

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$225,000/acre
<b>Price / SF:</b>	\$5.18
<b>Price / Acre:</b>	\$225,000
<b>Lot Size:</b>	2.41 - 14.37 Acres
<b>Zoning:</b>	CIS/PUD
<b>Utilities:</b>	All Utilities
<b>Topography:</b>	Level

### PROPERTY OVERVIEW

AmeriPlex at the Crossroads is a 386 acre mixed use/master planned Indiana Certified Technology Business Park, a joint venture between Purdue Research Foundation and Holladay Properties. In place infrastructure includes off site drainage ponds, walking paths, sewer, water, electric, gas, fiber optic lines. Developer will sell lots subdivided to suit from 2 to 14 acres or build to suit for sale or lease. Land use zoning allows for Education Center/Office, Medical/Life Sciences, Retail/Lifestyle Center and Precision Manufacturing /Flex. Customized sites tailored to fit the size, budget and type necessary.

### LOCATION OVERVIEW

This Premier Business Park is 30 miles southeast of Chicago fronting along I-65 and 1.2 miles south of U.S. Highway 30. Located with access from Broadway (S.R. 53), 93rd Avenue and 101st Avenue. Approximately 1/2 mile south of Methodist Hospital. The new I-65 interchange at 109th Avenue is 1 mile south. Tenants presently located in the park include: Purdue Technology Center - Ivy Tech, Pinnacle Hospital, Vibra Long Term Acute Care, Law Offices, INFSSA, Dawn Foods, Oh Pharmaceuticals and Pipefitters Union. The Purdue Research Park network which is comprised of five parks across the State of Indiana in Merrillville, West Lafayette, Indianapolis and New Albany is the largest University-affiliated complex in the country. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property. Merrillville is the largest town in Indiana, with the third-lowest tax rate in Lake County.





A Joint Venture Development by:

**HOLLADAY PROPERTIES**  
www.holladayproperties.com

**PURDUE RESEARCH FOUNDATION**  
www.prf.org



For more information, contact:

David A. Lasser, SIOR/CIIM  
219-795-1100  
dlasser@commercialn-sites.com

**COMMERCIAL SITES LLC**  
www.commercialn-sites.com



Lot 27A and 27B, Ameriplex at the Crossroads  
A Replat of Lot 27  
to the Town of Merrillville, Indiana

**Legal Description:**  
Lot 27 in Ameriplex of the Crossroads, Lots 26, 27 and Detention Area B, as shown in Plat Book 117, Page 44, Recorded as Document No. 2023-025256, on August 30, 2023. In the Office of the Recorder of Lake County, Indiana.

**LEAD OF OPPOSITION.** The undersigned, I, **Philip J. Repington, M.D., D.P.S., LLC**, owner of the above and article above and described herein, do hereby certify that I have sold, gifted and subordinated, and do hereby try, sell, gift, and subordinate, not to certify in accordance with the within act.

This Subordination shall be known as **Lead 21X and 27R**, therefore on the **Consensus**, a **Figure 1** (at 17), to the **Consensus**, a **Figure 2** (at 18), and the **Consensus**, a **Figure 3** (at 19), and the **Consensus**, a **Figure 4** (at 20), and the **Consensus**, a **Figure 5** (at 21), and the **Consensus**, a **Figure 6** (at 22), and the **Consensus**, a **Figure 7** (at 23), and the **Consensus**, a **Figure 8** (at 24), and the **Consensus**, a **Figure 9** (at 25), and the **Consensus**, a **Figure 10** (at 26), and the **Consensus**, a **Figure 11** (at 27), and the **Consensus**, a **Figure 12** (at 28), and the **Consensus**, a **Figure 13** (at 29), and the **Consensus**, a **Figure 14** (at 30), and the **Consensus**, a **Figure 15** (at 31), and the **Consensus**, a **Figure 16** (at 32), and the **Consensus**, a **Figure 17** (at 33), and the **Consensus**, a **Figure 18** (at 34), and the **Consensus**, a **Figure 19** (at 35), and the **Consensus**, a **Figure 20** (at 36), and the **Consensus**, a **Figure 21** (at 37), and the **Consensus**, a **Figure 22** (at 38), and the **Consensus**, a **Figure 23** (at 39), and the **Consensus**, a **Figure 24** (at 40), and the **Consensus**, a **Figure 25** (at 41), and the **Consensus**, a **Figure 26** (at 42), and the **Consensus**, a **Figure 27** (at 43), and the **Consensus**, a **Figure 28** (at 44), and the **Consensus**, a **Figure 29** (at 45), and the **Consensus**, a **Figure 30** (at 46), and the **Consensus**, a **Figure 31** (at 47), and the **Consensus**, a **Figure 32** (at 48), and the **Consensus**, a **Figure 33** (at 49), and the **Consensus**, a **Figure 34** (at 50), and the **Consensus**, a **Figure 35** (at 51), and the **Consensus**, a **Figure 36** (at 52), and the **Consensus**, a **Figure 37** (at 53), and the **Consensus**, a **Figure 38** (at 54), and the **Consensus**, a **Figure 39** (at 55), and the **Consensus**, a **Figure 40** (at 56), and the **Consensus**, a **Figure 41** (at 57), and the **Consensus**, a **Figure 42** (at 58), and the **Consensus**, a **Figure 43** (at 59), and the **Consensus**, a **Figure 44** (at 60), and the **Consensus**, a **Figure 45** (at 61), and the **Consensus**, a **Figure 46** (at 62), and the **Consensus**, a **Figure 47** (at 63), and the **Consensus**, a **Figure 48** (at 64), and the **Consensus**, a **Figure 49** (at 65), and the **Consensus**, a **Figure 50** (at 66), and the **Consensus**, a **Figure 51** (at 67), and the **Consensus**, a **Figure 52** (at 68), and the **Consensus**, a **Figure 53** (at 69), and the **Consensus**, a **Figure 54** (at 70), and the **Consensus**, a **Figure 55** (at 71), and the **Consensus**, a **Figure 56** (at 72), and the **Consensus**, a **Figure 57** (at 73), and the **Consensus**, a **Figure 58** (at 74), and the **Consensus**, a **Figure 59** (at 75), and the **Consensus**, a **Figure 60** (at 76), and the **Consensus**, a **Figure 61** (at 77), and the **Consensus**, a **Figure 62** (at 78), and the **Consensus**, a **Figure 63** (at 79), and the **Consensus**, a **Figure 64** (at 80), and the **Consensus**, a **Figure 65** (at 81), and the **Consensus**, a **Figure 66** (at 82), and the **Consensus**, a **Figure 67** (at 83), and the **Consensus**, a **Figure 68** (at 84), and the **Consensus**, a **Figure 69** (at 85), and the **Consensus**, a **Figure 70** (at 86), and the **Consensus**, a **Figure 71** (at 87), and the **Consensus**, a **Figure 72** (at 88), and the **Consensus**, a **Figure 73** (at 89), and the **Consensus**, a **Figure 74** (at 90), and the **Consensus**, a **Figure 75** (at 91), and the **Consensus**, a **Figure 76** (at 92), and the **Consensus**, a **Figure 77** (at 93), and the **Consensus**, a **Figure 78** (at 94), and the **Consensus**, a **Figure 79** (at 95), and the **Consensus**, a **Figure 80** (at 96), and the **Consensus**, a **Figure 81** (at 97), and the **Consensus**, a **Figure 82** (at 98), and the **Consensus**, a **Figure 83** (at 99), and the **Consensus**, a **Figure 84** (at 100), and the **Consensus**, a **Figure 85** (at 101), and the **Consensus**, a **Figure 86** (at 102), and the **Consensus**, a **Figure 87** (at 103), and the **Consensus**, a **Figure 88** (at 104), and the **Consensus**, a **Figure 89** (at 105), and the **Consensus**, a **Figure 90** (at 106), and the **Consensus**, a **Figure 91** (at 107), and the **Consensus**, a **Figure 92** (at 108), and the **Consensus**, a **Figure 93** (at 109), and the **Consensus**, a **Figure 94** (at 110), and the **Consensus**, a **Figure 95** (at 111), and the **Consensus**, a **Figure 96** (at 112), and the **Consensus**, a **Figure 97** (at 113), and the **Consensus**, a **Figure 98** (at 114), and the **Consensus**, a **Figure 99** (at 115), and the **Consensus**, a **Figure 100** (at 116), and the **Consensus**, a **Figure 101** (at 117), and the **Consensus**, a **Figure 102** (at 118), and the **Consensus**, a **Figure 103** (at 119), and the **Consensus**, a **Figure 104** (at 120), and the **Consensus**, a **Figure 105** (at 121), and the **Consensus**, a **Figure 106** (at 122), and the **Consensus**, a **Figure 107** (at 123), and the **Consensus**, a **Figure 108** (at 124), and the **Consensus**, a **Figure 109** (at 125), and the **Consensus**, a **Figure 110** (at 126), and the **Consensus**, a **Figure 111** (at 127), and the **Consensus**, a **Figure 112** (at 128), and the **Consensus**, a **Figure 113** (at 129), and the **Consensus**, a **Figure 114** (at 130), and the **Consensus**, a **Figure 115** (at 131), and the **Consensus**, a **Figure 116** (at 132), and the **Consensus**, a **Figure 117** (at 133), and the **Consensus**, a **Figure 118** (at 134), and the **Consensus**, a **Figure 119** (at 135), and the **Consensus**, a **Figure 120** (at 136), and the **Consensus**, a **Figure 121** (at 137), and the **Consensus**, a **Figure 122** (at 138), and the **Consensus**, a **Figure 123** (at 139), and the **Consensus**, a **Figure 124** (at 140), and the **Consensus**, a **Figure 125** (at 141), and the **Consensus**, a **Figure 126** (at 142), and the **Consensus**, a **Figure 127** (at 143), and the **Consensus**, a **Figure 128** (at 144), and the **Consensus**, a **Figure 129** (at 145), and the **Consensus**, a **Figure 130** (at 146), and the **Consensus**, a **Figure 131** (at 147), and the **Consensus**, a **Figure 132** (at 148), and the **Consensus**, a **Figure 133** (at 149), and the **Consensus**, a **Figure 134** (at 150), and the **Consensus**, a **Figure 135** (at 151), and the **Consensus**, a **Figure 136** (at 152), and the **Consensus**, a **Figure 137** (at 153), and the **Consensus**, a **Figure 138** (at 154), and the **Consensus**, a **Figure 139** (at 155), and the **Consensus**, a **Figure 140** (at 156), and the **Consensus**, a **Figure 141** (at 157), and the **Consensus**, a **Figure 142** (at 158), and the **Consensus**, a **Figure 143** (at 159), and the **Consensus**, a **Figure 144** (at 160),

**John T. Phair, Managing Member of Ameriplus PPS, LLC**

## UTILITY EASEMENTS

[illegible]

## DRAINAGE EASEMENTS

An assessment is hereby granted to the County of Lake and the Town of Merrillville for the installation of a drainage swale, ditch, waterway, or any type of structure (manhole, pipe, inlet, catchbasin, etc.) upon and along the strips or strips of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

**DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS:**

This Plot and the Lots contained herein, are subject to the Declaration of Easements, Covenants and Restrictions for Armetex at the Crossroads, as recorded in Document 2005-046751 on June 7, 2005.

## STATE OF INDIANA) SS

Believe me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared John T. Proff, and acknowledged to me that they executed the same as their free acts and deeds.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County of Residence: \_\_\_\_\_

## PLAT COMMITTEE APPROVAL

by the Town of Merrillville as follows:

Under authority provided by Chapter 174 - Acts of 1942 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town Board of Merrillville, Indiana, this plot was given approval

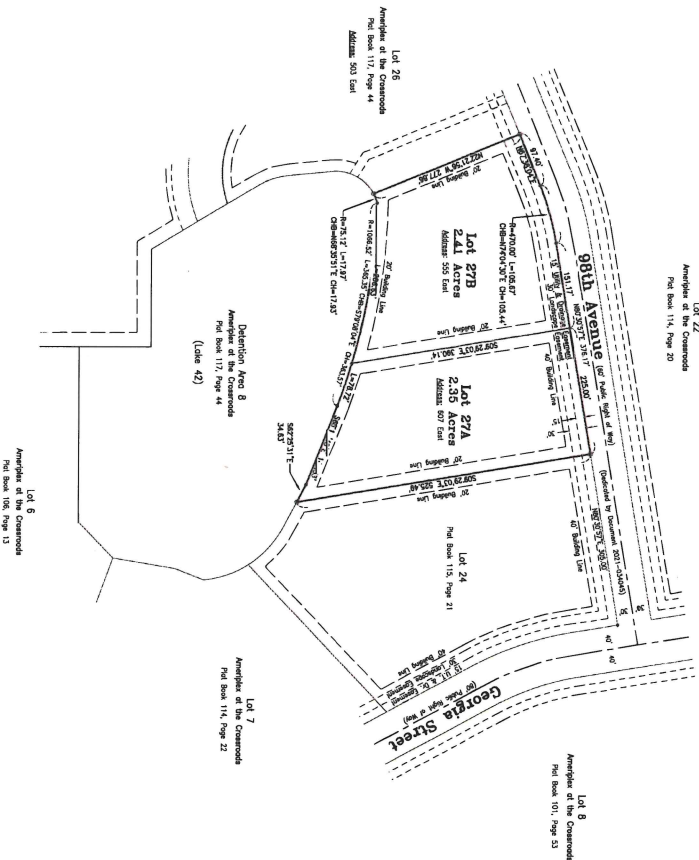
Approved by the Pilot Committee at a meeting held \_\_\_\_\_

President	Member

Member	Member
--------	--------

## TOWN ENGINEER'S CERTIFICATION

This is to certify that I have checked and verified the boundary closure of the above plot.



VICINITY MAP

Site

NO.	DATE	REVISION

**as Nagai Surveying & Engineering, LLC**  
220 3rd Court, SE, Suite 1  
DeMotte, Indiana 46310  
Phone: 219-987-2828

Tiemens Land Surveying, Inc. provides this drawing and data, regardless of form; or instruments of service. All rights including copyrights are retained by Tiemens Land Surveying, Inc. The client and/or recipient agree to the fullest extent permitted by law to indemnify and hold Tiemens Land Surveying, Inc. harmless for any reuse of or changes made to the original drawing or data without prior written consent by Tiemens Land Surveying, Inc.

DESIGNED	N/A
DRAWN	JMS
CHECKED	DJT

**Lots 27A and 27B**  
**Replat of Lot 27**

SCALE  
1"=100'

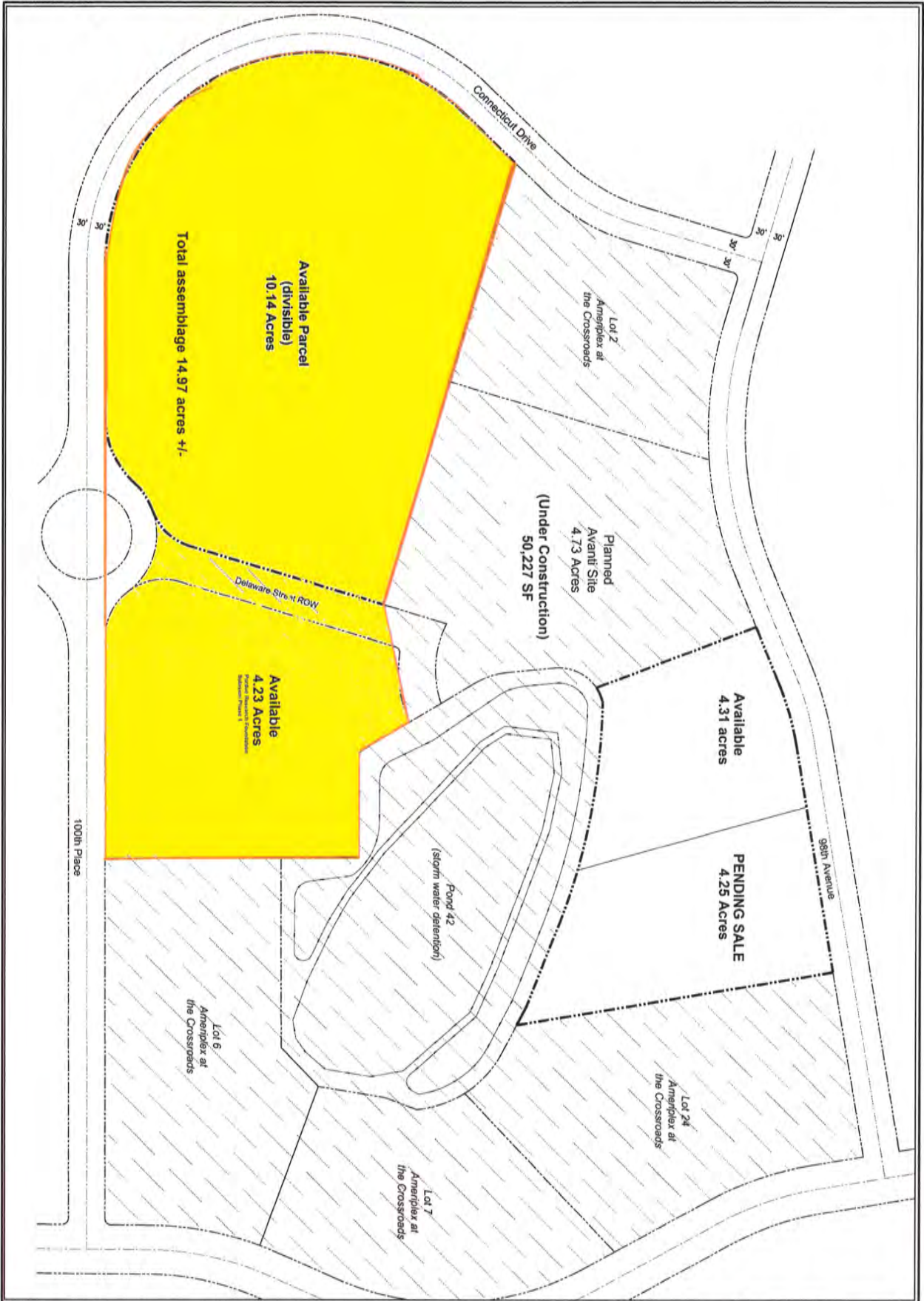
DATE  
10/06/2023


PROJECT NO.  
223-4784

1

I, David Tennant, hereby declare that I am a registered landowner in the County of Suffolk, in the town of the Parish of St. Andrew, and that the above is a true and correct copy of the original as the same appears in the records of the County of Suffolk, and that the same are duly and lawfully completed by me on 10-06-2023, that the monument is situated in the County of Suffolk, in the town of the Parish of St. Andrew, and that the location, type, size, and material are accurately shown.

[illegible]





**HOLLADAY  
PROPERTIES**  
www.holladayproperties.com  
6370 Ameriplex Dr., Suite 110  
Portland, Indiana 46368  
Phone: 219.841.6416  
Fax: 219.754.0446

**AVAILABLE LAND**

DATE	DESCRIPTION
2/16/23	

**AVAILABLE LAND**

**AL-1**

**AVAILABLE LAND  
AMERIPLEX AT THE CROSSROADS**

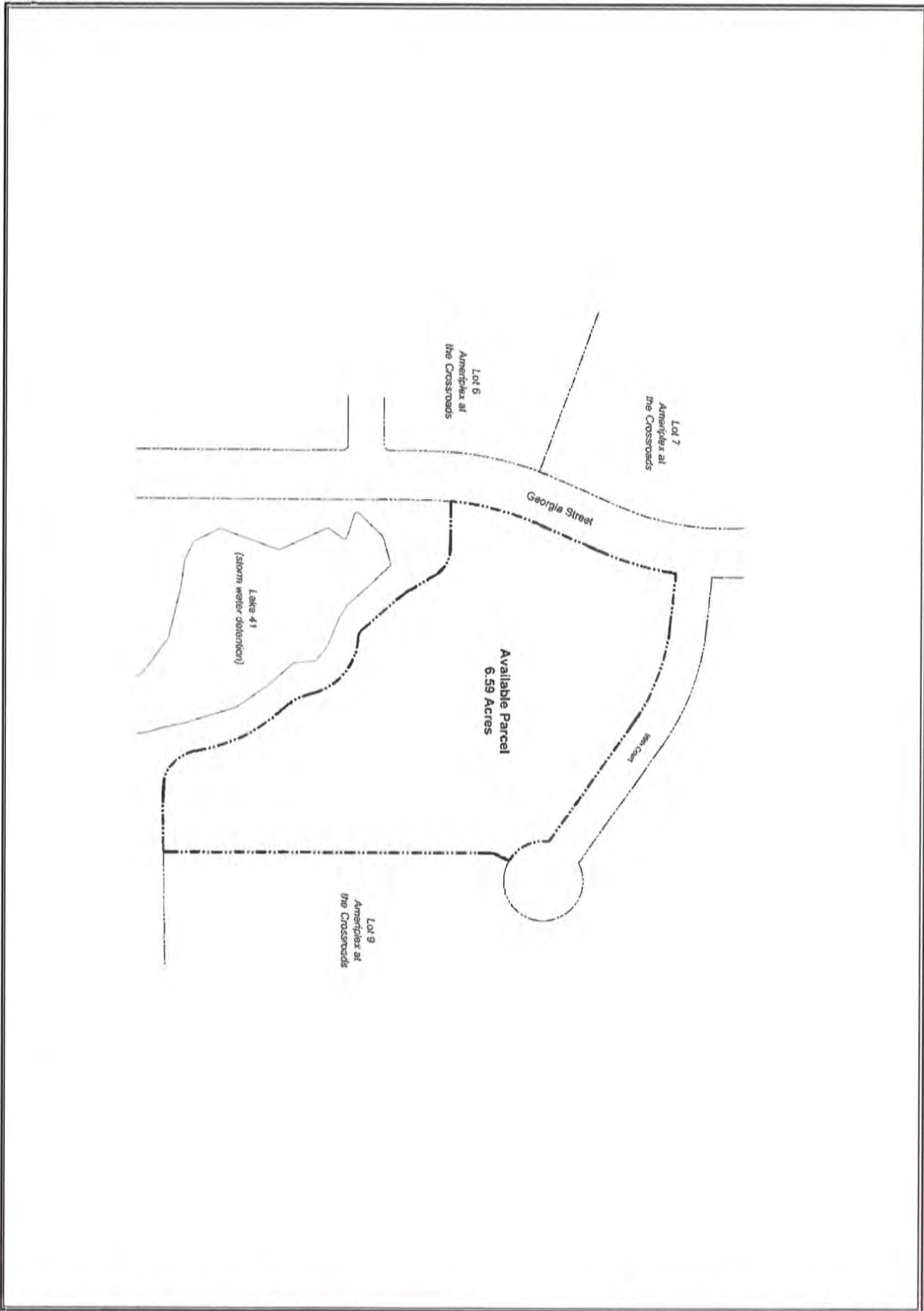
**NOTES**


**PROJECT NAME**

**DATE**

**SCALE**

**PROJECT NO.**






**HOLLADAY  
PROPERTIES**  
www.holladayproperties.com

1230 Avenue E., Suite 100  
Boulder, Colorado 80502  
Phone: 303.441.5415  
Fax: 303.784.0445

NORTH



**AVAILABLE LAND  
AMERIPLEX AT THE CROSSROADS**

DATE	BY
2/1/2023	

PROJECT NO.  
**AL-2**

AVAILABLE  
LAND



## AERIAL IMAGE OF PARK





## ADDITIONAL AERIAL IMAGES



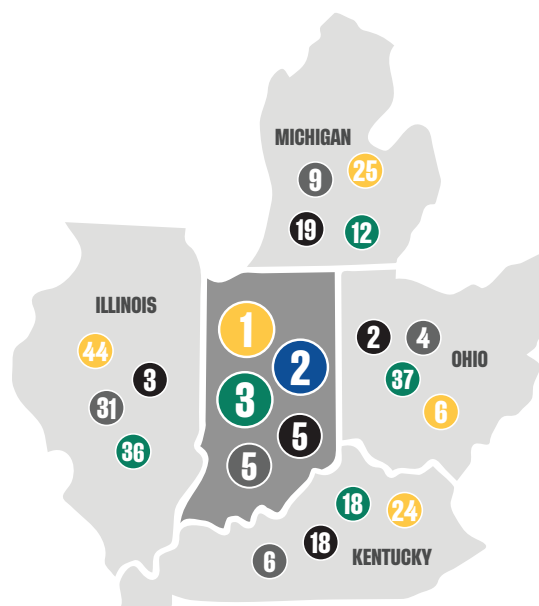
Compliments of...  
**COMMERCIAL**  
**In-Sites** LLC  
[www.commercialin-sites.com](http://www.commercialin-sites.com)



# INDIANA BUSINESS CLIMATE

## AN ECOSYSTEM OF INNOVATION

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** **PROPERTY TAX INDEX RANK**  
(Tax Foundation, 2022)
- 2** **BEST PLACE TO START A BUSINESS**  
(Forbes, 2024)
- 3** **STATE BUSINESS TAX CLIMATE INDEX SCORE**  
(CNBC, 2023)
- 5** **COST OF DOING BUSINESS**  
(CNBC, 2023)
- 5** **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**  
(CNBC, 2023)





# ADVANTAGE INDIANA

## 4.9% CORPORATE INCOME TAX

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%

## 2.5% UNEMPLOYMENT INSURANCE RATE

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.

## \$238 UI TAX FOR NEW EMPLOYERS

## 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.

## 3.0% INDIVIDUAL INCOME TAX RATE

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

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

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>

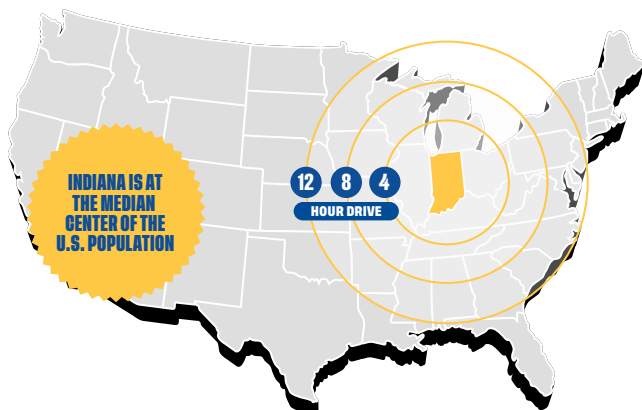
## AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-  
(Fitch, 2024)

## BUILT FOR BUSINESS RIGHT TO WORK STATE

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

MI: No | OH: No | KY: Yes | IL: No





This satellite map shows the Chicago metropolitan area and surrounding regions. The city of Chicago is prominently labeled in the upper left. To the east, across Lake Michigan, are cities like Stevensville and Bridgman. Further south along the coast are Michigan City, La Porte, and Valparaiso. The Indiana border is indicated by a dashed line. A red triangle labeled 'SITE' is located near Merrillville, Indiana, just south of Hammond and Gary. Other nearby locations include Crown Point, Hobart, and De Motte. Major highways such as I-90, I-55, I-57, and I-65 are clearly visible. The map also shows various smaller towns and villages like Joliet, Frankfort, and Bourbonsais. The Google logo is in the bottom left corner, and map data is attributed to Google Imagery and NASA in the bottom right corner.