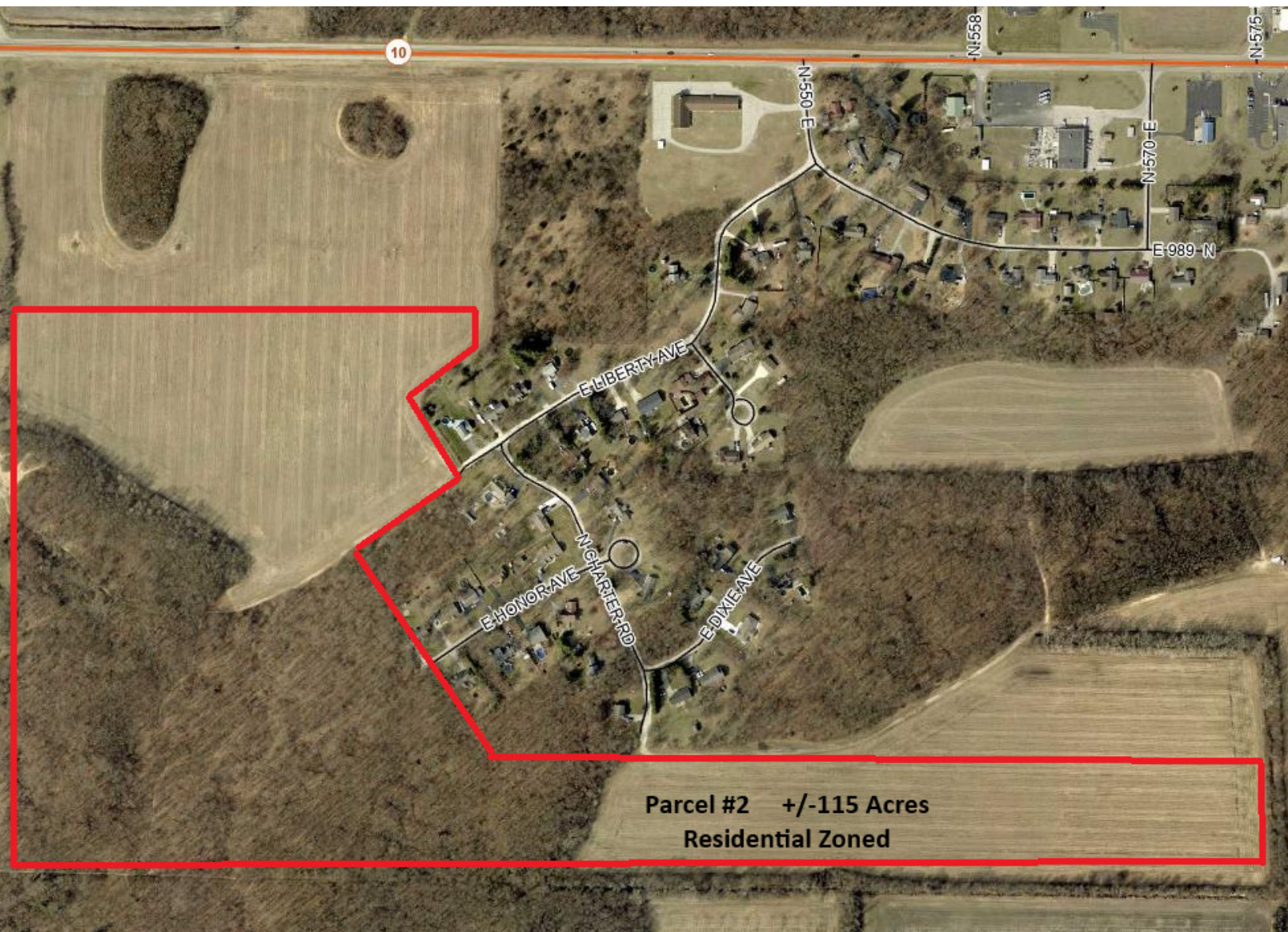




STATE ROAD 10, DEMOTTE, IN 46310 - RESIDENTIAL ZONED

+/- 115 ACRES VACANT LAND FOR SALE





OFFERING SUMMARY

Sale Price:	\$2,495,500
Lot Size:	+/- 115 Acres
Price Per Acre:	\$21,700

PROPERTY DESCRIPTION

+/- 115 Acres of residential zoned development land. Portions of the property are being farmed. The land has a tree lined ridge, and interesting contours for single-family or multi-family home development.

County sewer system is nearby and the county plans to extend the line to the edge of the property.

Please also see related brochures for adjacent governmental and commercial zoned properties.

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.

Exit 65 at State Road 10 and go west one mile.

Are you looking for a community that will welcome your single and multi-family development? Then let's talk and carefully plan your future in Newton County.

Call Michael Lunn at 219-769-0733!



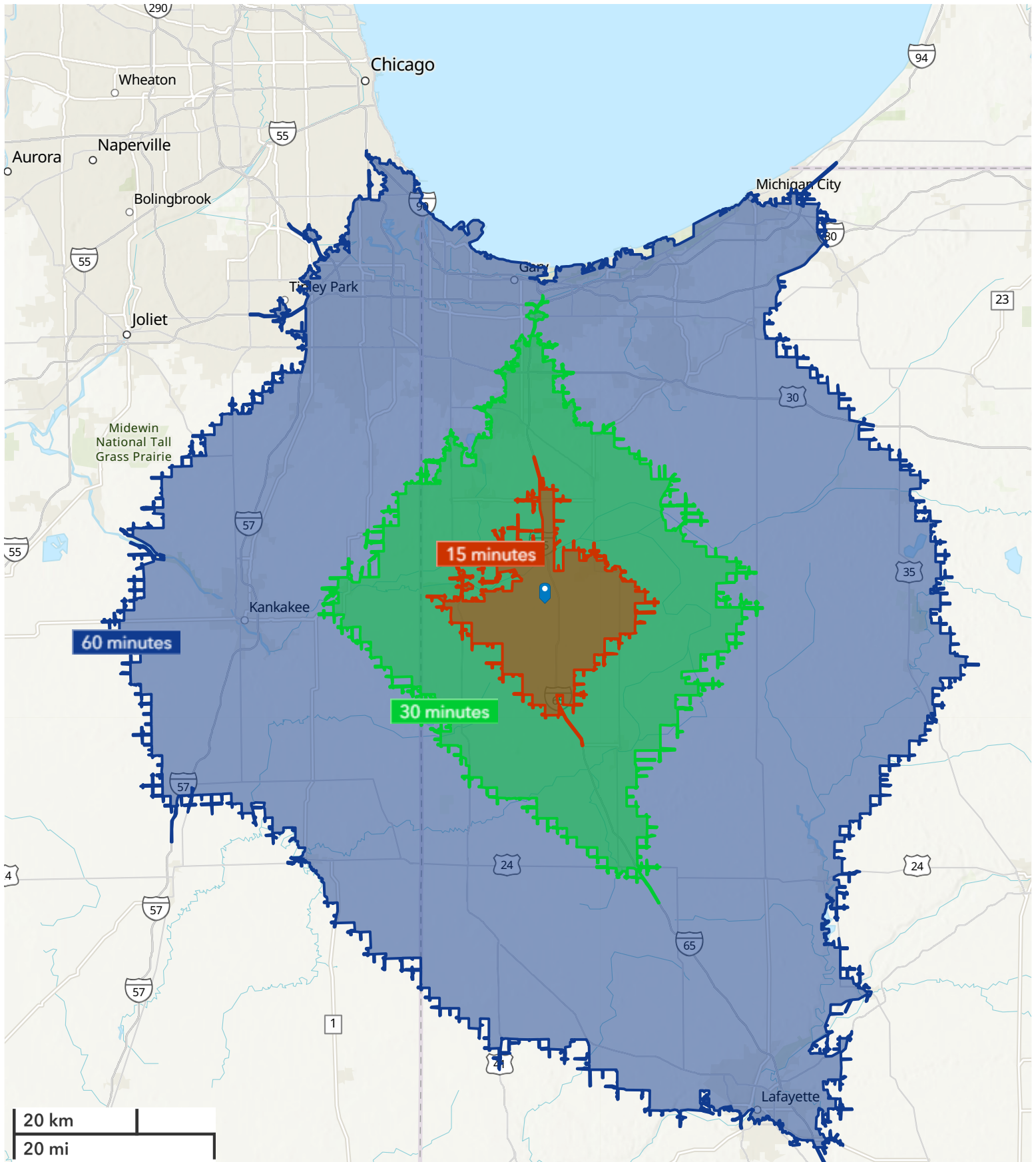
MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net



MICHAEL LUNN, CCIM, SIOR
219.769.0733
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Drive Time Map 15 30 60 Mins



Executive Summary

Roselawn, Indiana



Drive time: 15, 30, 60 minute radii

Population	15 minutes	30 minutes	60 minutes
2010 Population	18,849	140,444	1,759,650
2020 Population	19,313	150,643	1,734,907
2025 Population	19,433	155,689	1,706,001
2030 Population	19,417	159,773	1,698,606
2010-2020 Annual Rate	0.24%	0.70%	-0.14%
2020-2025 Annual Rate	0.12%	0.63%	-0.32%
2025-2030 Annual Rate	-0.02%	0.52%	-0.09%

Age			
2025 Median Age	42.9	41.6	39.7
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	88.3%	77.2%	48.1%
Black Alone	0.7%	9.0%	33.5%
American Indian Alone	0.2%	0.4%	0.5%
Asian Alone	0.2%	1.4%	1.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.4%	3.6%	7.3%
Two or More Races	7.1%	8.5%	8.7%
Hispanic Origin	8.8%	11.2%	16.3%
Diversity Index	34.0	51.0	74.0

Households			
2010 Total Households	7,049	52,774	648,983
2020 Total Households	7,495	58,133	668,721
2025 Total Households	7,695	61,039	678,372
2030 Total Households	7,810	63,474	686,136
2010-2020 Annual Rate	0.62%	0.97%	0.30%
2020-2025 Annual Rate	0.50%	0.93%	0.27%
2025-2030 Annual Rate	0.30%	0.79%	0.23%
2025 Average Household Size	2.52	2.51	2.46
Wealth Index	82	91	76

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	15 minutes	30 minutes	60 minutes
2025 Percent of Income for Mortgage	18.4%	19.9%	21.1%
Median Household Income			
2025 Median Household Income	\$80,469	\$86,337	\$68,993
2030 Median Household Income	\$88,903	\$100,138	\$78,038
2025-2030 Annual Rate	2.01%	3.01%	2.49%
Average Household Income			
2025 Average Household Income	\$98,601	\$106,976	\$91,299
2030 Average Household Income	\$109,174	\$119,348	\$101,527
Per Capita Income			
2025 Per Capita Income	\$38,711	\$42,017	\$36,391
2030 Per Capita Income	\$43,534	\$47,491	\$41,094
2025-2030 Annual Rate	2.38%	2.48%	2.46%
Income Equality			
2025 Gini Index	42.3	40.6	44.7
Socioeconomic Status			
2025 Socioeconomic Status Index	52.8	53.5	45.3
Housing Unit Summary			
Housing Affordability Index	127	114	102
2010 Total Housing Units	7,477	56,815	722,639
2010 Owner Occupied Hus (%)	83.7%	77.1%	67.5%
2010 Renter Occupied Hus (%)	16.3%	22.9%	32.5%
2010 Vacant Housing Units (%)	5.7%	7.1%	10.2%
2020 Housing Units	7,904	61,655	739,316
2020 Owner Occupied HUs (%)	84.1%	77.8%	65.2%
2020 Renter Occupied HUs (%)	15.9%	22.2%	34.8%
Vacant Housing Units	5.3%	5.8%	9.5%
2025 Housing Units	8,111	64,657	750,947
Owner Occupied Housing Units	85.0%	79.6%	67.0%
Renter Occupied Housing Units	15.1%	20.4%	33.0%
Vacant Housing Units	5.1%	5.6%	9.7%
2030 Total Housing Units	8,227	66,875	760,599
2030 Owner Occupied Housing Units	6,686	51,130	468,203
2030 Renter Occupied Housing Units	1,124	12,343	217,934
2030 Vacant Housing Units	417	3,401	74,463

INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana 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 your business objectives.

From advanced manufacturing and life sciences to logistics and emerging technologies, Indiana companies benefit from strong industry networks and a culture of collaboration. Strategic partnerships, competitive costs and access to a skilled workforce allow businesses to grow with confidence while staying connected to national and global markets.

CONNECTED BY DESIGN

Indiana's interstate and cargo networks connect businesses to markets worldwide.

World's **2nd** largest **FedEx** hub

World's **3rd** largest **DHL** hub

World's **1st** largest **UPS** hub



INDIANA

#2

**BEST PLACE TO START
A BUSINESS** (Forbes, 2024)

MI: #40 | OH: #6 | KY: #24 | IL: #28

#3

COST OF DOING BUSINESS
(CNBC, 2025)

MI: #4 | OH: #2 | KY: #9 | IL: #19

#4

**PROPERTY TAX
INDEX RANK** (Tax Foundation, 2026)

MI: #29 | OH: #5 | KY: #30 | IL: #41

#5

**STATE BUSINESS FRIENDLINESS
SCORE** (CNBC, 2025)

MI: #14 | OH: #25 | KY: #16 | IL: #38

#9

**BEST STATES FOR
BUSINESS** (Chief Executive, 2026)

MI: #24 | OH: #7 | KY: #19 | IL: #48

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%

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.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 2.75% | KY: 3.5% | IL: 4.95%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except 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

7TH WORKER'S COMP PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT-TO-WORK STATE

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

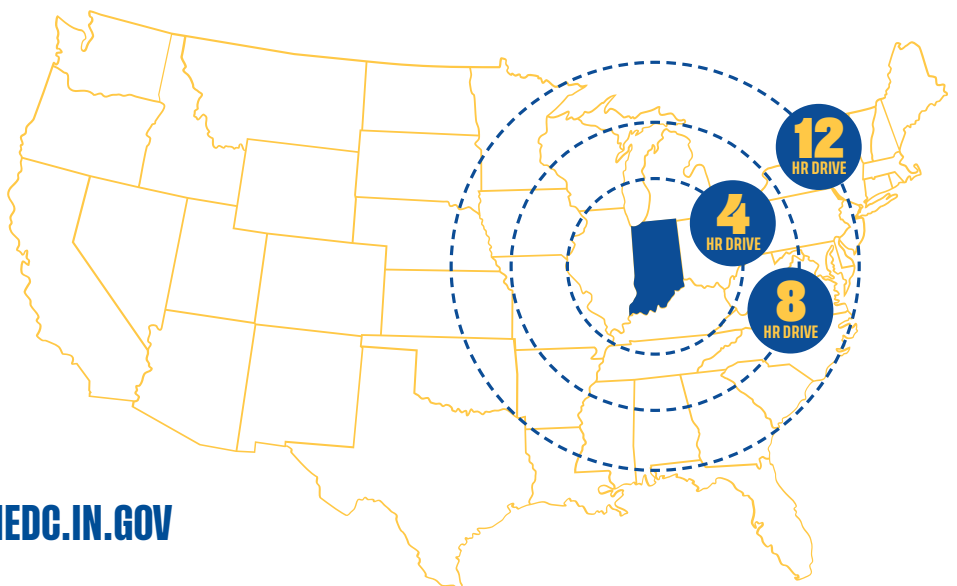
MI: No | OH: No | KY: Yes | IL: No

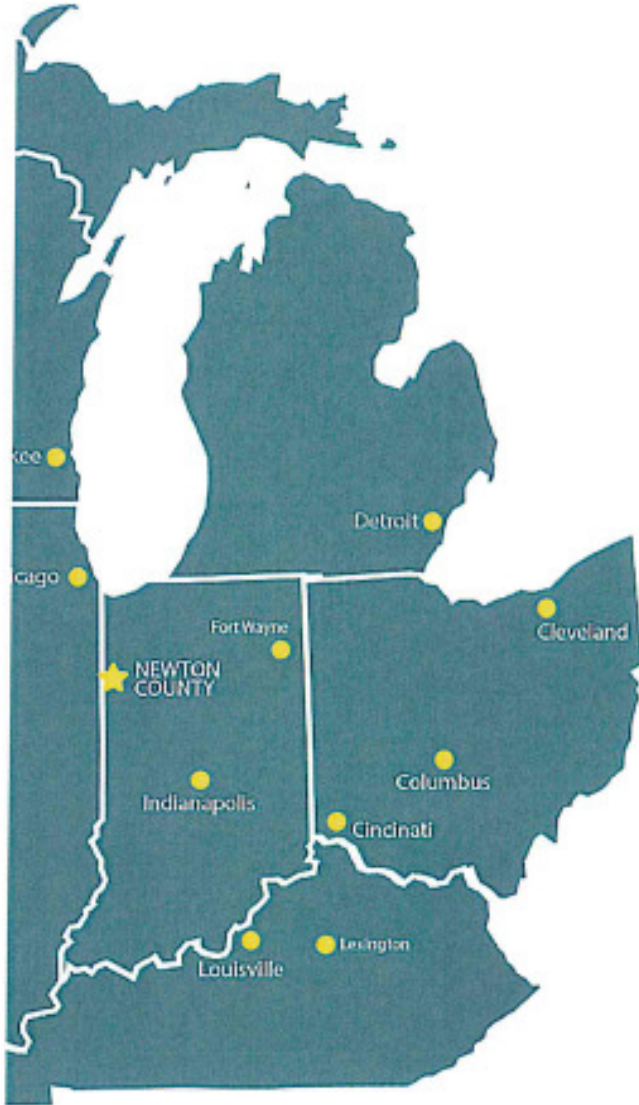
AAA INDIANA BOND RATING

MI: AA | OH: AAA | KY: A+ | IL: A-
(S&P Global)

LOGISTICALLY CENTERED

Indiana is at the median center of the U.S. population.





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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