



STATE ROAD 10, DEMOTTE, IN 46310 GOVERNMENTAL ZONED

+/- 50 ACRES VACANT LAND FOR SALE





OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	+/- 50 Acres

PROPERTY DESCRIPTION

Rare Pre-Approved Governmental Zoning completed. Flexible governmental zoning to accommodate any sort of local, state or federal government sanctioned activity. All approvals complete, all remonstrance has been heard. Bring your governmental project to this site.

Please also see related brochures for the residential and commercial zoned property adjacent to the site.

LOCATION DESCRIPTION

Welcome to Pro Growth Newton County Indiana. 65 miles from Chicago and 100 miles from Indianapolis. You will find affordable land, cheap taxes and a welcoming county government.

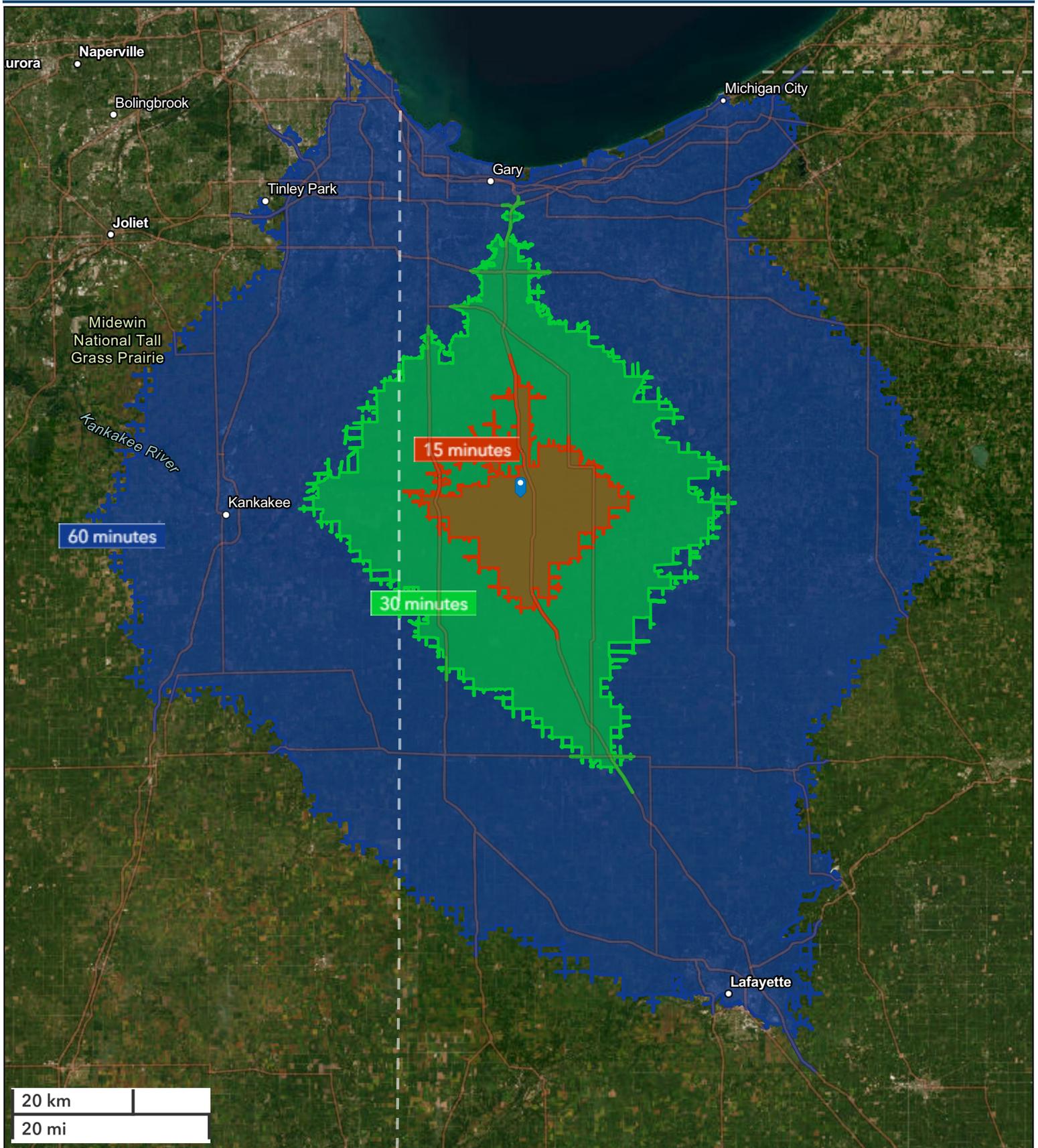
Exit 65 at State Road 10 and go west one mile.

Are you looking to relocate your business where it will be appreciated and respected? Then let's talk and carefully plan your future in Newton County.

Call Michael Lunn at 219-769-0733!



MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net



Executive Summary

5151-5443 E State Road 10, Demotte, Indiana, 46310



Drive time: 15, 30, 60 minute radii

Population	15 minutes	30 minutes	60 minutes
2010 Population	19,010	138,390	1,766,701
2020 Population	19,500	148,086	1,741,883
2025 Population	19,612	153,106	1,712,660
2030 Population	19,600	156,829	1,705,096
2010-2020 Annual Rate	0.25%	0.68%	-0.14%
2020-2025 Annual Rate	0.11%	0.64%	-0.32%
2025-2030 Annual Rate	-0.01%	0.48%	-0.09%

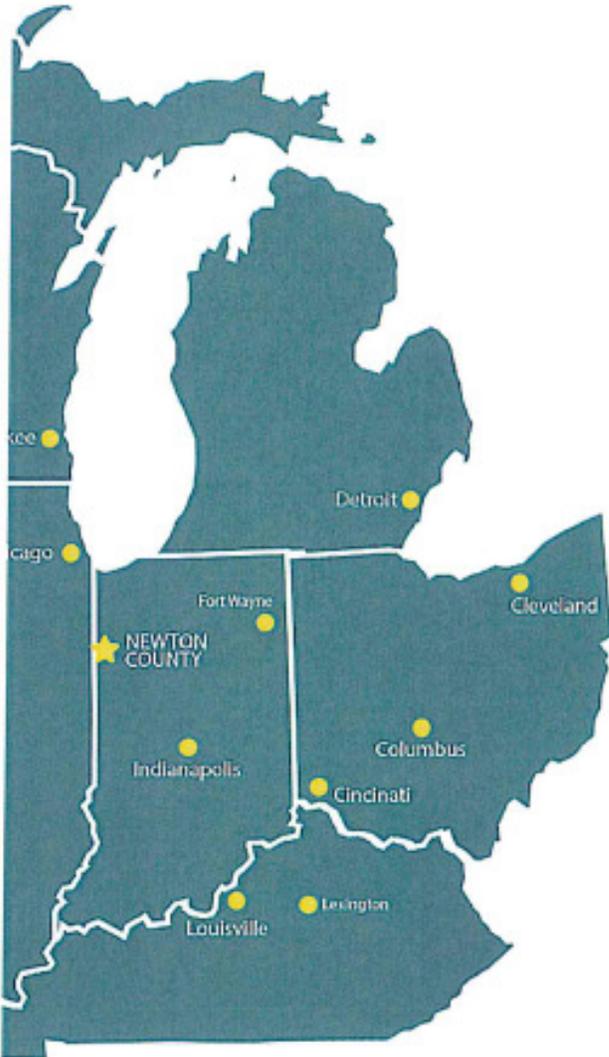
Age	15 minutes	30 minutes	60 minutes
2025 Median Age	42.9	41.7	39.7
U.S. median age is 39.1			

Race and Ethnicity	15 minutes	30 minutes	60 minutes
White Alone	88.3%	77.0%	48.1%
Black Alone	0.7%	9.2%	33.5%
American Indian Alone	0.2%	0.4%	0.5%
Asian Alone	0.2%	1.3%	1.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.4%	3.6%	7.3%
Two or More Races	7.1%	8.4%	8.7%
Hispanic Origin	8.8%	11.2%	16.3%
Diversity Index	33.9	51.1	74.1

Households	15 minutes	30 minutes	60 minutes
2010 Total Households	7,079	52,296	651,546
2020 Total Households	7,534	57,409	671,453
2025 Total Households	7,738	60,309	681,074
2030 Total Households	7,855	62,611	688,812
2010-2020 Annual Rate	0.62%	0.94%	0.30%
2020-2025 Annual Rate	0.51%	0.94%	0.27%
2025-2030 Annual Rate	0.30%	0.75%	0.23%
2025 Average Household Size	2.52	2.51	2.46
Wealth Index	83	90	76

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	15 minutes	30 minutes	60 minutes
2025 Percent of Income for Mortgage	18.4%	19.9%	21.1%
Median Household Income			
2025 Median Household Income	\$80,572	\$85,429	\$68,923
2030 Median Household Income	\$89,024	\$98,684	\$77,975
2025-2030 Annual Rate	2.02%	2.93%	2.50%
Average Household Income			
2025 Average Household Income	\$98,763	\$106,126	\$91,229
2030 Average Household Income	\$109,379	\$118,325	\$101,453
Per Capita Income			
2025 Per Capita Income	\$38,761	\$41,867	\$36,367
2030 Per Capita Income	\$43,602	\$47,308	\$41,069
2025-2030 Annual Rate	2.38%	2.47%	2.46%
Income Equality			
2025 Gini Index	42.4	40.7	44.7
Socioeconomic Status			
2025 Socioeconomic Status Index	52.9	53.5	45.3
Housing Unit Summary			
Housing Affordability Index	127	114	101
2010 Total Housing Units	7,522	56,352	725,381
2010 Owner Occupied Hus (%)	83.7%	76.9%	67.4%
2010 Renter Occupied Hus (%)	16.3%	23.1%	32.6%
2010 Vacant Housing Units (%)	5.9%	7.2%	10.2%
2020 Housing Units	7,957	60,955	742,148
2020 Owner Occupied HUs (%)	84.1%	77.5%	65.1%
2020 Renter Occupied HUs (%)	15.9%	22.5%	34.9%
Vacant Housing Units	5.3%	5.8%	9.5%
2025 Housing Units	8,168	63,949	753,770
Owner Occupied Housing Units	85.0%	79.3%	66.9%
Renter Occupied Housing Units	15.0%	20.7%	33.1%
Vacant Housing Units	5.3%	5.7%	9.6%
2030 Total Housing Units	8,286	66,045	763,422
2030 Owner Occupied Housing Units	6,725	50,229	469,606
2030 Renter Occupied Housing Units	1,130	12,382	219,207
2030 Vacant Housing Units	431	3,434	74,610



Newton County has convenient access to major Interstates as well as US Highways:

- US 41 running North and South through the center of our county
- Running East to West; US24, SR114, S R14, SR10 all with interchange access to I-65
- It's a quick commute whether you want to travel South to Indianapolis or North to Chicago
- We are a day's drive away from major US cities

Approximate Distance from Newton County to Major Cities

Atlanta, GA - 700 miles
Chicago, IL - 65 miles
Cleveland, OH - 350 miles
Columbus, OH - 275 miles
Detroit, MI - 275 miles
Fort Wayne, IN - 175 miles
Indianapolis, IN - 100 miles
Louisville, KY - 225 miles
Milwaukee, WI - 175 miles
Pittsburgh, PA - 400 miles
St Louis, MO - 250 miles



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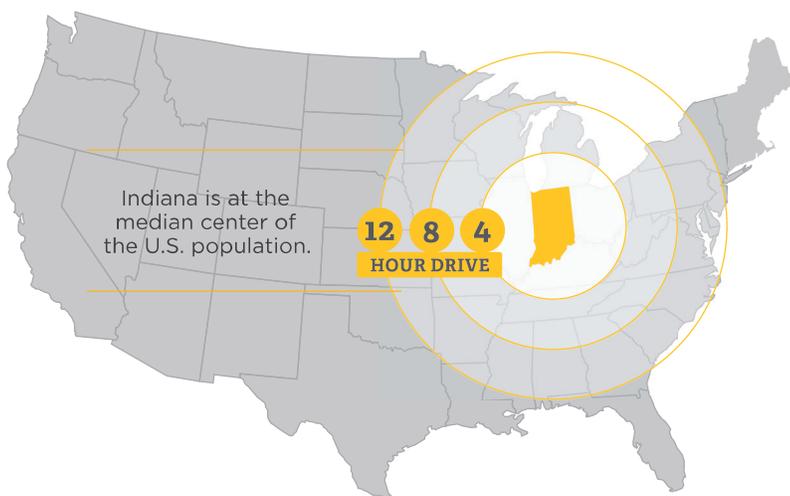
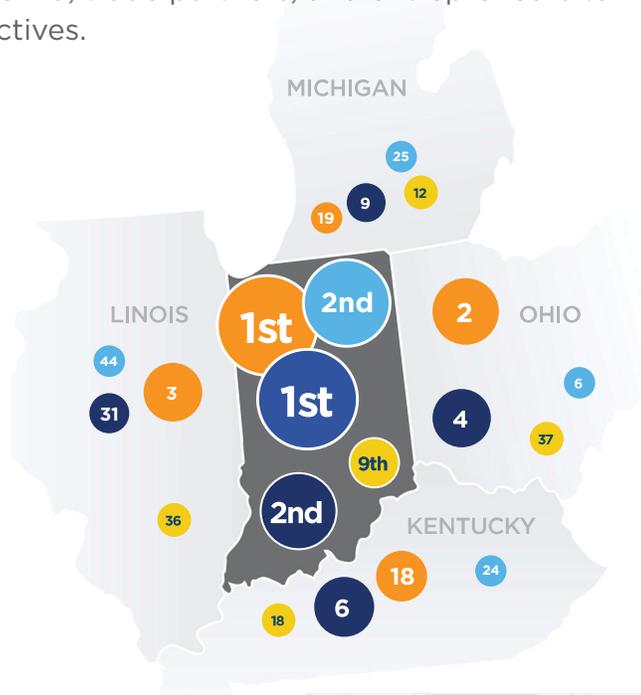
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INDIANA Business Climate

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** America's Top State for Business Infrastructure
(CNBC, 2022)
- 1** Best Place to Start a Business
(Forbes, 2023)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)





Advantage Indiana

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: 3%

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: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

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: 4th

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

RIGHT TO WORK: YES

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

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



Google

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