

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,600,000
Price / SF:	\$85.38
Building Size:	42,165 SF
Lot Size:	2.85 Acres
Zoning:	B-2
Parking:	73
24' PAY 25' RE Taxes:	\$20,754.46
Units:	3

PROPERTY OVERVIEW

Located in the most rapidly growing region of Northwest Indiana, the Dyer-St. John area is simply booming along the Indiana side of the IN/IL state line. This 42,165 + SF steel frame, steel sided with some split face block building sits on 2.85 acres. The current use is an indoor soccer arena and tennis court. There is one tenant in the south end office area of the building occupying 2,500 square feet. The main three sections of the building encompass 39,665 +/- square feet building with mostly a 24' sloped roof eve height. There are presently two drive in overhead doors of 10'x10' and 10'x14'. A Lamar billboard is included with the sale of the building paying \$3,200/year.

Presently zoned by Lake County B-2 commercial, this building offers a prime opportunity for a variety of uses. Adjoining zoning to the west is a self-storage complex zoned B-3 which allows even broader use possibilities.

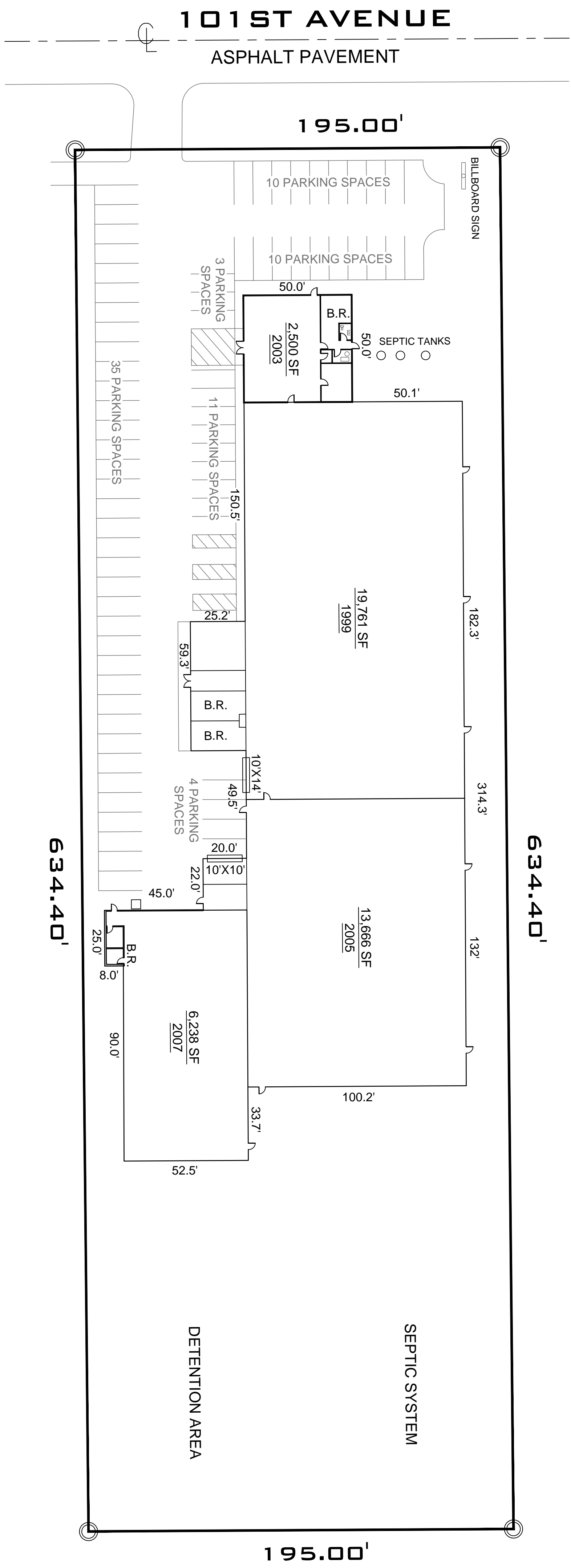
At present the property is located on well and septic in unincorporated Lake County with a Dyer mailing address. Dyer Town limits are to the north and St. John Town limit is to the south.

LOCATION OVERVIEW

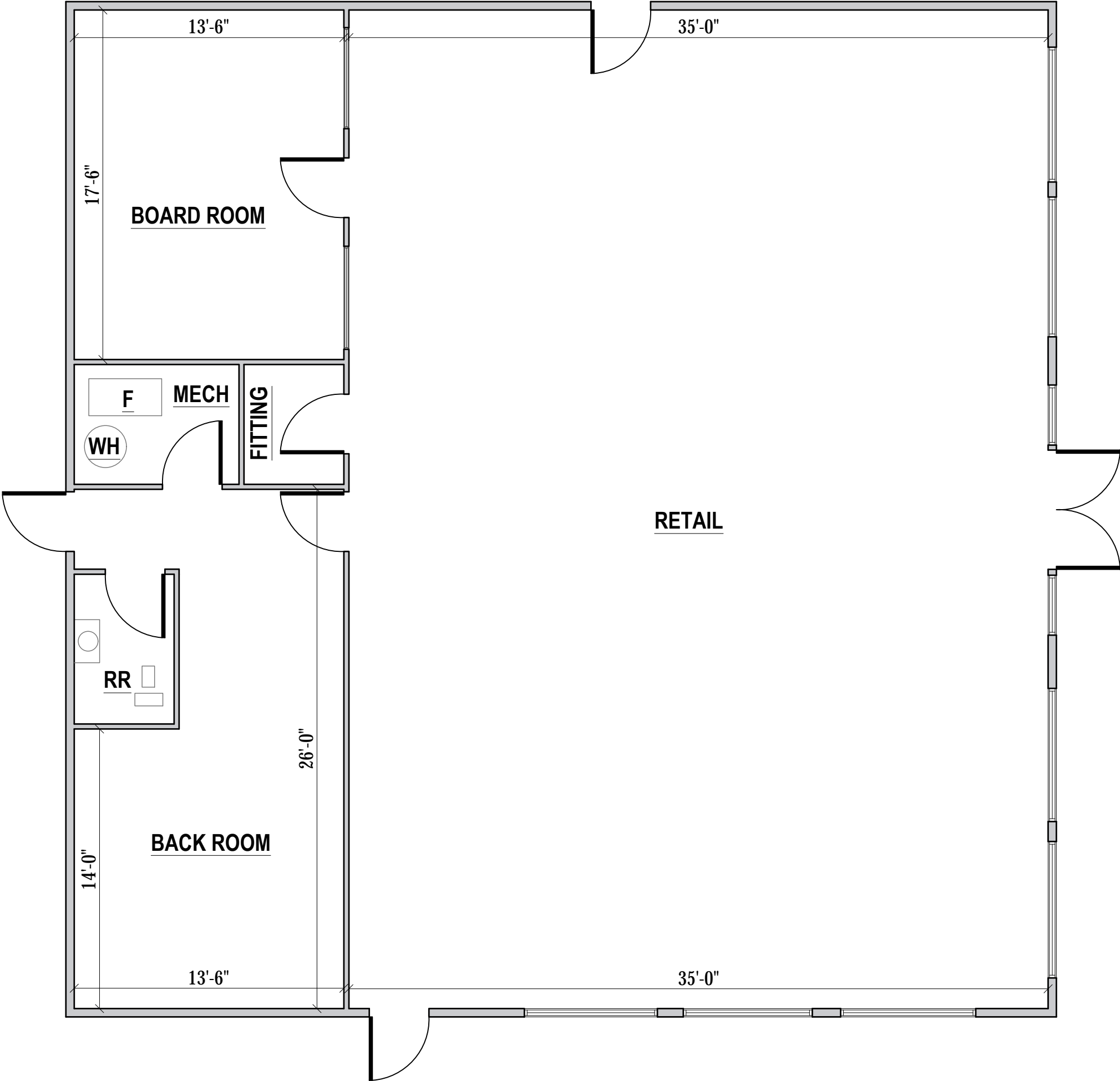
Located on the north side of 101st Avenue between Sheffield to the west and Calumet to the east. Less than a mile east of the IN/IL state line. Approximately 3 miles south of US 30, 3 miles west of US 41 and 3 miles east of I-394 offering convenient access to all regional interstate highways including I-80/94, I-90 and I-65. IDOT traffic counts on 101st average 10,893 per day.

[illegible]

PROJECT SITE PLAN



14914 101ST AVENUE
DYER, IN 46311
(UNINCORPORATED LAKE COUNTY)
42,165 +/- SF



14914 101ST AVENUE
DYER , IN 46311
(UNINCORPORATED LAKE COUNTY)

SOUTH ELEVATION

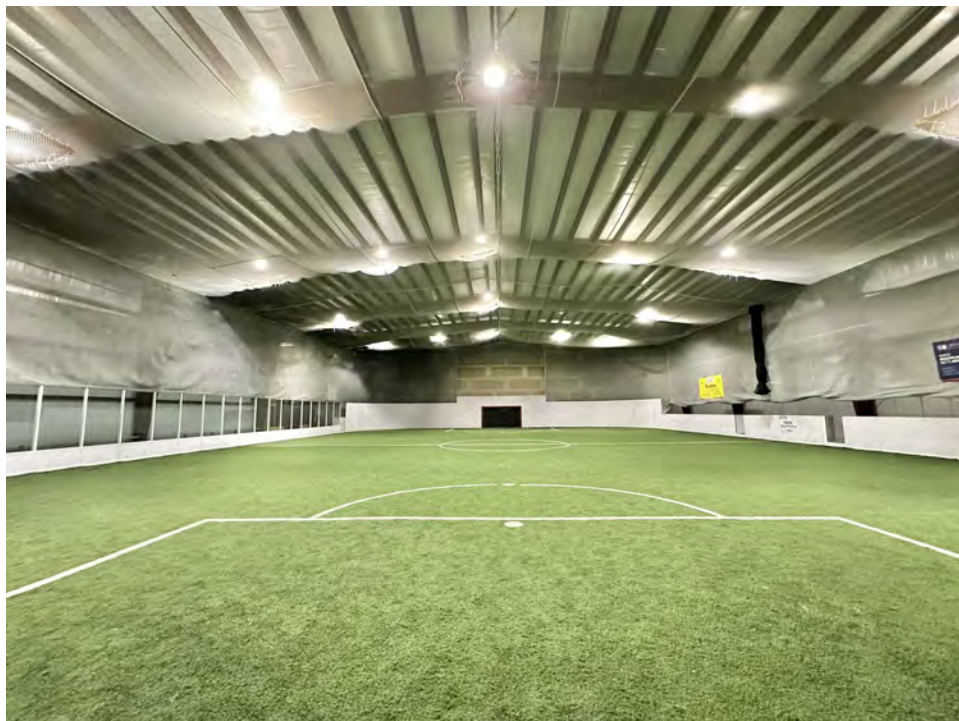
RETAIL AREA



TENNIS COURT



SOCCER NORTH FIELD



EXTERIOR



AERIAL IMAGES



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

RETAILER MAP



For Information Contact:

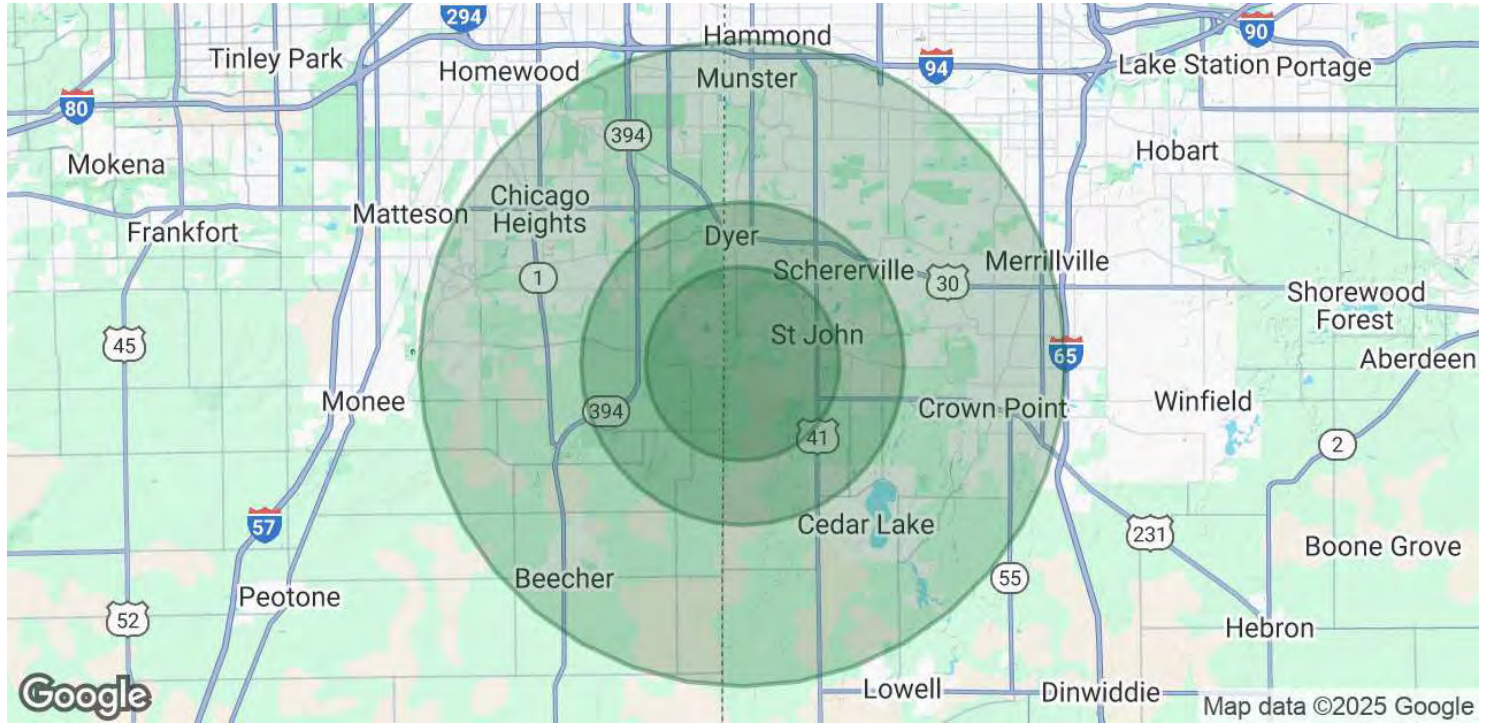
David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,998	68,702	383,587
Average Age	44	43	41
Average Age (Male)	43	41	40
Average Age (Female)	44	44	43

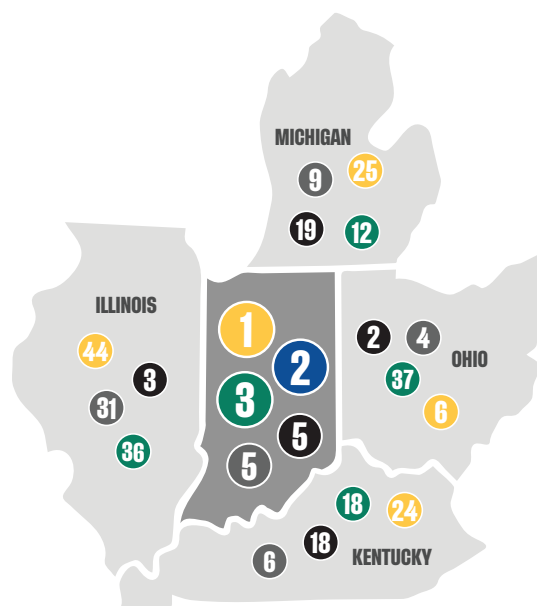
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,416	25,867	149,183
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$138,665	\$124,872	\$99,269
Average House Value	\$396,096	\$347,330	\$264,073

Demographics data derived from AlphaMap

INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

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** **PROPERTY TAX INDEX RANK**
(Tax Foundation, 2022)
- 2** **BEST PLACE TO START A BUSINESS**
(Forbes, 2024)
- 3** **STATE BUSINESS TAX CLIMATE INDEX SCORE**
(CNBC, 2023)
- 5** **COST OF DOING BUSINESS**
(CNBC, 2023)
- 5** **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**
(CNBC, 2023)



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%

2.5% UNEMPLOYMENT INSURANCE RATE

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.

\$238 UI TAX FOR NEW EMPLOYERS

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.

3.0% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

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

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-
(Fitch, 2024)

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

