

Land For Sale

100 E 61ST AVENUE, HOBART, IN 46342



For more information, please contact:

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100 E 61ST AVENUE

Hobart, IN 46342



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,200,000

Price / SF: \$2.45

Lot Size: 11.24 Acres

PROPERTY HIGHLIGHTS

- 11.24 acres of vacant land
- PUD (Planned Unit Development) zoning
- Across from St. Mary Medical Center
- Near Hobart's new large-scale data center development along 61st Avenue
- Excellent access to I-65, US-30, and surrounding Northwest Indiana communities



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RETAILER MAP



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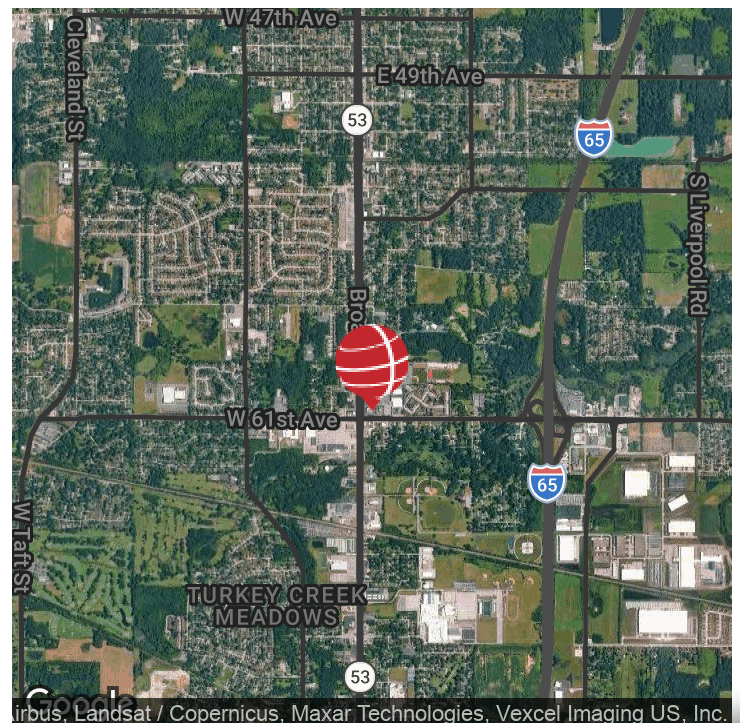


PROPERTY SUMMARY



PROPERTY DESCRIPTION

11.24 acres of vacant land available for sale at 100 E. 61st Avenue in Hobart, Indiana. The property is zoned PUD (Planned Unit Development), allowing for a variety of potential development uses subject to municipal approvals. The site is located directly across from St. Mary Medical Center and within close proximity to the recently approved data center development along the 61st Avenue corridor. The property also offers convenient access to I-65, US-30, and other major transportation routes serving Northwest Indiana.



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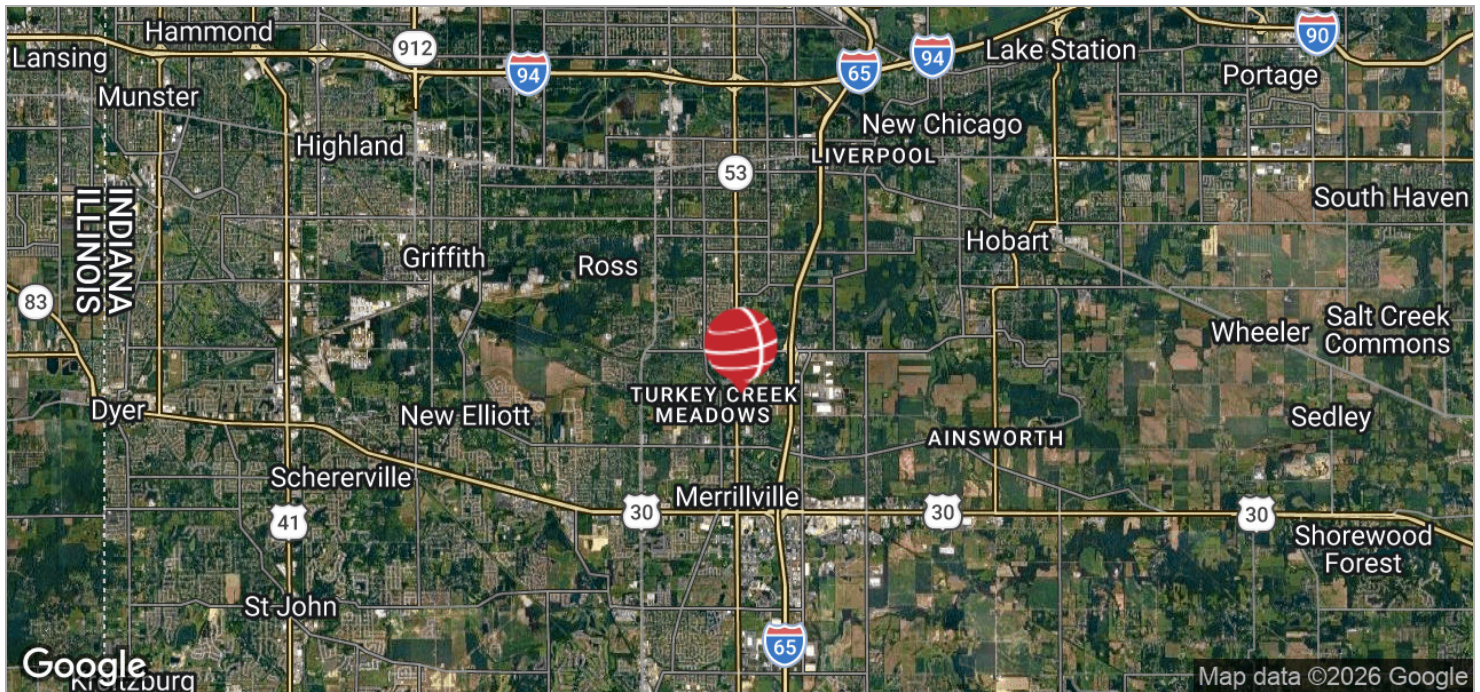
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LOCATION MAPS



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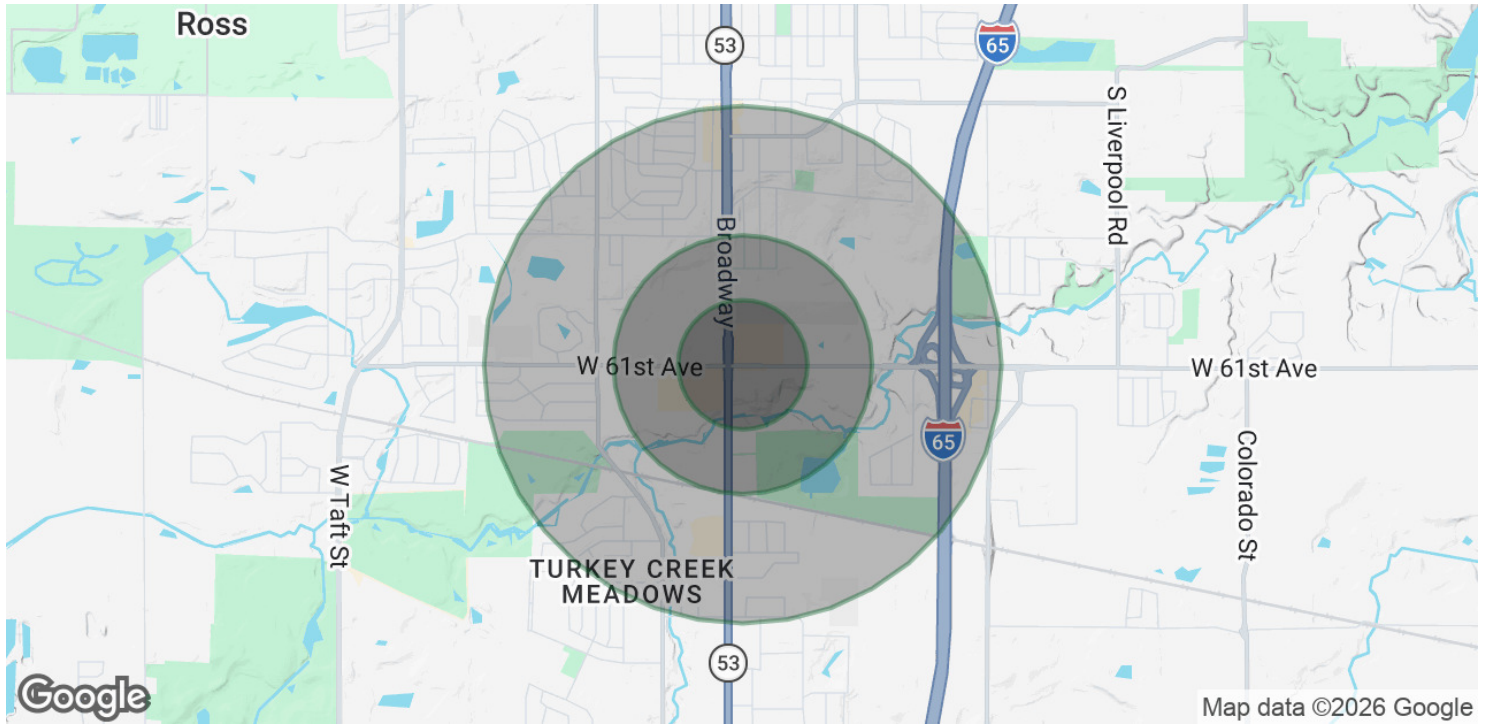
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	397	1,605	6,589
Average Age	37.7	39.8	44.1
Average Age (Male)	33.8	36.1	39.5
Average Age (Female)	39.9	41.6	45.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	555	2,643
# of Persons per HH	3.0	2.9	2.5
Average HH Income	\$64,577	\$64,406	\$66,874
Average House Value	\$176,592	\$177,718	\$171,434

2023 American Community Survey (ACS)

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