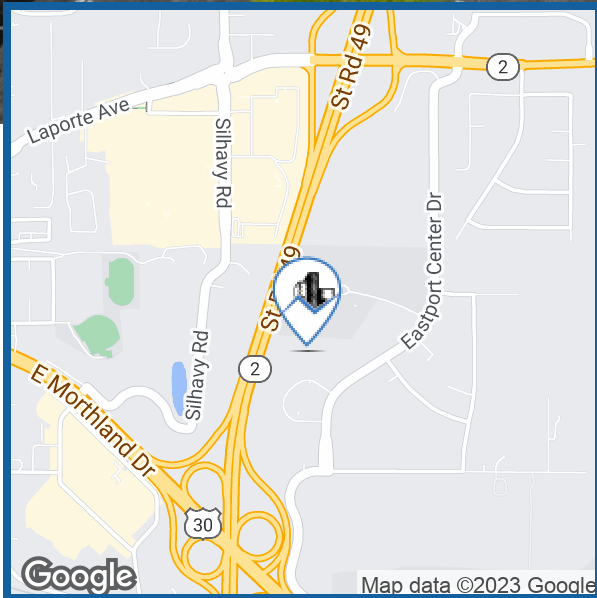


2601 Leonard Dr

Valparaiso, IN



FOR SALE | \$495,000

PROPERTY HIGHLIGHTS

- Business Park Zoning
- All Utilities Available At Site
- 2022 Taxes - \$6,278.40
- 1.5 Miles From Rt 30 & SR 49
- 3 Miles From Downtown Valparaiso

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

2601 Leonard Dr

Valparaiso, IN



OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	4.1 Acres
Price / Acre:	\$120,732
Zoning:	Business Park
2022 Taxes:	\$6, 278.40

PROPERTY OVERVIEW

This 4.1-acre land parcel presents an opportunity for developers or businesses seeking to establish a presence in Valparaiso, Indiana. The property has a level topography, ensuring ease of construction and design flexibility. A key highlight of this parcel is the availability of all public utilities directly on-site, significantly simplifying the initial stages of development and reducing infrastructure costs.

Zoned as a Business Park, this land is tailored to accommodate a broad spectrum of uses, ranging from various office types to low-impact light industrial activities, such as assembly operations.

LOCATION OVERVIEW

This parcel is situated 1.5 miles from the intersection of Route 30 and State Road 49, which ensures effortless access to major thoroughfares, making it ideal for businesses requiring easy transportation links.

The property is also located three miles from Downtown Valparaiso, arguably the best downtown in northwest Indiana. This proximity to the downtown area can offer potential business opportunities or partnerships.

The proximity to Chicago opens up business possibilities, from tapping into a vast customer base to leveraging the extensive network of services and industries in the Chicago metropolitan area.

FOR MORE INFORMATION

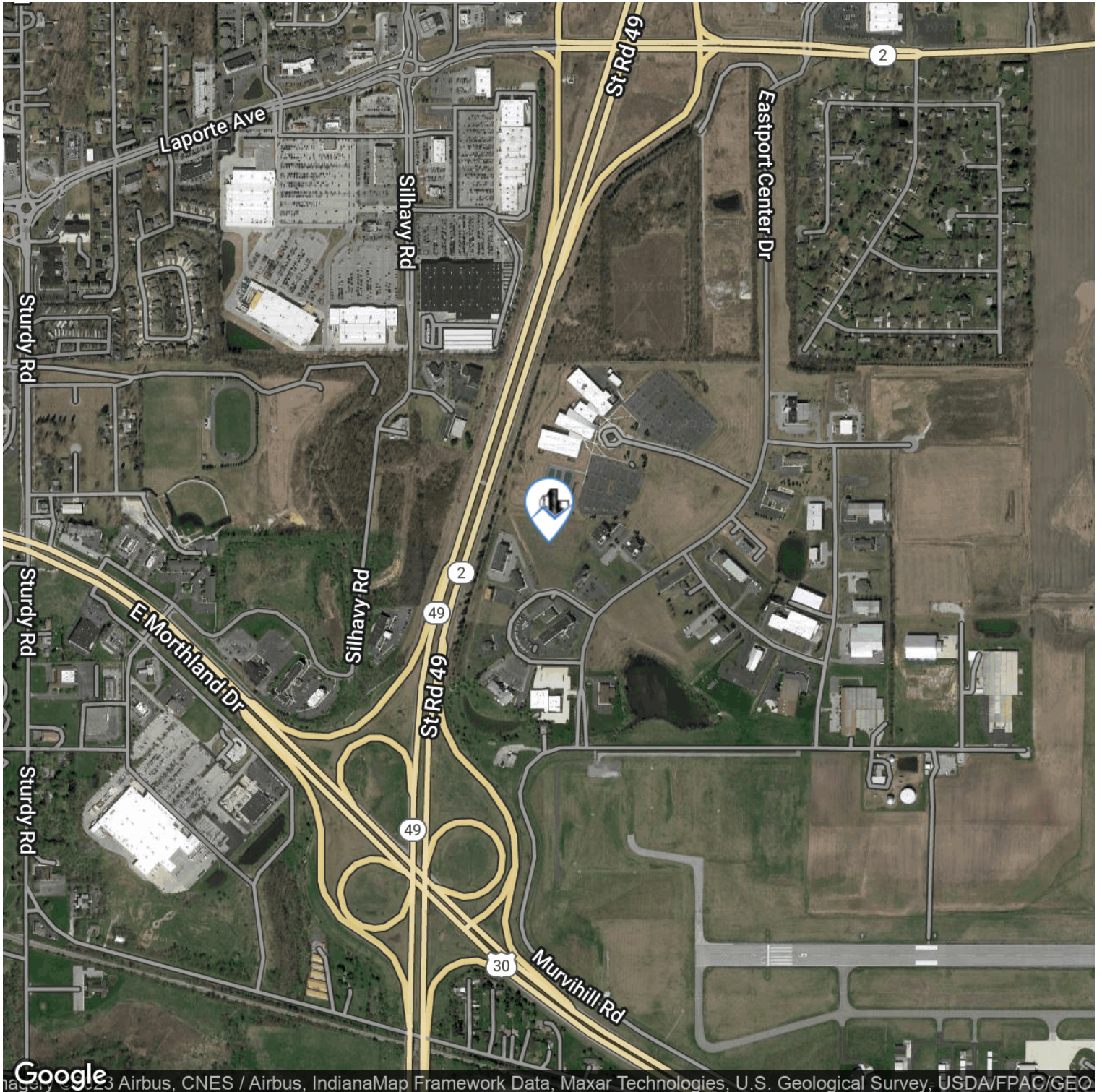
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FOR MORE INFORMATION

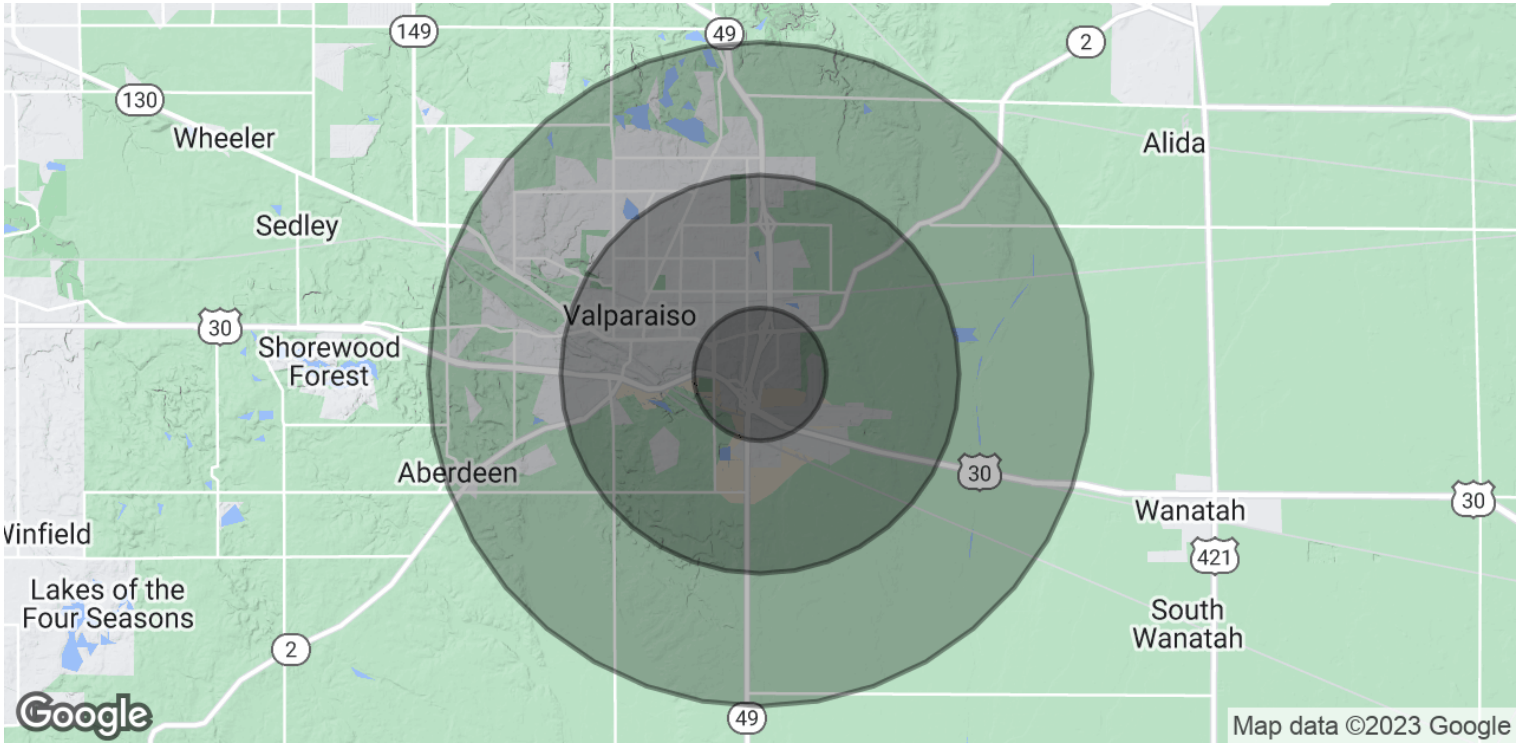
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,864	27,993	49,737
Average Age	32.8	36.4	39.9
Average Age (Male)	31.5	35.7	38.9
Average Age (Female)	34.6	38.4	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,061	12,176	21,068
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$70,187	\$70,437	\$84,108
Average House Value	\$184,714	\$191,023	\$217,255

* Demographic data derived from 2020 ACS - US Census

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