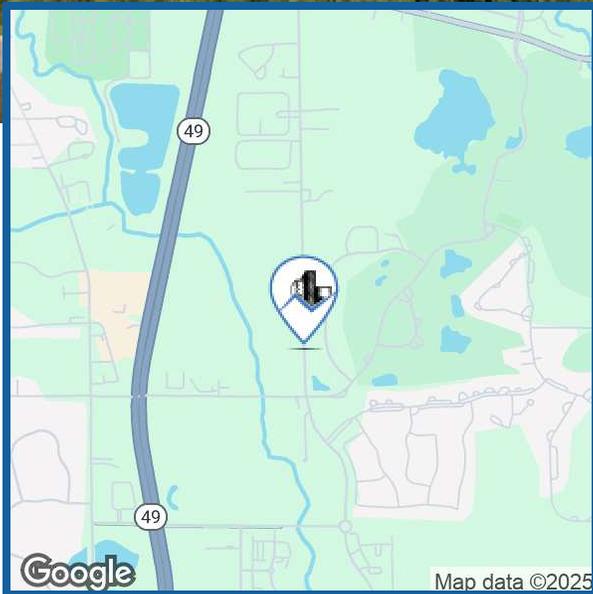


# Dickinson Rd

Chesterton, IN



**STREETFRONT**  
— REAL ESTATE —



**FOR SALE | \$495,000**

#### PROPERTY HIGHLIGHTS

- Relatively Flat
- Utilities Available
- Multifamily Opportunity
- 2 additional acres may be available

#### FOR MORE INFORMATION

Ryan Peters  
219.510.3720  
ryan@streetfrontre.com

# Dickinson Rd

Chesterton, IN



## OFFERING SUMMARY

Sale Price:	\$495,000
Available SF:	
Lot Size:	6.61 Acres
Price / Acre:	\$74,887
Zoning:	PUD - Phase 5 of Sand Creek

## PROPERTY OVERVIEW

Just over 6 1/2 acres of Vacant Land available for redevelopment. Located within Phase 5 of the Sandcreek PUD, this allows for the potential for Duplex or Townhomes to be built. Great site just outside the gates of Sandcreek in a fantastic school district. Limited rental options creates a big opportunity here.

## LOCATION OVERVIEW

Large parcel available just outside the gates of Sand Creek at the corner of Dickinson Rd. & Railroad Ave.

## PROPERTY HIGHLIGHTS

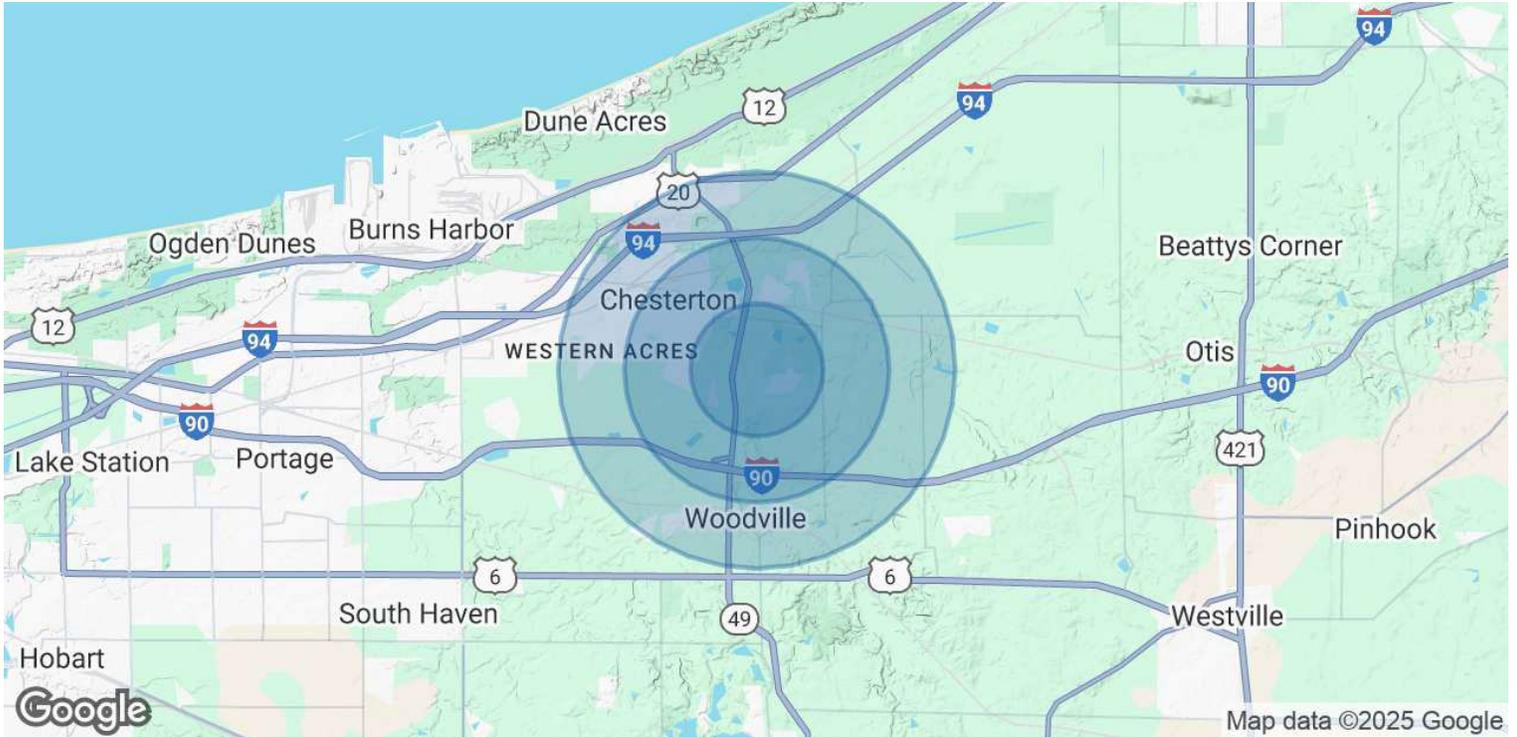
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## Chesterton, IN



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,464	11,855	18,842
Average Age	45.8	38.9	38.6
Average Age (Male)	40.0	37.1	37.3
Average Age (Female)	51.0	40.4	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,054	4,749	7,501
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$110,301	\$102,778	\$96,827
Average House Value	\$253,557	\$213,834	\$211,179

\* Demographic data derived from 2020 ACS - US Census

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