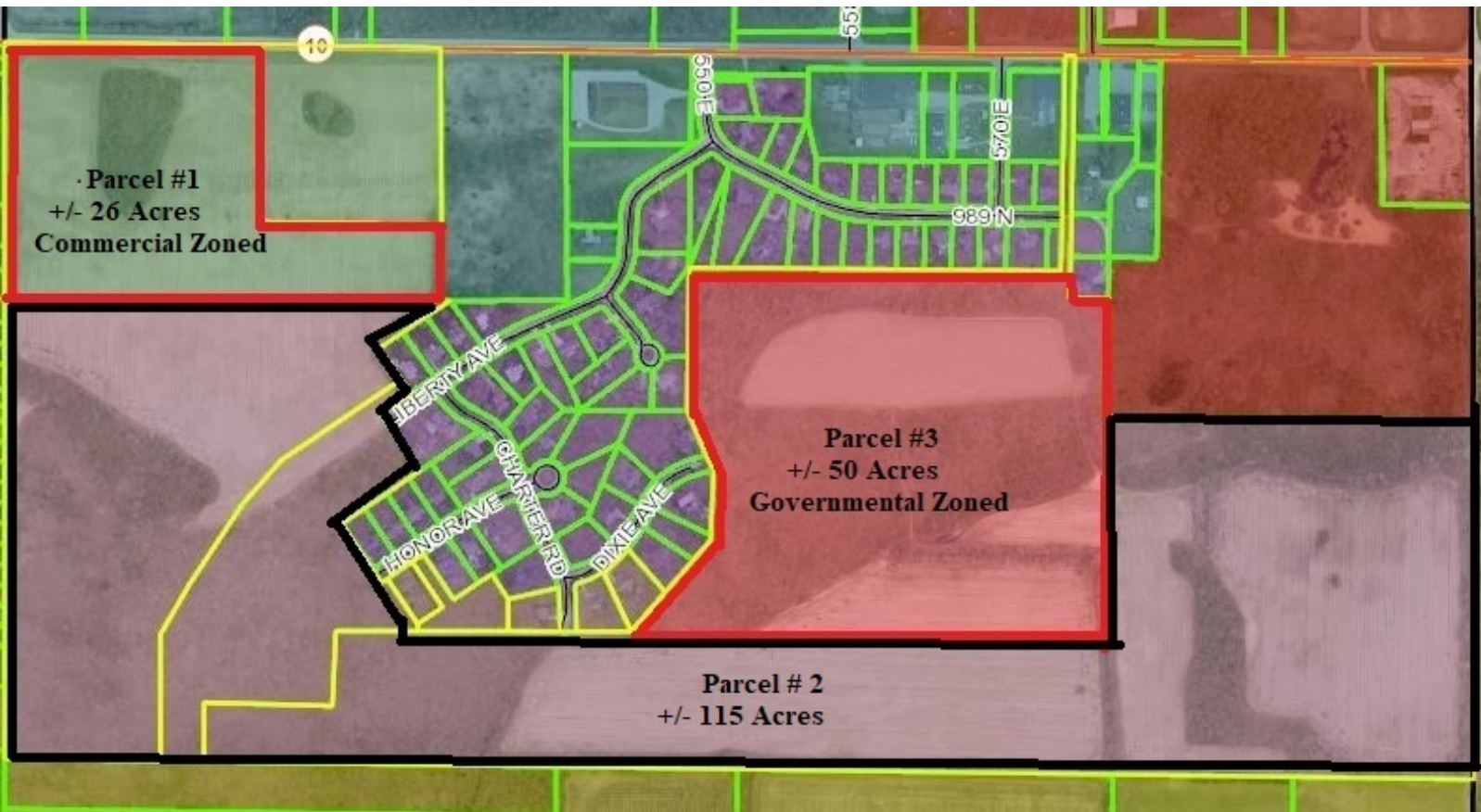




STATE ROAD 10, DEMOTTE, IN 46310 - COMMERCIAL ZONED

+/- 26 ACRES LAND FOR SALE





OFFERING SUMMARY

Sale Price:	\$754,000
Lot Size:	+/- 26 Acres
Price Per Acre	\$29,000

PROPERTY DESCRIPTION

+/- 26 Acres of Commercial Zoned land with over 900 feet of frontage on the South side of State Road 10.

Gas and Electric to site, well and septic available. Future path of county sewer and water. Seller will consider offers to subdivide the land.

Please see related brochure for adjacent residential and governmental zoned property.

LOCATION DESCRIPTION

Welcome to Pro Growth Newton County Indiana. 65 miles from Chicago and 100 miles from Indianapolis. You will find affordable land, cheap taxes and a welcoming county government.

Take 65 to State Road 10 and go west one mile.

Are you looking to relocate your business where it will be appreciated and respected? Then let's talk and carefully plan your future in Newton County.

Call Michael Lunn at 219-769-0733!



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Drive Time: 15, 30, 60 minute radii

Latitude: 41.14371
Longitude: -87.29231

	15 minutes	30 minutes	60 minutes
Population			
2010 Population	20,960	154,736	1,602,761
2020 Population	21,489	165,546	1,595,820
2022 Population	21,473	167,071	1,594,917
2027 Population	21,513	169,873	1,586,789
2010-2020 Annual Rate	0.25%	0.68%	-0.04%
2020-2022 Annual Rate	-0.03%	0.41%	-0.03%
2022-2027 Annual Rate	0.04%	0.33%	-0.10%
2022 Male Population	50.3%	49.3%	48.5%
2022 Female Population	49.7%	50.7%	51.5%
2022 Median Age	42.5	41.3	38.8

In the identified area, the current year population is 1,594,917. In 2020, the Census count in the area was 1,595,820. The rate of change since 2020 was -0.03% annually. The five-year projection for the population in the area is 1,586,789 representing a change of -0.10% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	89.0%	76.4%	52.2%
2022 Black Alone	0.5%	10.4%	30.1%
2022 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2022 Asian Alone	0.2%	1.2%	1.7%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.0%	3.4%	6.7%
2022 Two or More Races	7.1%	8.2%	8.6%
2022 Hispanic Origin (Any Race)	8.0%	10.5%	15.3%

Persons of Hispanic origin represent 15.3% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	72	84	73
2010 Households	7,750	58,312	597,670
2020 Households	8,245	63,945	619,336
2022 Households	8,269	64,554	621,401
2027 Households	8,335	66,020	622,304
2010-2020 Annual Rate	0.62%	0.93%	0.36%
2020-2022 Annual Rate	0.13%	0.42%	0.15%
2022-2027 Annual Rate	0.16%	0.45%	0.03%
2022 Average Household Size	2.59	2.56	2.50

The household count in this area has changed from 619,336 in 2020 to 621,401 in the current year, a change of 0.15% annually. The five-year projection of households is 622,304, a change of 0.03% annually from the current year total. Average household size is currently 2.50, compared to 2.51 in the year 2020. The number of families in the current year is 403,787 in the specified area.



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Mortgage Income			
2022 Percent of Income for Mortgage	14.1%	15.2%	16.8%
Median Household Income			
2022 Median Household Income	\$71,622	\$74,945	\$60,842
2027 Median Household Income	\$82,052	\$88,024	\$73,970
2022-2027 Annual Rate	2.76%	3.27%	3.98%
Average Household Income			
2022 Average Household Income	\$86,505	\$94,200	\$83,582
2027 Average Household Income	\$101,279	\$110,835	\$98,388
2022-2027 Annual Rate	3.20%	3.31%	3.32%
Per Capita Income			
2022 Per Capita Income	\$33,084	\$36,513	\$32,636
2027 Per Capita Income	\$38,951	\$43,211	\$38,657
2022-2027 Annual Rate	3.32%	3.43%	3.44%

Households by Income

Current median household income is \$60,842 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$73,970 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$83,582 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$98,388 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,636 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$38,657 in five years, compared to \$47,064 for all U.S. households

Housing

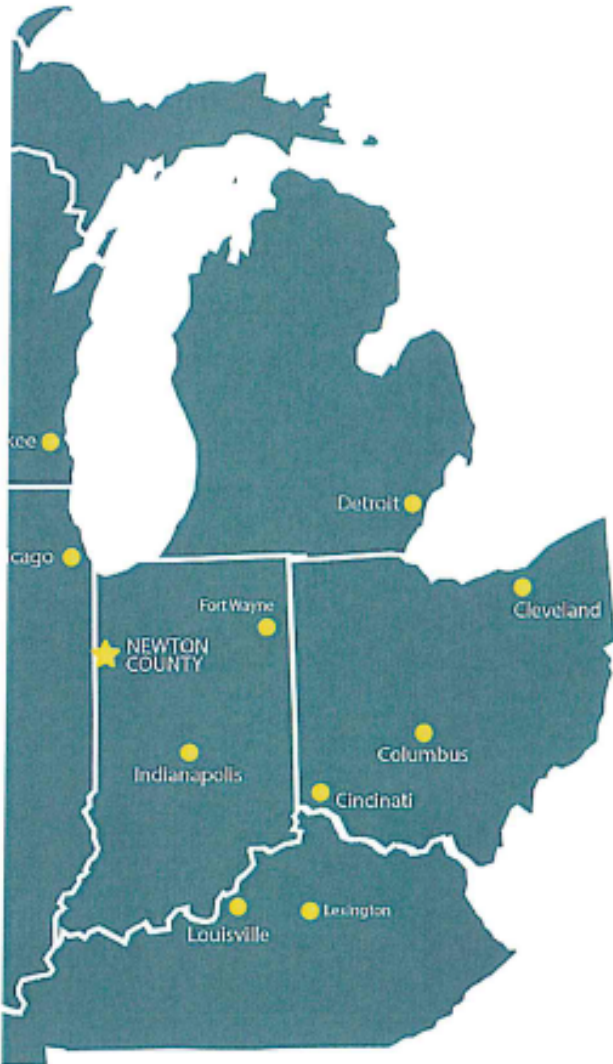
2022 Housing Affordability Index	176	155	128
2010 Total Housing Units	8,238	62,914	666,482
2010 Owner Occupied Housing Units	6,493	44,938	401,764
2010 Renter Occupied Housing Units	1,257	13,374	195,905
2010 Vacant Housing Units	488	4,602	68,812
2020 Total Housing Units	8,700	67,977	684,895
2020 Vacant Housing Units	455	4,032	65,559
2022 Total Housing Units	8,760	68,811	689,337
2022 Owner Occupied Housing Units	6,891	50,228	415,850
2022 Renter Occupied Housing Units	1,378	14,326	205,551
2022 Vacant Housing Units	491	4,257	67,936
2027 Total Housing Units	8,833	70,192	695,548
2027 Owner Occupied Housing Units	6,970	52,087	423,183
2027 Renter Occupied Housing Units	1,365	13,933	199,121
2027 Vacant Housing Units	498	4,172	73,244

Currently, 60.3% of the 689,337 housing units in the area are owner occupied; 29.8%, renter occupied; and 9.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 684,895 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is \$193,815, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.15% annually to \$237,506.



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Newton County has convenient access to major Interstates as well as US Highways:

- US 41 running North and South through the center of our county
- Running East to West; US24, SR114, S R14, SR10 all with interchange access to I-65
- It's a quick commute whether you want to travel South to Indianapolis or North to Chicago
- We are a day's drive away from major US cities

Approximate Distance from Newton County to Major Cities

Atlanta, GA - 700 miles
Chicago, IL - 65 miles
Cleveland, OH - 350 miles
Columbus, OH - 275 miles
Detroit, MI - 275 miles
Fort Wayne, IN - 175 miles
Indianapolis, IN - 100 miles
Louisville, KY - 225 miles
Milwaukee, WI - 175 miles
Pittsburgh, PA - 400 miles
St Louis, MO - 250 miles



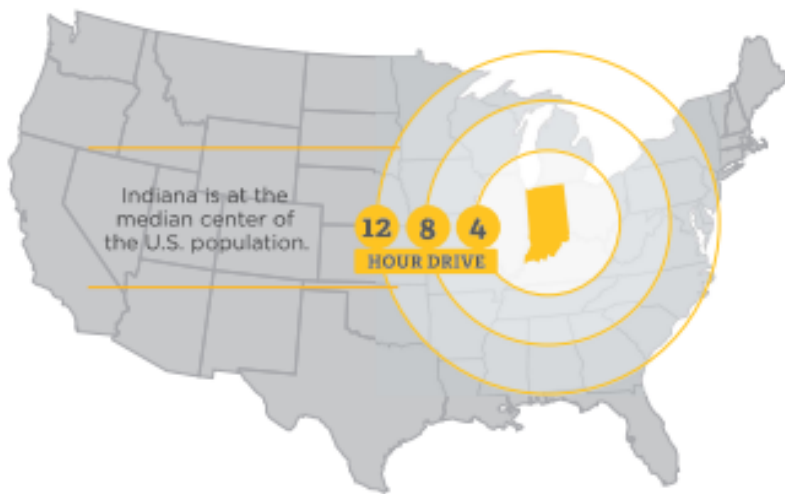
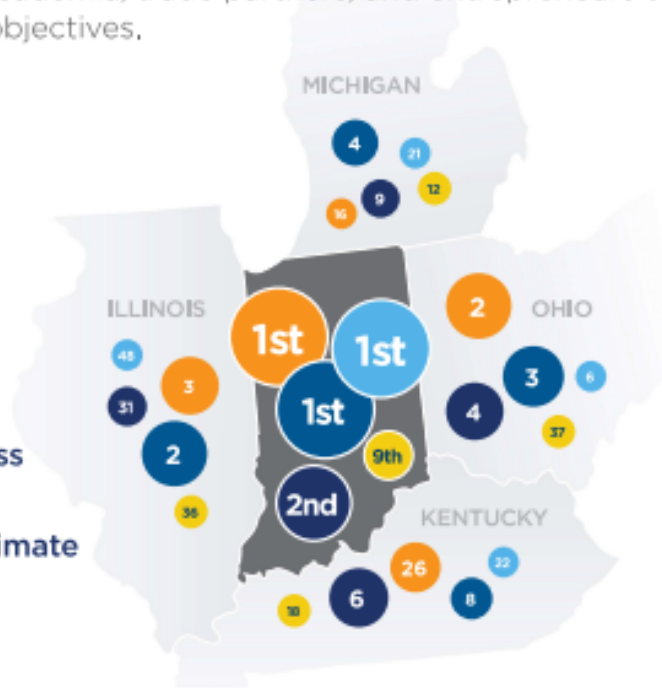
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INDIANA Business Climate

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)



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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: 3.23%

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

Property Tax Index Rank: 1

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

AAA Indiana Bond Rating

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

UI RATES: 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: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

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

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

RIGHT TO WORK: YES

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

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

Indiana
Economic Development Corp[®]

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Google

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