

## BUILD TO SUIT RETAIL, RESTAURANT OR LAND LEASE



### OFFERING SUMMARY

**Lot 1 Sale Price:** \$2,300,000

**Price /Acre:** \$545,023

**Lot 1 Size:** 4.22 Acres

**Zoning:** B-3

**Frontage On U.S. 30** 428'

### PROPERTY OVERVIEW

This is a prime development site situated in the heart of Northwest Indiana's primary retail area. This parcel is for sale or ideal for a build to suit retail, restaurant for a single tenant or this site can be a land lease. This is a 4.22 with 428' of frontage on U.S. 30 aka E. Lincoln Highway just east of Southlake Mall. B-3 zoning. The surrounding area is home to many retail, restaurant, offices and Light Industrial buildings. The City of Hobart will be installing a "new roundabout" at the corner of 82nd and Colorado Street to help alleviate all the traffic.

Great exposure on U.S. 30. All utilities are available for extension at or near to the site. 2024 INDOT traffic counts for U.S. 30 are 41,676 cars/day east of Colorado Street. See attached IEDC Why Indiana Fact Sheet on all great reasons to bring your business to Indiana.

### LOCATION OVERVIEW

From I-65, Exit US 30 East for approximately 1 1/4 miles. Merrillville/Hobart is considered a hub for retail trade in Northwest, IN. The US 30 corridor near I-65 is home to many large, big box retailers, restaurants and hotels. Close proximity to 6 million square feet of retail including Home Depot, Target, Big Lots, Xfinity Store, Southlake Mall, across from AutoZone, Speedway, Avalon, Wendy's, Walmart, Sam's Club Centier Bank.

For Information Contact:

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## RETAILER MAP



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COMMERCIAL



FOR SALE | RETAIL LAND

COMMERCIAL LAND

3425 E. U.S. Highway 30, Hobart, IN 46342

## AERIALS



For Information Contact:

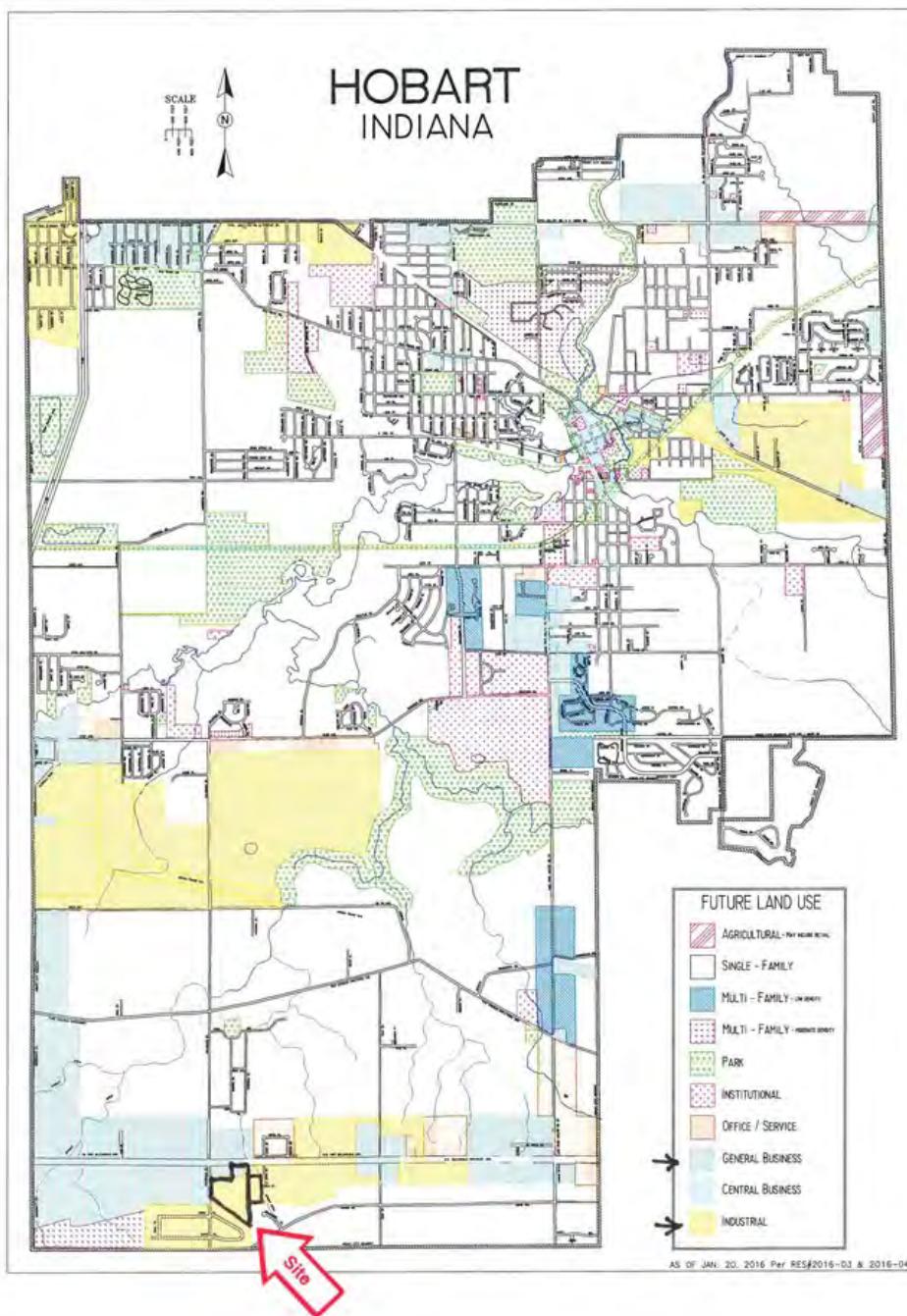
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## FUTURE LAND USE ZONING MAP



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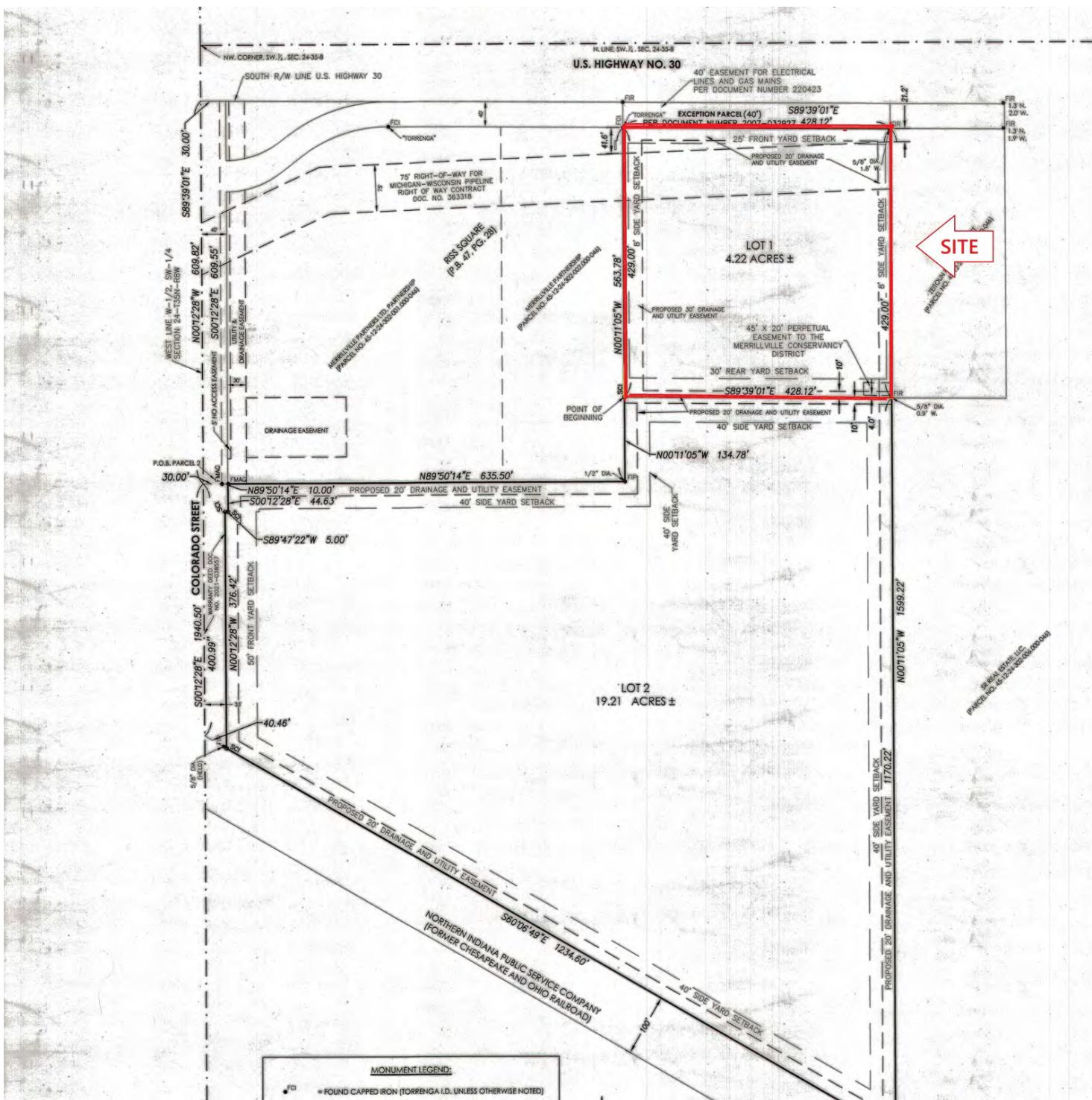
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## 4.22 ACRE SITE



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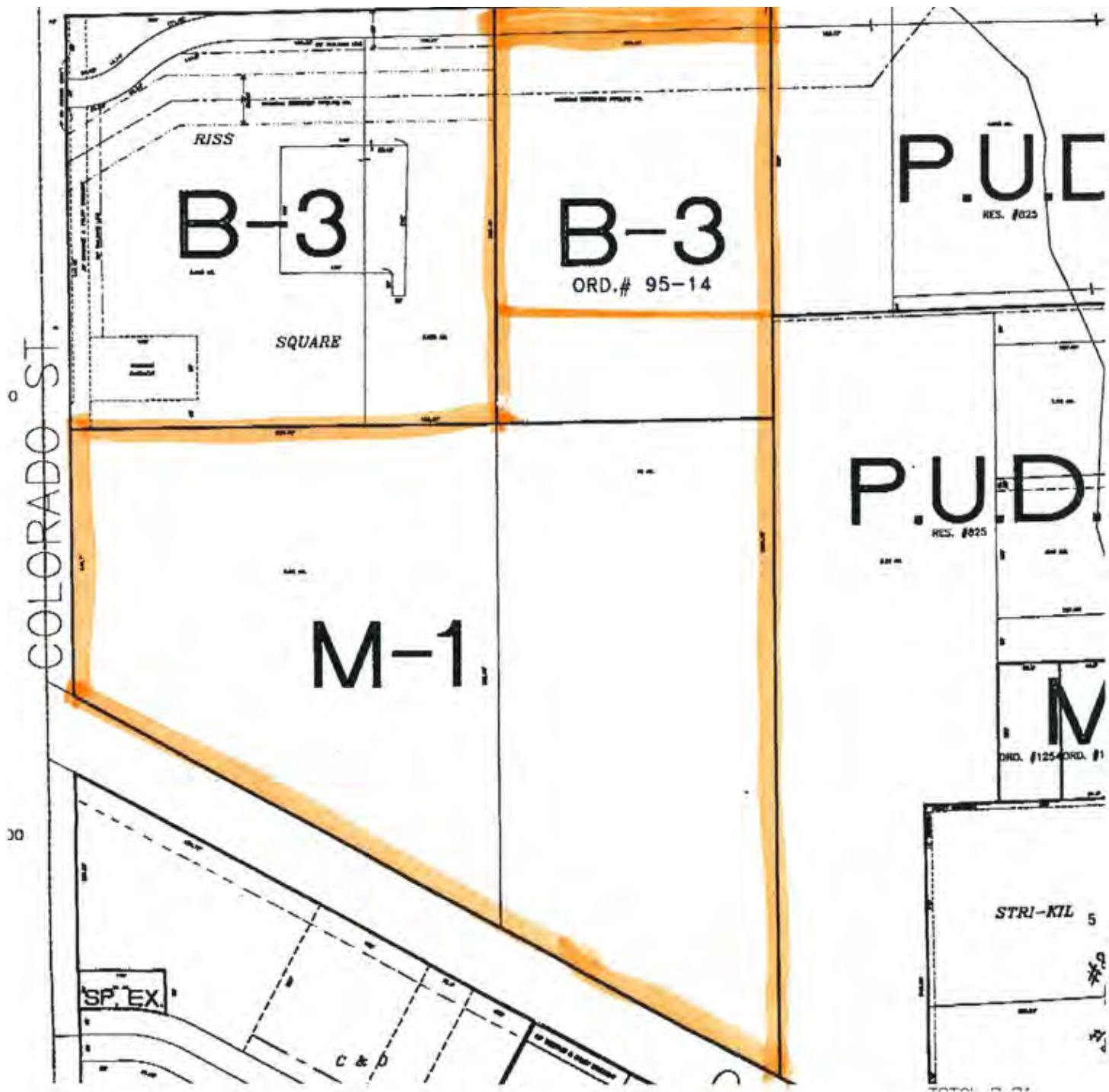
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## EXISTING ZONING MAP



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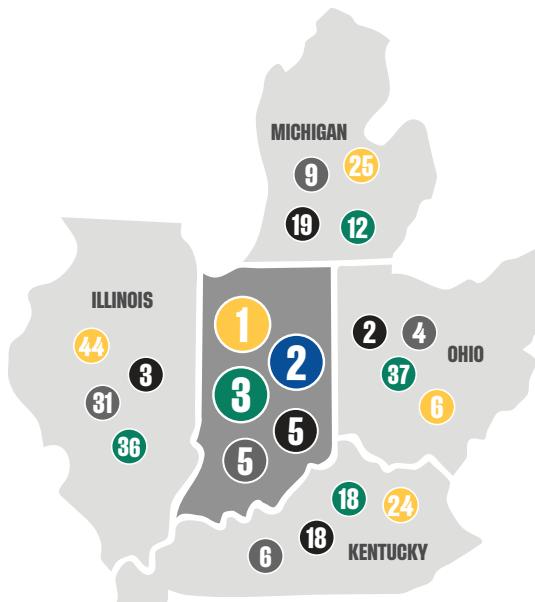
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# INDIANA BUSINESS CLIMATE

## AN ECOSYSTEM OF INNOVATION

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 **PROPERTY TAX INDEX RANK**  
(Tax Foundation, 2022)
- 2 **BEST PLACE TO START A BUSINESS**  
(Forbes, 2024)
- 3 **STATE BUSINESS TAX CLIMATE INDEX SCORE**  
(CNBC, 2023)
- 5 **COST OF DOING BUSINESS**  
(CNBC, 2023)
- 5 **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**  
(CNBC, 2023)



# ADVANTAGE INDIANA

## 4.9% CORPORATE INCOME TAX

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%

## 2.5% UNEMPLOYMENT INSURANCE RATE

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.

**\$238 UI TAX FOR NEW EMPLOYERS**

## COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

### 3.0% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

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

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>

## AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-  
(Fitch, 2024)



## BUILT FOR BUSINESS RIGHT TO WORK STATE

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

MI: No | OH: No | KY: Yes | IL: No