

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,250,000
Price / SF:	\$5.23
Price / Acre:	\$227,733
Lot Size Net Right Of Way:	9.88 Acres
Zoning:	C-3 Highway Commercial
Frontage:	660' on US 30 689' on Randolph
Utilities:	Near site
Topography:	Level

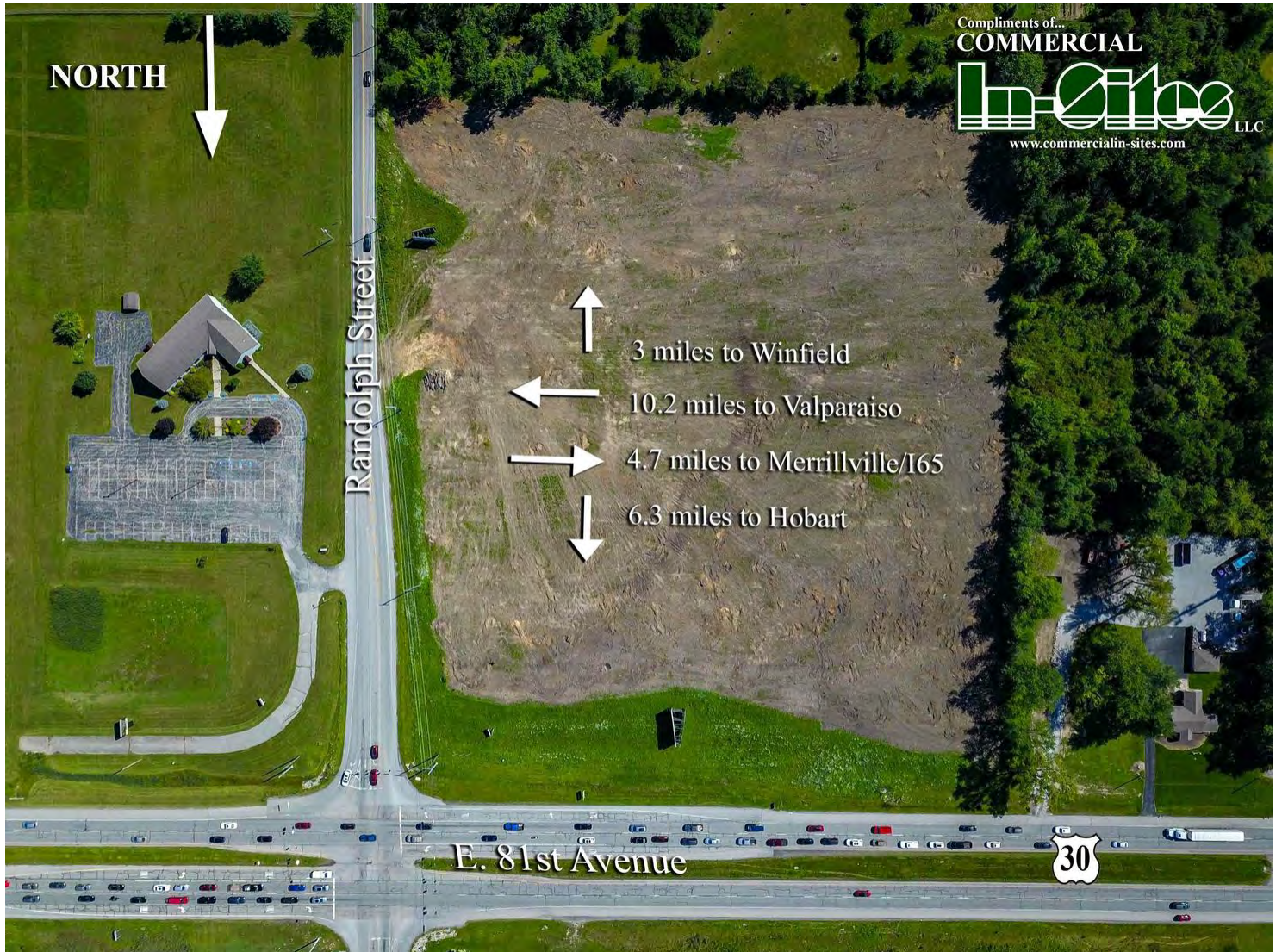
PROPERTY OVERVIEW

This is 12.03 +/- gross acres or 9.88 +/- net right of ways.(existing and proposed) Property is zoned C-3 Highway Commercial with 660' of frontage on U.S. 30 and 689.87' on Randolph Street. Sale of land includes a Lamar Billboard. See attached Indiana Business Climate brochure on what all the great reasons why you should relocate your business to Northwest Indiana. 2022 pay 2023 taxes \$15,700.44.

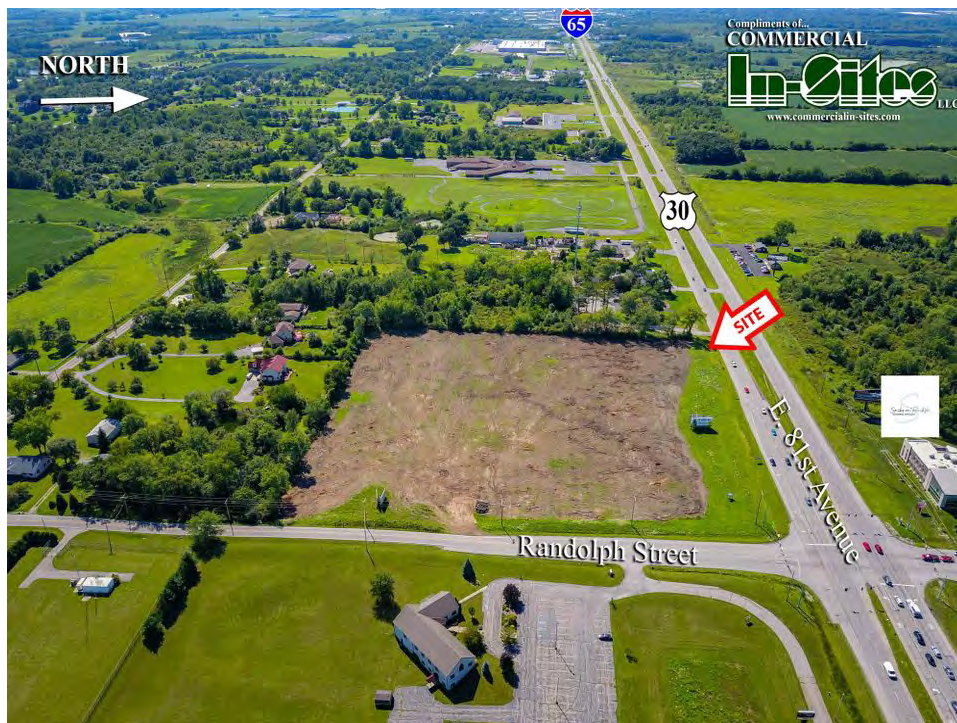
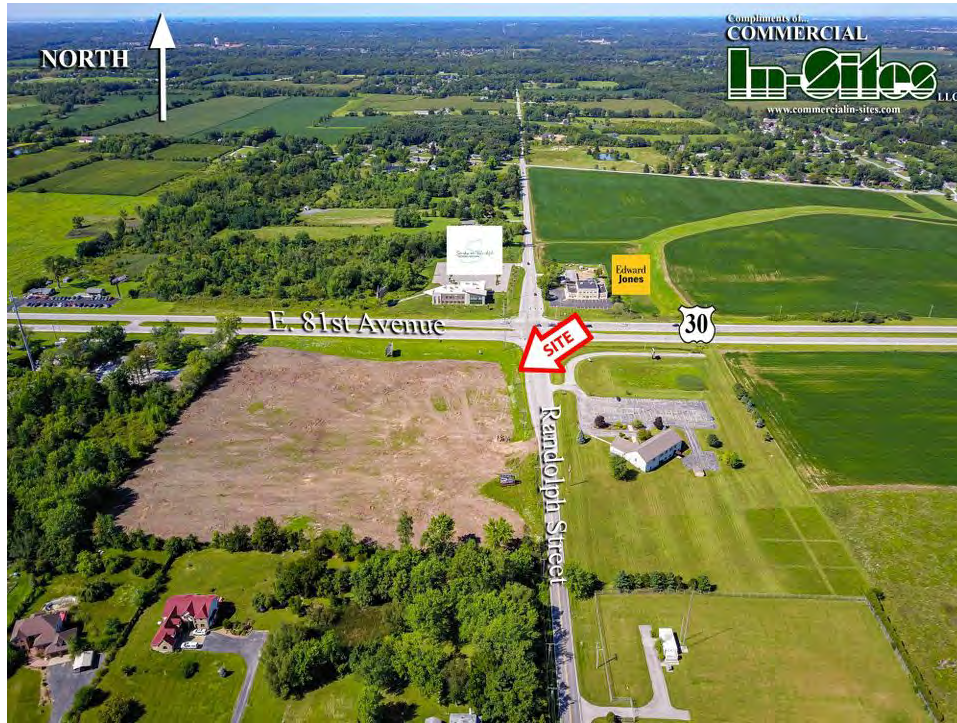
LOCATION OVERVIEW

Located on the south side of US Highway 30 at the stop light corner of US 30 and Randolph St, 5 1/2 miles east of I-65. Located across US 30 from Smiles on Randolph and across the street on Randolph from Resurrection Lutheran Church and . Albanese Nut and Candy Factory and Deep River Water Park are near site. The Town of Winfield and large subdivisions such as Lakes of the Four Seasons and Double Tree are directly south. 2022 IDOT traffic counts 27,101 cars/day.

AERIAL



AERIAL IMAGE



GIS



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Web Print: 03/09/2023

0 188 376 Feet

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RETAILER MAP

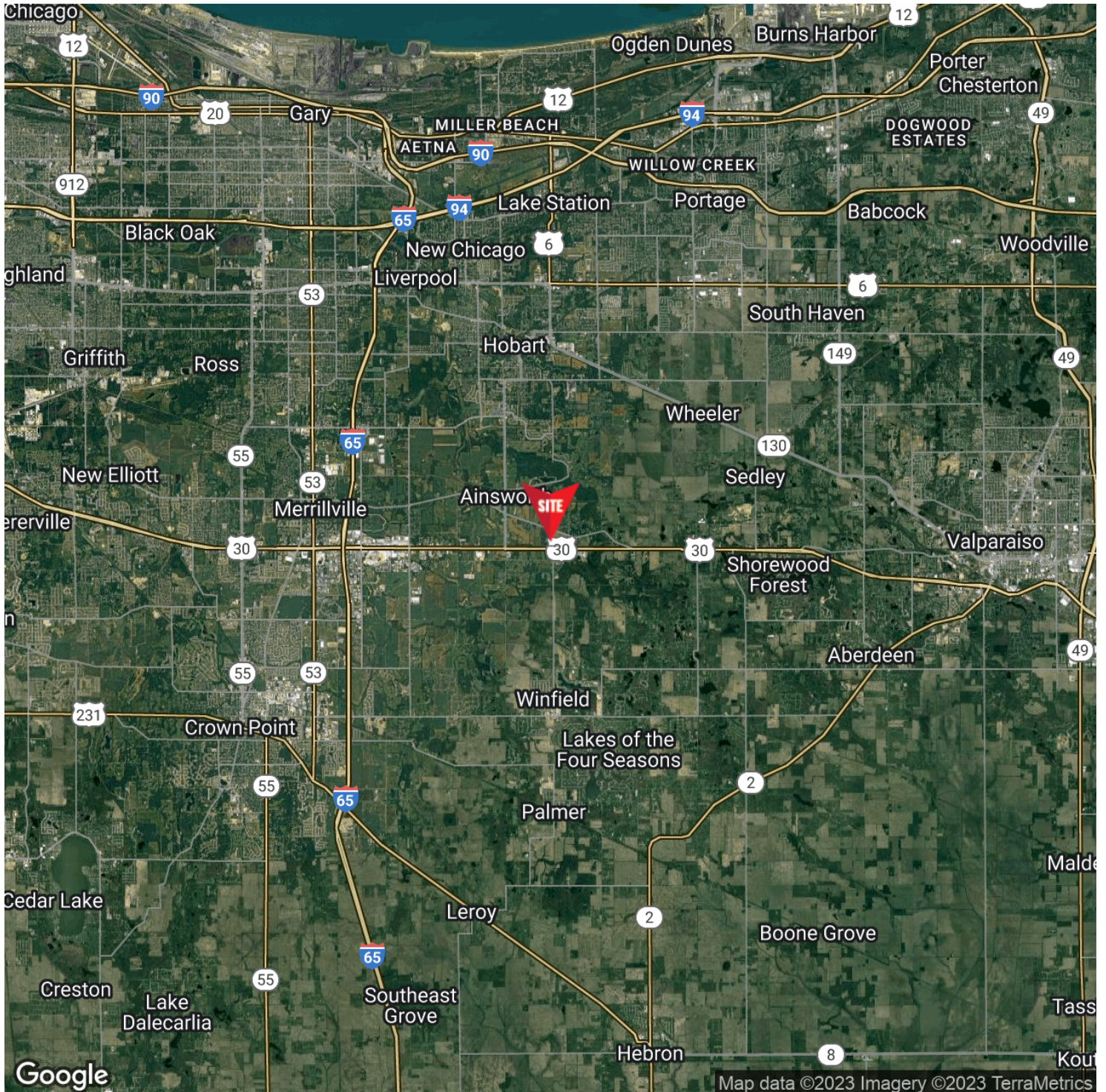


Map data © 2023 Imagery © 2023, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

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LOCATION MAP



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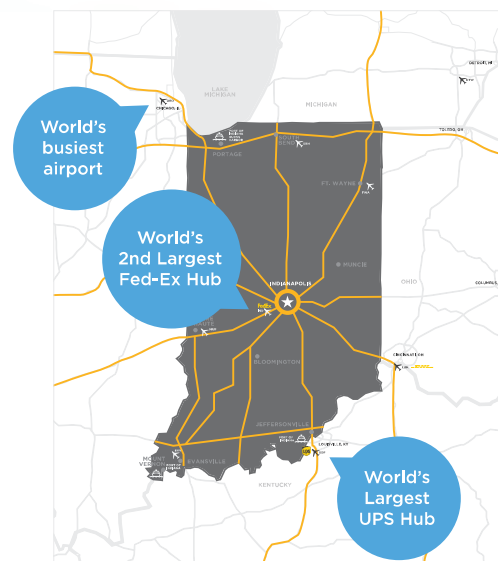
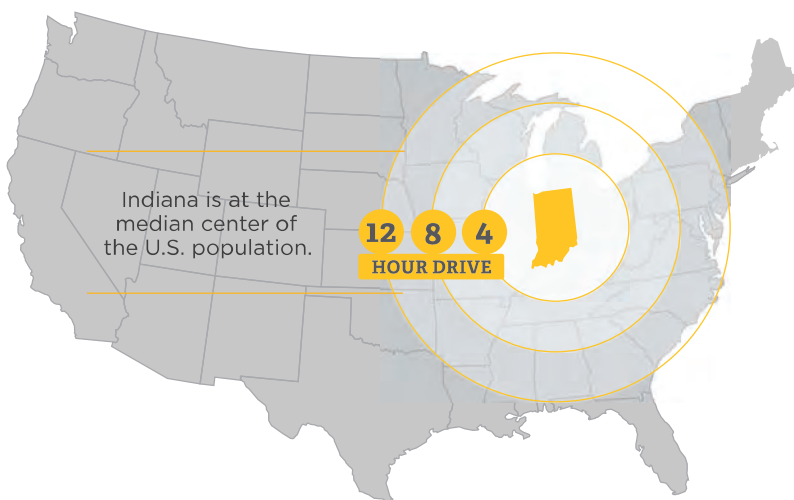
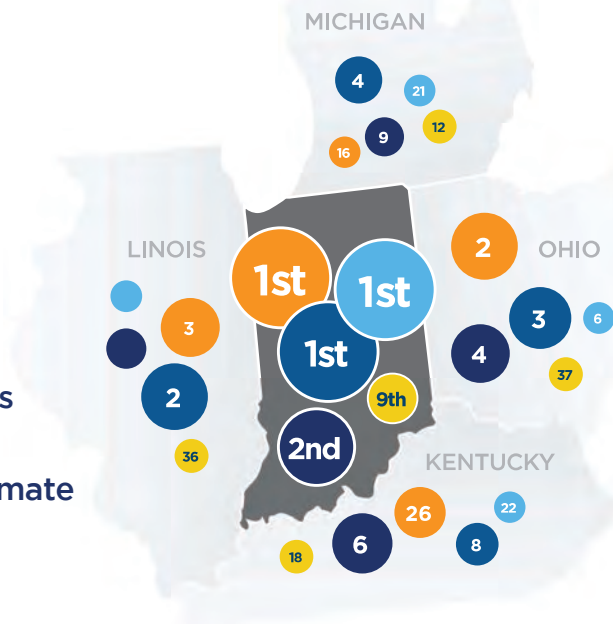
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INDIANA Business Climate

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** State Infrastructure
(CNBC, 2022)
- 1** Property Tax
(Tax Foundation, 2022)
- 1** Regional Workforce Development
(Site Selection Magazine, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)





Advantage Indiana

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 capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Individual Income Tax Rate: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA Indiana Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

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.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

WORKER'S COMPENSATION PREMIUM RATE RANK: 3rd

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

MI: 15th | OH: 12th | KY: 14th | IL: 28th

RIGHT TO WORK: YES

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

MI: YES | OH: YES | KY: NO | IL: NO