



AVAILABLE FOR SALE

E SR 2

LA PORTE IN 46350

Property Overview

Prime 8-acre commercial site located in La Porte, IN, near the corner of SR 2 and Fail Road. Zoned B2 General Commercial, the property features flat, cleared land with all utilities available, including water, sewer, electric, and gas. Offering two access points off Fail Road and a daily traffic count of 5,938, the site is ideal for a range of commercial uses. Strategically positioned just 6 miles from Route 20, 3 miles from State Road 35, 9 miles from I-90, and 10 miles from I-94, this location provides strong regional connectivity for future development.

PARCEL SIZE	8 Acres
ZONING	B2- General Commercial
PRICE	\$45,000/ AC
UTILITIES	All Available
TOPOGRAPHY	Flat
CONDITION	Cleared
APN	460729101016000053
TRAFFIC COUNT	5,938

FOR MORE INFORMATION

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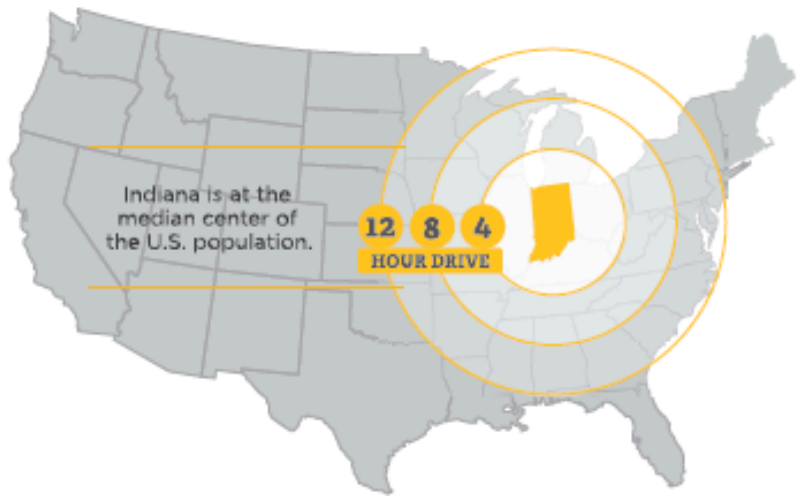
LORI TUBBS
REAL ESTATE & DEVELOPMENT CONSULTING

STATE OF INDIANA INFOMATION



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: 4th

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

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

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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