

# DYER, INDIANA | US ROUTE 30 | 3.9-ACRES (DIVISIBLE)

NEC OF US ROUTE 30 AND PLEASANT SPRINGS LANE,  
DYER, IN 46311

**LM**  
**Lagestee-Mulder**  
Commercial Real Estate

LAND FOR SALE



## PROPERTY HIGHLIGHTS

- Close proximity to Chicago - 1.7 miles from Illinois border
- 3.9+/- acre (divisible) site at NEC of US 30 & Pleasant Springs Lane
- Affluent Lake County, IN | \$100,000+ HH income.
- 323 feet of frontage along the north side of US Rte 30
- Traffic counts of 35,000 +/- vehicles per day
- Fully improved, utilities are available and connected to the site including water, sanitary sewer, storm sewer, gas, electric
- Premier location for medical, office, retail, restaurant, or assisted living/memory care related uses
- No detention needed, all detention is off-site
- Will build to suit
- Site plan for office/medical condos available upon request

SALE PRICE

**\$1,875,000**

## OFFERING SUMMARY

Area:	3.907 Acres
Legal:	Creekside Subdivision
County:	Lake
Frontage:	323 feet US Rte. 30
Real Estate Taxes:	\$21,819.20 pay 2024
Site Improvements:	Fully Improved
Detention:	Offsite

## GWEN LAMPERT

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### PROPERTY DESCRIPTION

LM Commercial Real Estate is pleased to offer the opportunity to purchase a 3.9+/- acre parcel of land (divisible) at the NEC of US 30 and Pleasant Springs Lane in Dyer (Lake County), Indiana. The town of Dyer, located on the Illinois border, is nicknamed the gateway to Indiana and its proximity to Chicago and the Chicago suburbs has spurred economic development in the area.

Dyer's population grew 18% from 2000-2021 exceeding the rate of growth in Lake County, Indiana. In addition, Dyer's median home value, household income and per capita income exceed that of the county as a whole, providing an affluent customer base.

In the Creekside subdivision, the site has 323.24 feet of frontage along the north side of US 30, extending back a maximum of 477.18 feet along the east side of Pleasant Spring Lane.

### PROPERTY DESCRIPTION (CONT.)

US 30 is the major regional east-west connector through Dyer and connects Dyer residents to commercial centers in both Indiana and Illinois. The property is situated on a heavily traveled section of US Route 30, between Calumet Avenue and Indianapolis Blvd (US Highway 41), with vehicle counts of more than 35,000 cars per day. The US 41 intersection is less than one-and-one-half miles from the site and is one of the strongest retail corridors in northwest Indiana.

The total size of the site is 170,189 sf/3.907 acres. All typical utilities are available and connected to the site (including water, sanitary sewer, storm sewer, gas and electric). Detention is off-site. Situated at the intersection of Pleasant Springs Lane, the property provides a premier location for retail, restaurant, medical, office or assisted living related uses. Detailed zoning information is shown on the following page.

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## Zoning Use Matrix Use

Use	RT 30 District		Use	RT 30 District	
	Permitted	Special Use		Permitted	Special Use
<b>Residential</b>			<b>Office</b>		
Dwelling - Two-Family		S	Financial Institution	P	
Dwelling - Townhouse		S	Office	P	
Dwelling - Multi-Family		S	Industrial Design	P	
Dwelling - Above the Ground Floor		S	Research and Development (R&D)	P	
Live/Work Dwelling	P		Work Lounge	P	
Residential Care Facility	P		<b>Medical</b>		
Retreat House	P		Assisted Living	P	
<b>Retail</b>			Convalescent Homes	P	
Auction House		S	Hospital	P	
Brewpub	P		Medical/Dental Clinic	P	
Consignment Shop		S	Nursing Homes	P	
Craft Brew Lounge	P		Physical Therapy Clinic	P	
Gas Station		S	<b>Industrial</b>		
Heavy Retail and Rental		S	Industrial - Light		S
Outdoor Dining	P		Micro-Brewery	P	
Restaurant (1)	P		Micro-Distillery	P	
Retail Goods Establishment	P		Micro-Winery	P	
Secondhand Goods Dealer		S	Vehicle Operation Facility		S
Specialty Food Service		S	Warehouse & Distribution		S
Vehicle Dealership - Fully Enclosed		S	Wholesale Establishment		S
Vehicle Dealership - With Outdoor Storage/Display		S	<b>Public/Institutional</b>		
<b>Service</b>			Community Center		S
Animal Care Facility - Fully Enclosed		S	Community Garden		S
Animal Care Facility - With Outdoor Area	P		Cultural Facility		S
Bed and Breakfast	P		Educational Facility		S
Business Service Center		S	Fire Station		S
Car Wash		S	Government Office		S
Contractor Shop		S	Libraries		S
Day Care Center	P		Park/Playground		S
Day Care Home	P		Place of Worship		S
Hotel/Motel	P		Public Safety Facility		S
Personal Service Establishment		S	Public Works Facility		S
Reception/Banquet Facility		S	Tour House/House Museum		S
Self-Service Storage Facility		S	<b>Recreational</b>		
Vehicle Rental		S	Live Performance Venue		S
Vehicle Repair/Service - Minor		S	Social Lodge/Meeting Hall		S
Vehicle Repair/Service - Major		S			

(1) Zoning Code to be revised to include restaurant per Town of Dyer

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## DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
POPULATION			
Total population	25,515	49,761	138,789
Median age	47.1	46.5	43.8
HOUSEHOLDS & INCOME			
Total households	10,893	20,845	56,742
# of persons per HH	2.3	2.4	2.4
Average HH income	\$102,781	\$104,370	\$94,143
Average house value	\$250,358	\$238,788	\$213,941

\* Demographic data derived from 2020 ACS - US Census

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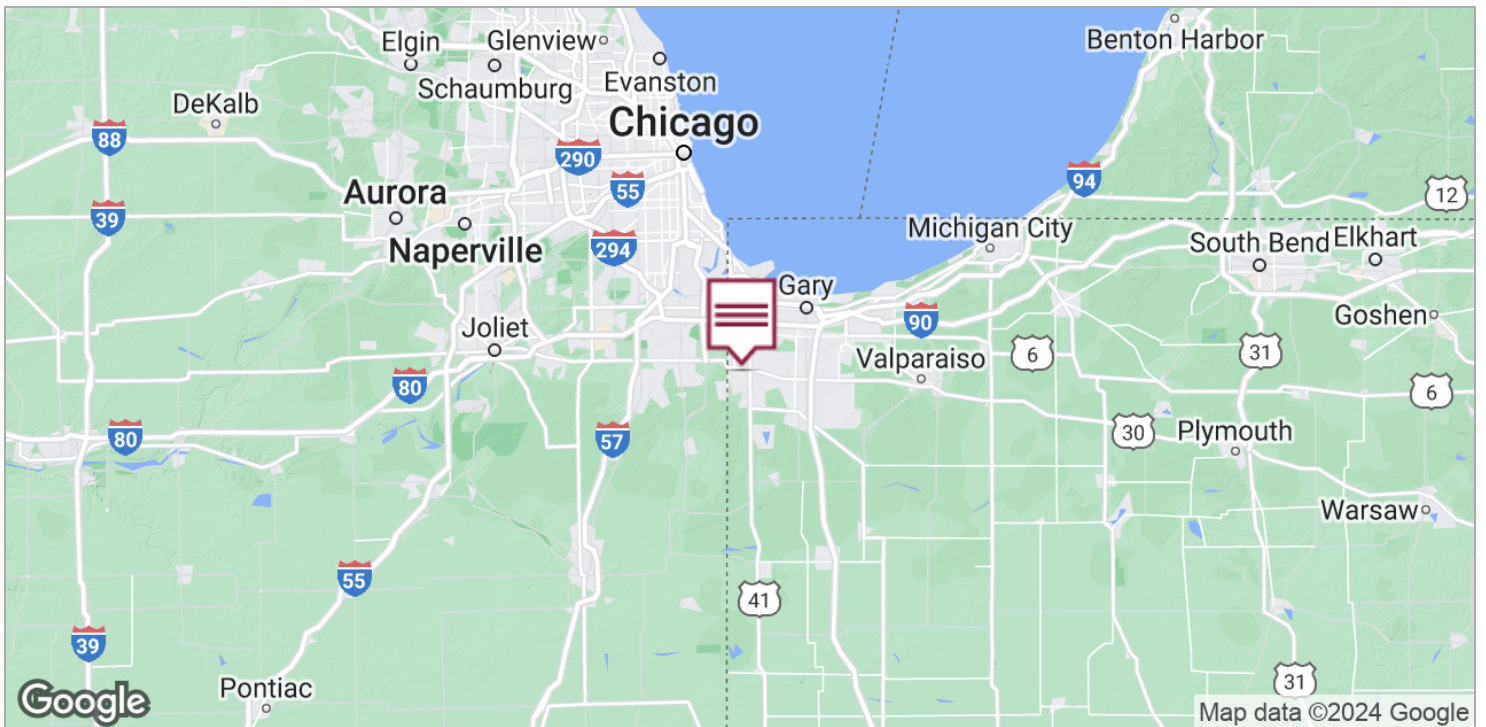
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