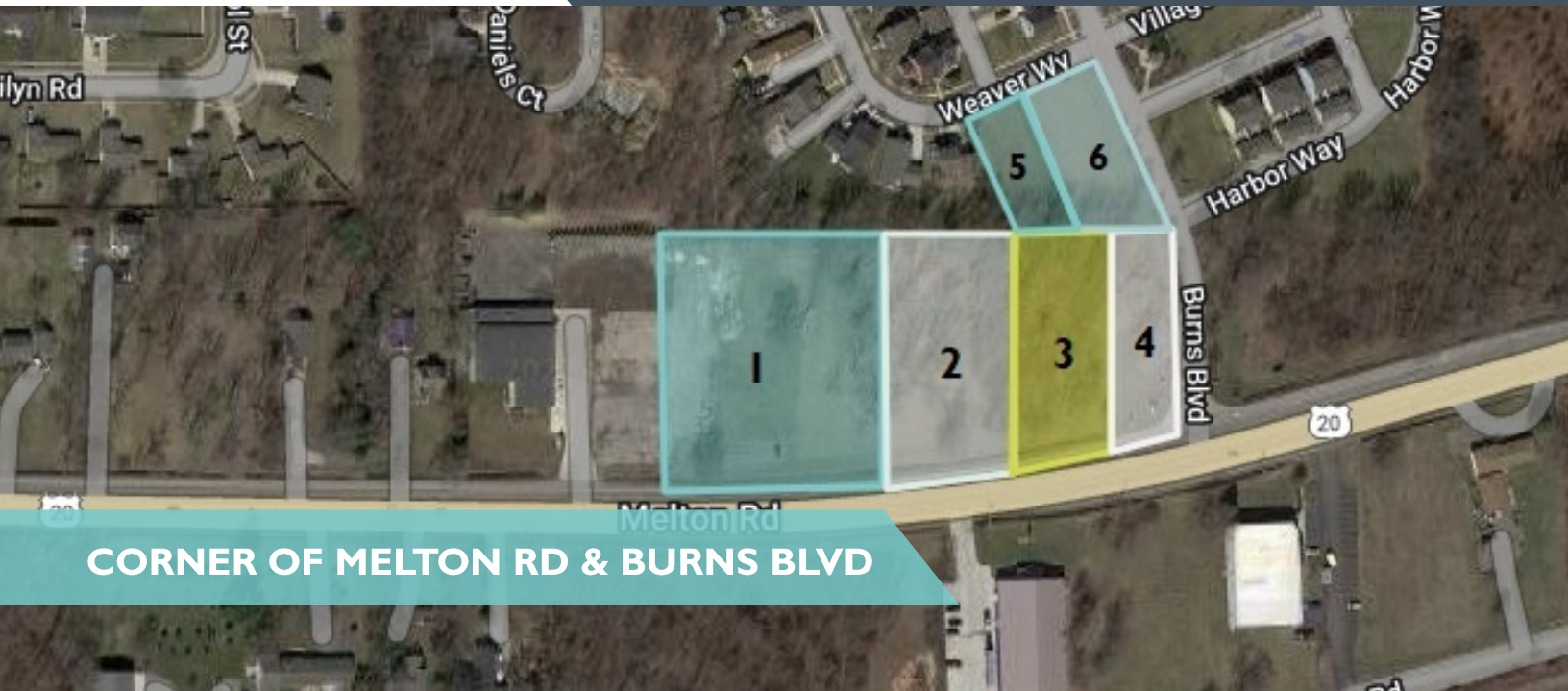


SALE



LAND

US HWY 20 (MELTON RD.)



CORNER OF MELTON RD & BURNS BLVD

PROPERTY OVERVIEW

- Development opportunity in a growing community near the Indiana Dunes in Burns Harbor, IN, 47 miles south east the Chicago Loop
- An efficient, highly visible 5.14 acre rectangular parcel with generous frontage (612 ft.) This site has access to US Hwy. 20, ¼ mile west of State Highway 149 and 1.2 miles west of the interchange of I-94.
- Low Indiana Taxes
- Just 2 miles South of the Indiana Dunes National Lakeshore Park at the southern tip of Lake Michigan, Burns Harbor is home of Cleveland Cliffs Burns Harbor, the newest integrated steel mill in the nation as well as the Port of Indiana. Great Proximity to US Steel Midwest Plant in Portage as well as Ameriplx at the Port, the 385-acre master planned business park including hotels, shopping, restaurants and trails.
- Served by an Incredible nexus of highways immediately available to the site: Interstate 94, US 20, I-90, US highway 12. Easy connectivity to I 65 and state roads 249, 51, and 49.
- Though small within its borders Burns Harbor is adjacent and to the east of Portage, Indiana, the 3rd largest municipality in the Northwest Indiana Region and a mile west of the municipalities of Porter and Chesterton
- Commuter Rail (Southshore) to Chicago or South Bend is minutes away. 10 minute drive to the Train Station in Ogden Dunes or 15 minutes to the Dune Park station in Chesterton to the East

SALE PRICE

\$785,000

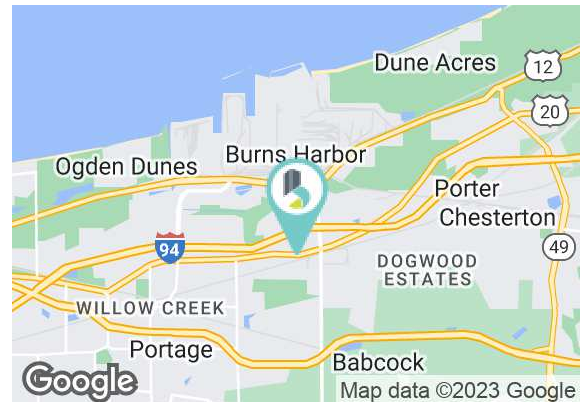
Lot Size:

5.16 Acres

Lots 1-4: Downtown

Zoning:

Lots 5 & 6:
Residential/Commercial
1



BRADLEY COMPANY
359 W. 84th Dr.
Merrillville, IN 46410
219.650.6500

STEVE NICKSIC, CCIM
Senior Broker
219.695.3160
snicksic@bradleyco.com

JIM NICKSIC
Senior Broker
219.552.1982
jnicksic@bradleyco.com

ROBERT KAMMERER
Broker
219.552.1901 x531
rkammerer@bradleyco.com



BRADLEYCO.COM



BURNS HARBOR, IN 46304

SALE

LAND



PROPERTY HIGHLIGHTS

- Great Visibility along US 20
- With lot depths between 250 to 300 feet, the site can accommodate a myriad of uses.
- Flexible Zoning allowing diverse uses from Commercial Flex Warehouse along the west lots to live work along the northeast.
- 3 of the lots are subdivided in The Village in Burns Harbor, an award winning New Urbanist mixed-use community

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 Senior Broker
 219.695.3160
 snicksic@bradleyco.com

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 219.552.1982
 jnicksic@bradleyco.com

ROBERT KAMMERER
 Broker
 219.552.1901 x531
 rkammerer@bradleyco.com



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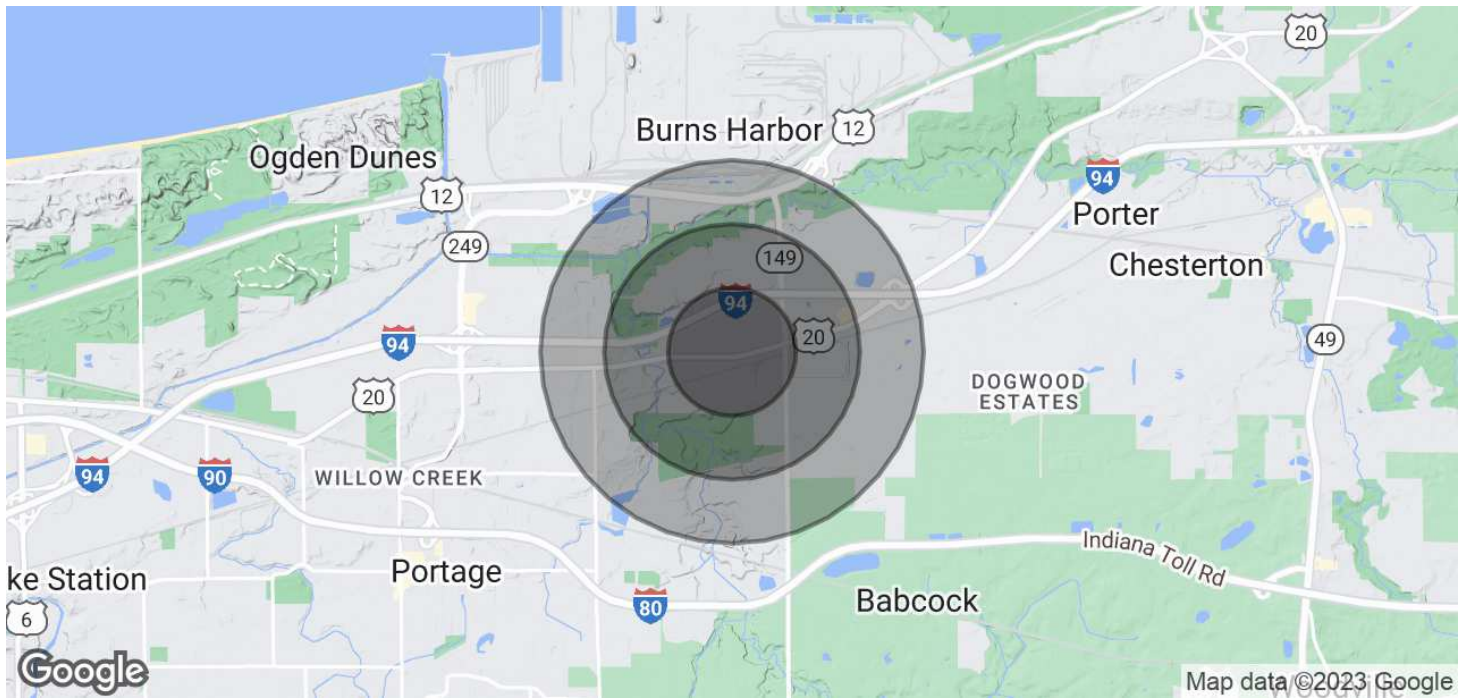
ROBERT KAMMERER
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BURNS HARBOR, IN 46304

SALE

LAND



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	990	3,133	6,160
Average Age	36.1	36.6	36.5
Average Age (Male)	38.5	37.3	36.2
Average Age (Female)	35.5	36.2	36.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	467	1,285	2,429
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$71,423	\$72,296	\$74,996
Average House Value	\$161,603	\$195,494	\$196,641

* Demographic data derived from 2020 ACS - US Census

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