

SALE



LAND

2805 EAST 69TH AVENUE



2805 EAST 69TH AVENUE, MERRILLVILLE, IN 46410

PROPERTY HIGHLIGHTS

- 48 Acres in the Northeast Quadrant of I-65 & US 30, the Main Intersection in Lake County Indiana
- Located in the city of Hobart (Ross Township) this R2 (Small Lot residential) Zoned Site is along the southwest portion of the Roundabout where 69th Ave & Colorado meet
- In the Path of Development! 330 acre Northwind Business Park begins 3 blocks to the west continuing 8 blocks north to 61st Ave Further, Regional Shopping featuring Southlake Mall and other Big Box shopping featuring over 3M sf of Retail is one mile South. The site is prime for residential development
- Highly Accessible to a Nexus of Highways, especially US 30 and Interstate 65, along with Interstates 90, I 94, US 20 and US 12. Of Note, there are TWO I-65 interchanges less than 10 minutes from the site with one at 61st & I 65, 2 miles North, and the other at US 30 2.7 Miles South

SALE PRICE

\$1,650,000

Total Acreage:	47.04 Acres
Number of Lots:	2
Zoning:	R-2



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ADDITIONAL PHOTOS

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