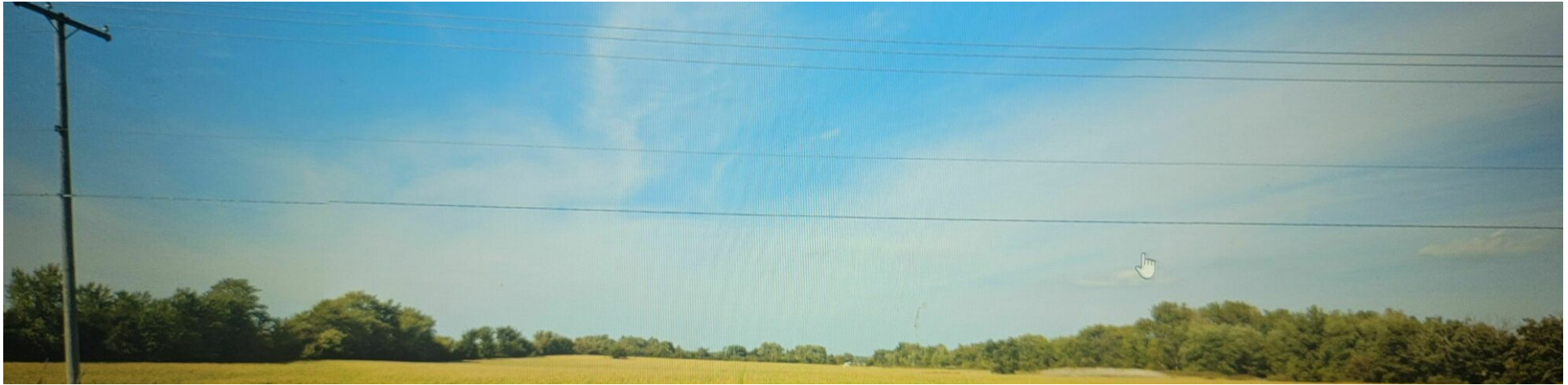


FOR SALE: 20.54 ACRES COMMERCIAL LAND HIGHWAY RT 30 MERRILLVILLE IN

7350 E Lincoln Highway Merrillville, IN 46410



PROPERTY DESCRIPTION

Prime 20.54 Acre parcel of Commercial Land with 671 feet of Road Frontage on rt 30 in Ross Township/Hobart. Nearby Interstate I65 is a few miles westward down the road from this ready to develop piece of land. I80/94 is only a few miles north of this parcel too. The possibilities are endless with all of the growth of Northwest Indiana happening now. All Permits are needed., Nearby Public Utilities. The parcel is 671 frontage and Depth is 1333. Hurry wont last long!!

PROPERTY HIGHLIGHTS

- Located on US Highway RT30 in Merrillville Indiana Neaby I65 Interstate
- Zoned Commercial Usage
- Prime Development Ground
- Ross Township

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	20.54 Acres
Zoning:	Commercial
APN:	451320251002000030Lot

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	186	3,077	18,387
Total Population	446	7,136	44,500
Average HH Income	\$84,569	\$85,921	\$82,235

Nancy Frigo
219 746 4334

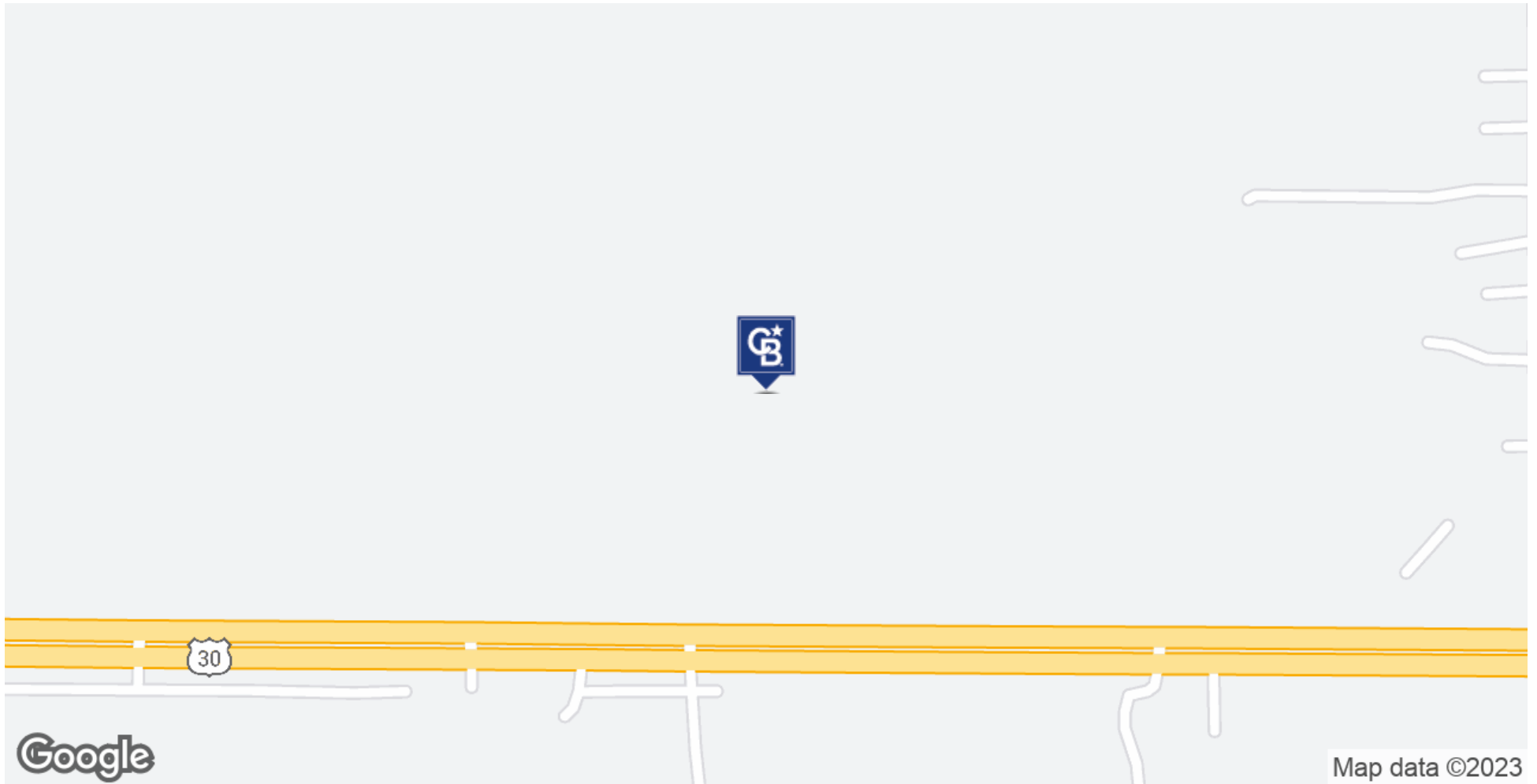


COLDWELL BANKER
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SALE

20.54 ACRES COMMERCIAL LAND HIGHWAY RT 30 MERRILLVILLE IN

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

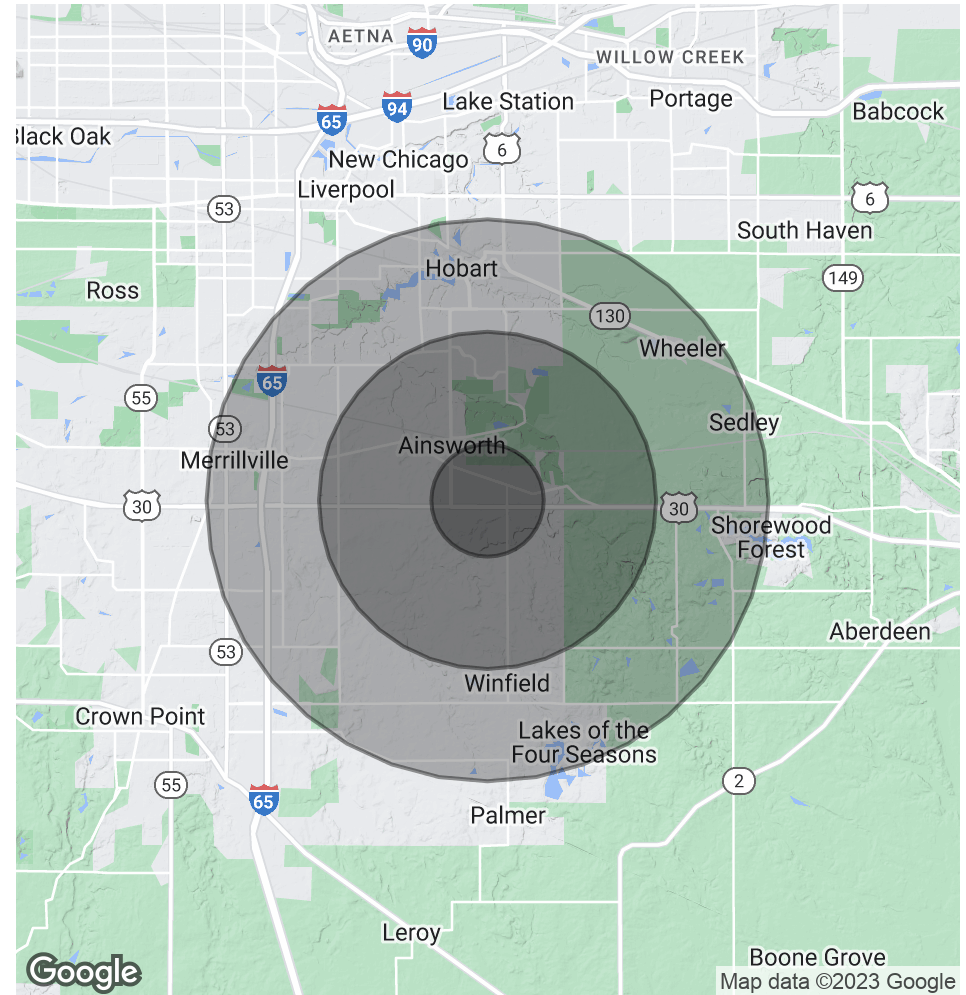
20.54 ACRES COMMERCIAL LAND HIGHWAY RT 30 MERRILLVILLE IN

7350 E Lincoln Highway Merrillville, IN 46410

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	446	7,136	44,500
Average Age	54.8	47.9	41.9
Average Age (Male)	52.5	45.7	39.9
Average Age (Female)	54.6	48	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	186	3,077	18,387
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$84,569	\$85,921	\$82,235
Average House Value	\$178,593	\$197,050	\$193,059

* Demographic data derived from 2020 ACS - US Census



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