EXECUTIVE SUMMARY

LAND FOR SALE

OFFERING SUMMARY

Sale Price:	$1,350,000
Taxess:	$16,734.34
Lot Size:	2.0 Acres
Zoning:	CD-4.A
Price / SF:	$15.50

PROPERTY OVERVIEW

One of the last PRIVATELY owned pieces of land in all of Munster. This is a 2-acre (gross) lot with all utilities to site. This is zoned CD-4.A ("General Urban - A Character District").

LOCATION OVERVIEW

Located in the Northeast Quadrant of Calumet Avenue & Main Street at the Munster & Dyer border. Surrounded by CVS, Horizon Bank, Dunkin Donuts, Munster Animal Hospital. The NEW South Shore Train Station is 1/4-Mile down Main Street. High impact location!

PROPERTY HIGHLIGHTS

- Lot Dimensions: 315.15' x 276.44' (Gross)
- All Utilities to Site
- Rare Privately-Owned Land

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Diversified Commercial Real Estate

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RETAILER MAP

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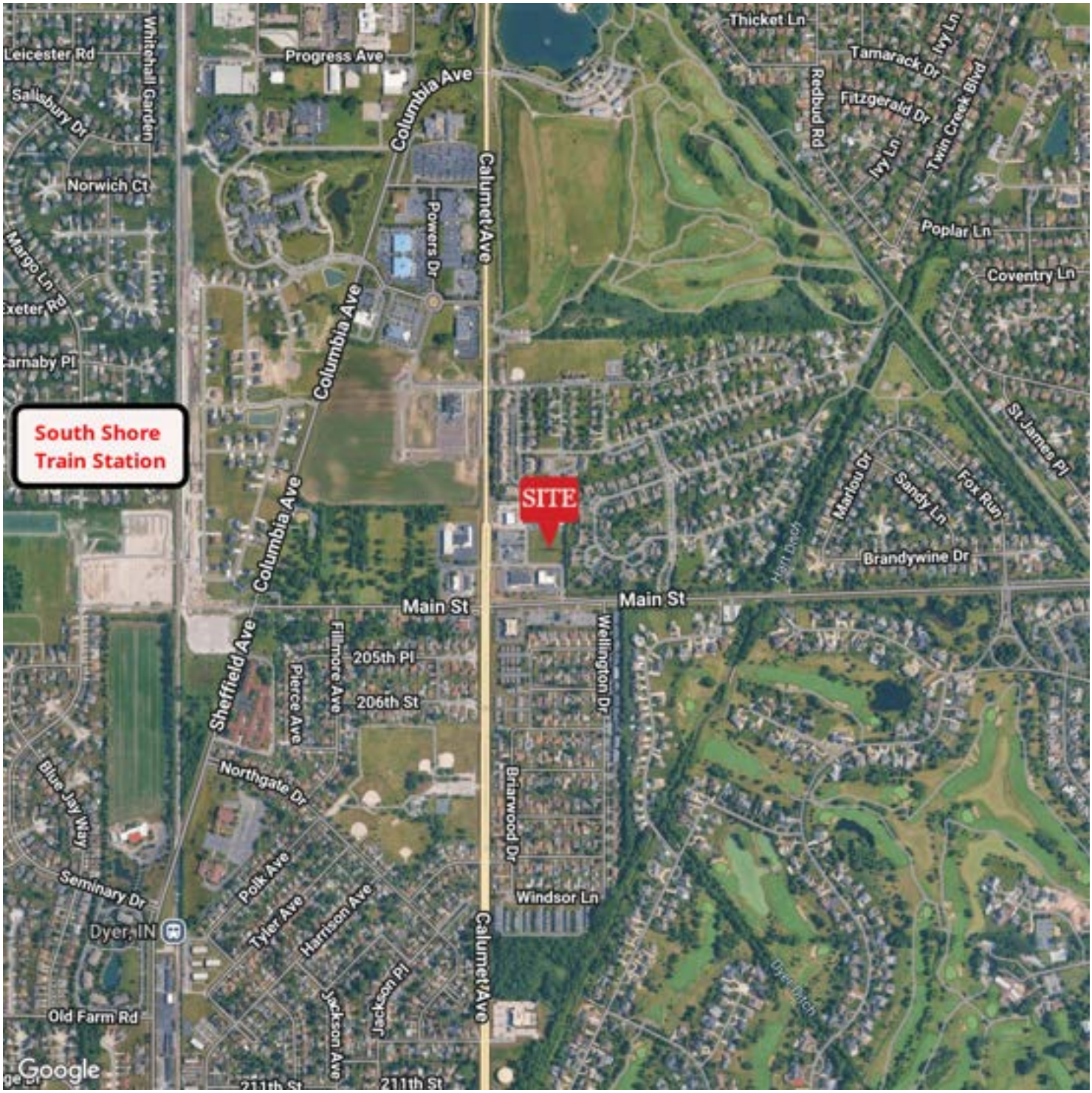
RETAILER MAP



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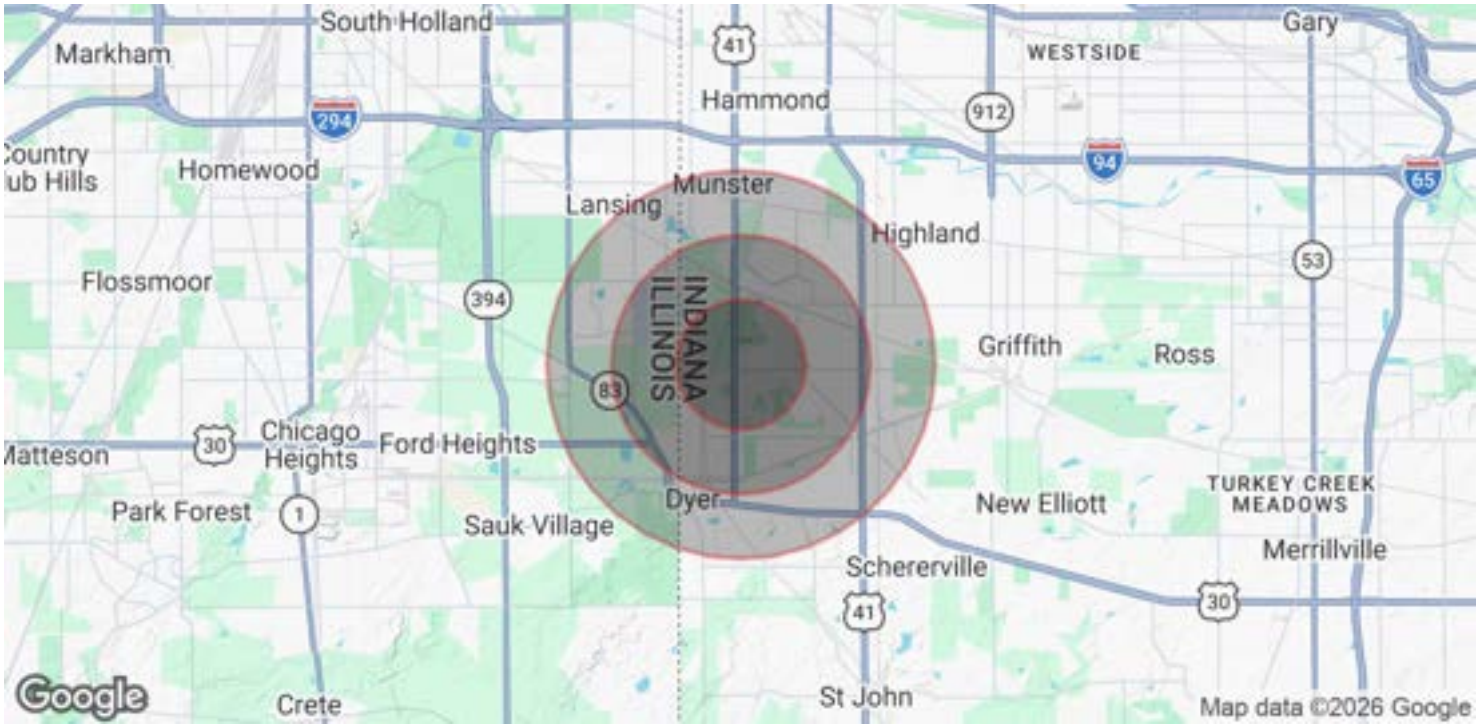
DEMOGRAPHICS MAP & REPORT

LAND FOR SALE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,165	30,125	67,062
Average Age	47.4	46.6	46.0
Average Age (Male)	46.7	46.1	44.2
Average Age (Female)	48.7	47.7	47.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,691	12,463	27,752
# of Persons per HH	2.7	2.4	2.4
Average HH Income	$171,833	$133,147	$114,869
Average House Value	$430,889	$333,029	$290,051

2023 American Community Survey (ACS)

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