

# The Courts NWI - Sports Complex

127 E Hwy 6, VALPARAISO, INDIANA

60,000 SF Facility

22 Acres



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 **COLDWELL BANKER  
COMMERCIAL** | **REAL ESTATE  
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# Summary

## Property Description

- High-quality built Sports + Training Complex for basketball, gymnastics, pickleball and other activities situated on 22 acres at the junction of E US Hwy 6 and N St Rd 49 (dual lanes) between Valparaiso and Chesterton in Northwest Indiana.
- 60,000 SF steel frame building with 32' ceilings including 4 regulation size basketball courts, large gymnastics and cheerleading training area, 3,740 SF offices, restrooms, concession area and pro-shop.
- Opportunity for conversion to **14+ pickleball courts**.
- Outdoor area includes 80,000 SF grass playing field and lighted parking lots for 275 vehicles.
- 12 AC surplus land for additional development.
- Zoning CH - High Intensity Commercial District allows for many commercial, industrial and institution uses.
- Ideal for re-purposing.

## Offering Summary

- Asking Price: \$6,000,000
- Building Size: 60,000 SF
- Lot Size: 22.4 Acres
- Zoning: CH High Intensity Commercial

## Recent Financial Performance

- 2023 Revenue: \$997,400

## Location Overview

- At NE junction E US Hwy 6 & N St Rd 49, Northwest Indiana
- Directly across from Northwest Health Hospital
- Nearby connections to I-90, I-94 and I-65
- Chesterton - 5 miles
- Valparaiso University – 6.5 miles
- Chicago (Downtown) - 48 miles
- South Bend - 42 miles
- Indianapolis - 100 miles



# Location – 127 E Hwy 6, Valparaiso, IN





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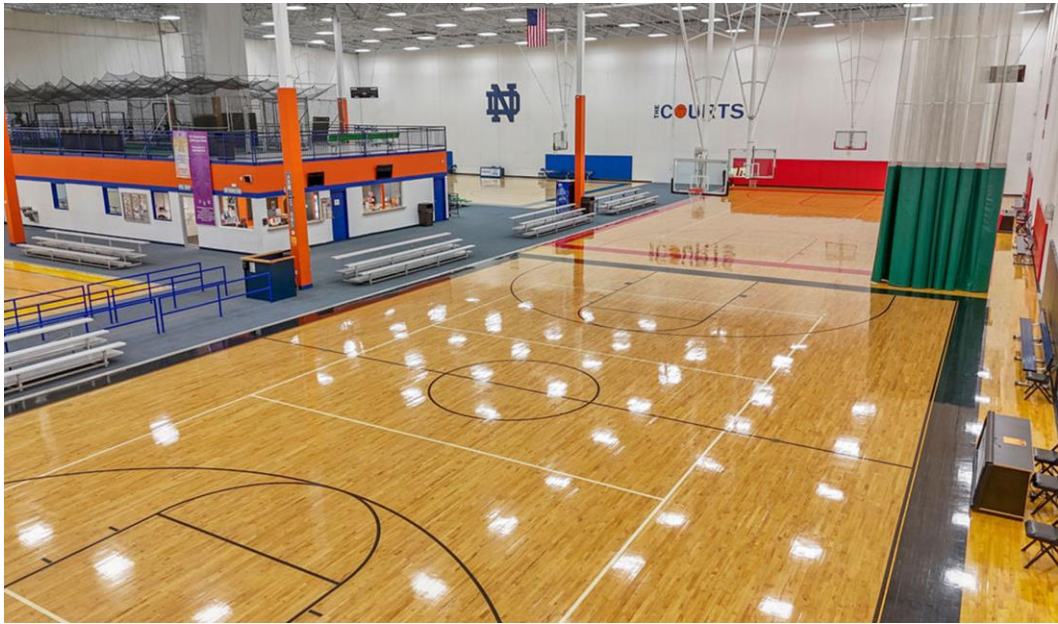
# Northwest Indiana



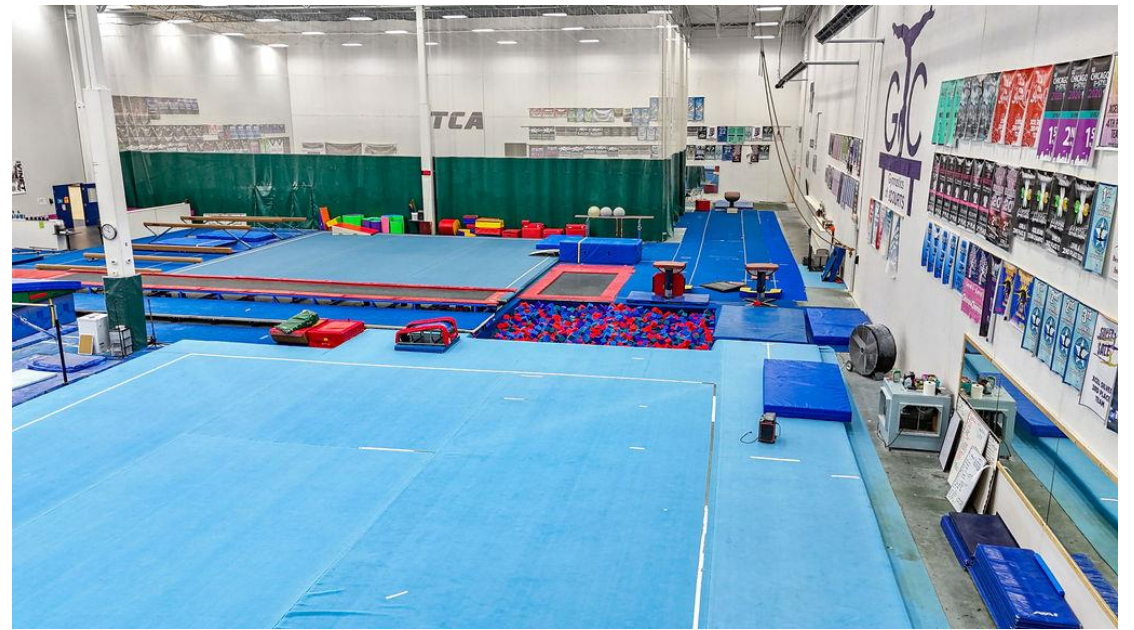
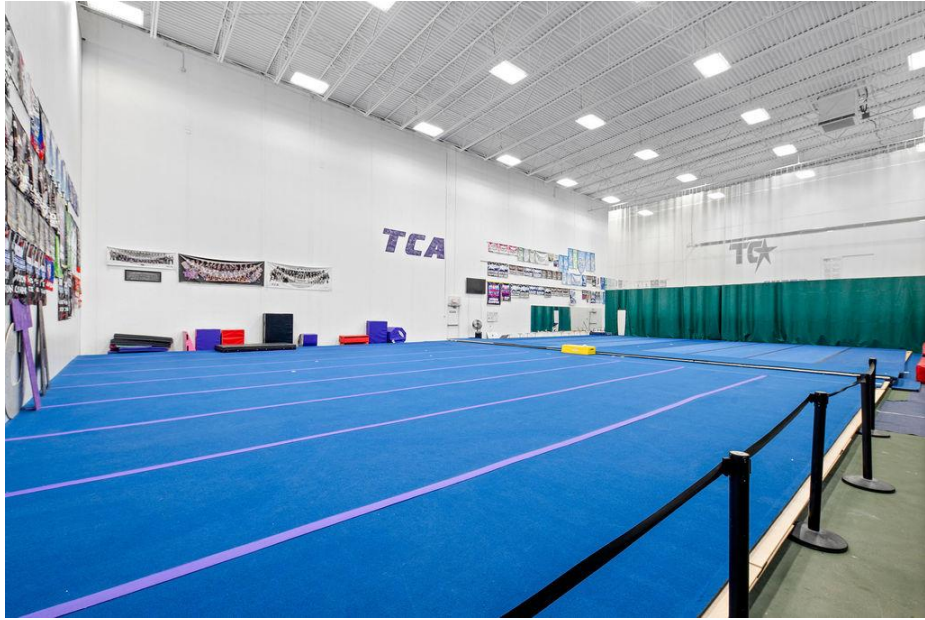
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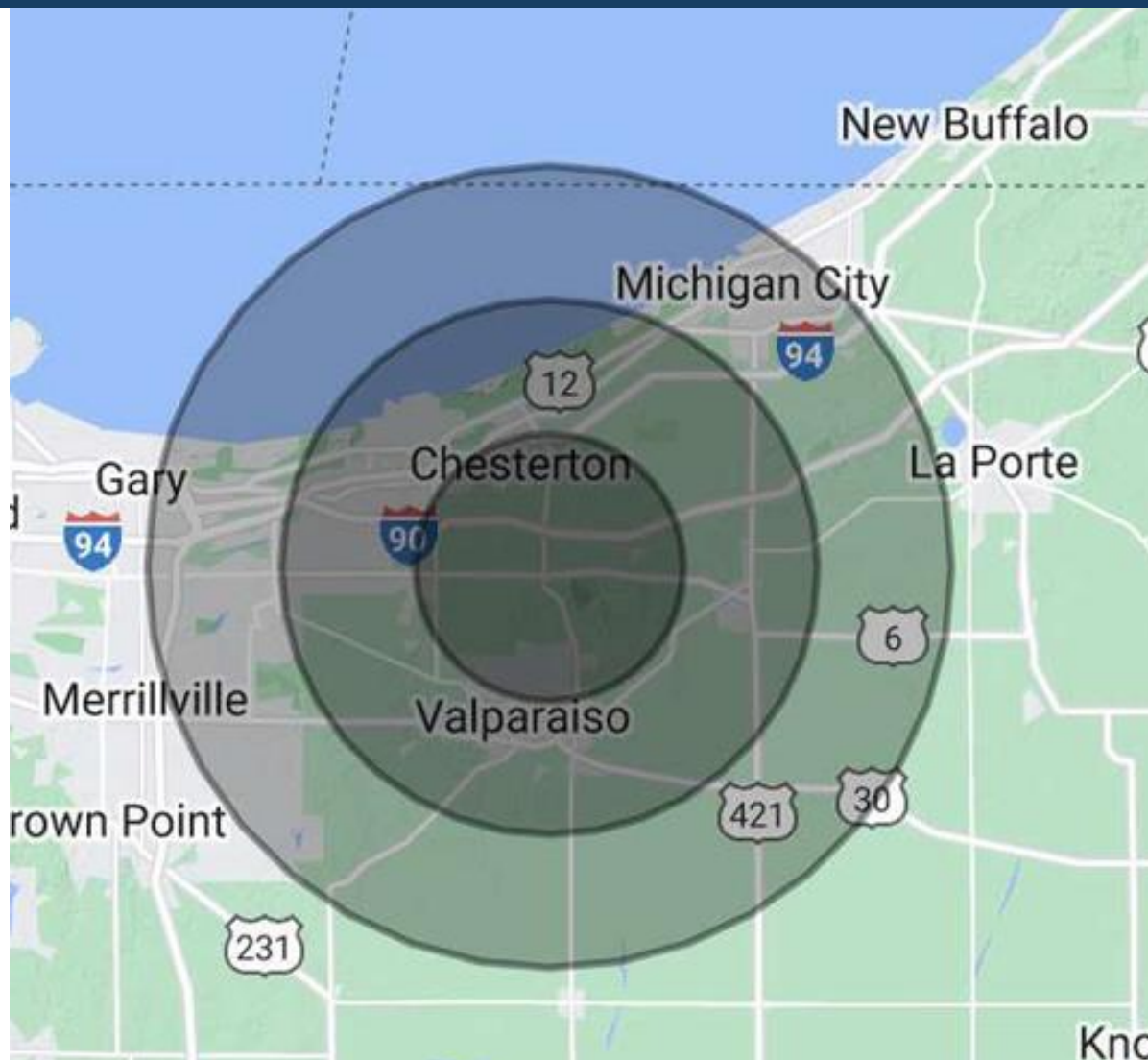








# Demographics



<b>POPULATION</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Population	54,954	164,208	314,134
Average Age	42	41	41
Average Age Male	41	40	40
Average Age Female	43	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
Total Households	21,859	63,719	122,638
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$111,733	\$103,580	\$93,234
Average House Value	\$358,316	\$319,707	\$272,792

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# Indiana Business Climate

## CORPORATE INCOME TAX: 4.9%

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%

## 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.

Individual Income Tax Rate: 3.05%

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95% | IN: 3.05%

**AAA** Indiana  
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: AA | Illinois: A-  
(Fitch, 2024)

## UNEMPLOYMENT INSURANCE RATE: 2.5%

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.

UI Tax for New Employers: \$238

## WORKER'S COMPENSATION PREMIUM RATE RANK: 4<sup>th</sup>

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

MI: 14<sup>th</sup> | OH: 5<sup>th</sup> | KY: 6<sup>th</sup> | IL: 33<sup>rd</sup>

## RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO



# Indiana Business Climate America's Top State

**5th** America's Top State for Business Infrastructure  
(CNBC, 2023)

**2nd** Best Place to Start a Business  
(Forbes, 2024)

**1st** Property Tax Index Rank  
(Tax Foundation, 2022)

**5th** Cost of Doing Business  
(CNBC, 2023)

**3rd** State Business Tax Climate Index Score  
(Cost of Living, CNBC, 2023)

