

LAND FOR SALE OR BUILD TO SUIT OFFICE/RETAIL/FLEX



SALE/LEASE OFFERING SUMMARY

Pricing:	\$814,572
Price/Acre:	\$370,260
Price/SF:	\$8.50
Building Size:	30,000 +/- SF
Lot Size:	2.2 Acres
Frontage:	348' on Massachusetts's 275' on 96th
Zoning:	C/IS
Taxes 24' Pay 25':	\$611.56

PROPERTY OVERVIEW

This two plus acre site is fully improved with access to utilities and offsite drainage. Ownership is willing to build to suit for lease or build to suit for sale or will consider the outright sale of the site. The zoning and Broadway frontage make this site suitable for many uses including light industrial retail, automotive, office and medical. AmeriPlex at the Crossroads is one of five such AmeriPlex developments in the State of Indiana. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.

LOCATION OVERVIEW

AmeriPlex at the Crossroads is a 386 acre mixed use/master planned Indiana Certified Technology Business Park. In place infrastructure includes off-site drainage, walking paths, sewer, water, electric, gas and 'AT&T Smart moves' fiber optic lines. Located within the Premier AmeriPlex at the Crossroads Business Park. This is a certified technology park developed in a joint venture with Purdue University Foundation. These site feature Broadway (S.R. 53) visibility and are located directly in front of a brand-new Amazon Distribution Center! Tenants presently or coming soon in the park include Purdue Technology Center, Domino's, Midwest Truck and Axle, Ivy Tech, Pinnacle Hospital, Vibra Long Term Acute Care, Law Offices, Dawn Foods, Pipefitters Union and Red Bull.

30 miles southeast of Chicago. 10 miles to the Illinois border. 1.2 miles south of U.S. Highway 30. Approximately 1/2 mile south of Methodist Hospital, 1/2 mile north of the Community Stroke and Rehabilitation Center, 4.6 miles northwest of the new Franciscan Health Hospital. 30 minutes to Chicago. The new I-65 interchange at 109th Avenue is 1 mile south. See the IDEC State Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property. 2023 INDOT traffic counts on Broadway (S.R. 53) are 17,804 cars/day. This site has Crown Point mailing address.

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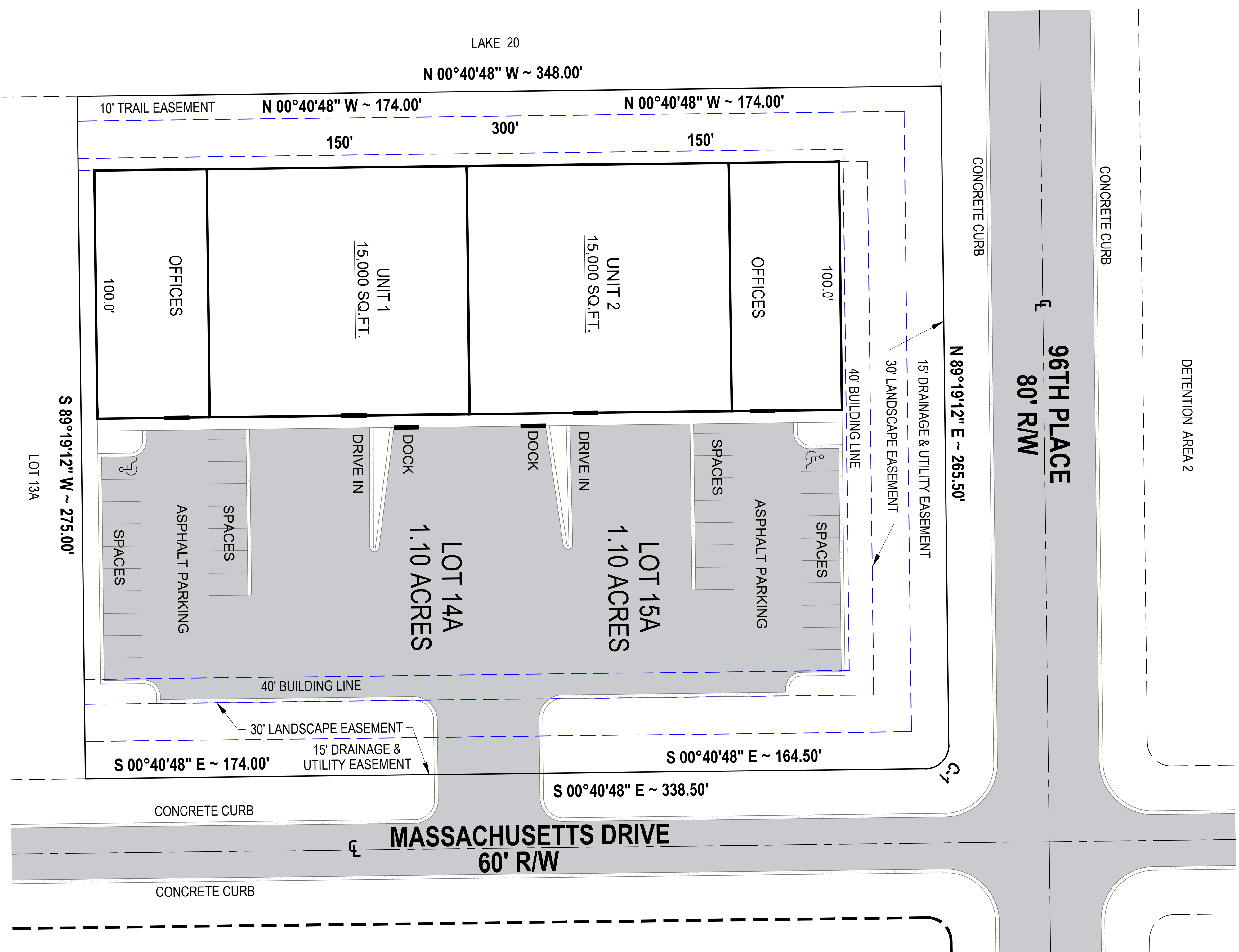
PROJECT SITE PLAN

DATE :
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :

PERMIT SET

A-1.0

FILE NAME:



C-1
R = 9.50'
A = 14.92'
CB = N 45° 40' 48" W
CL = 13.44'
Δ = 90° 00' 00"

TOTAL = 30,000± SF.



OFFICE/RETAIL/INDUSTRIAL BUILDING



OFFICE/RETAIL



LIGHT INDUSTRIAL/FLEX BUILD TO SUIT

For Information Contact:

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219.796.3935

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COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

FOR:
RETAIL CENTER
LOTS 14A AND 15A
AMERIPLEX AT
THE CROSSROADS
MERRILLVILLE, IN

SITE PLAN

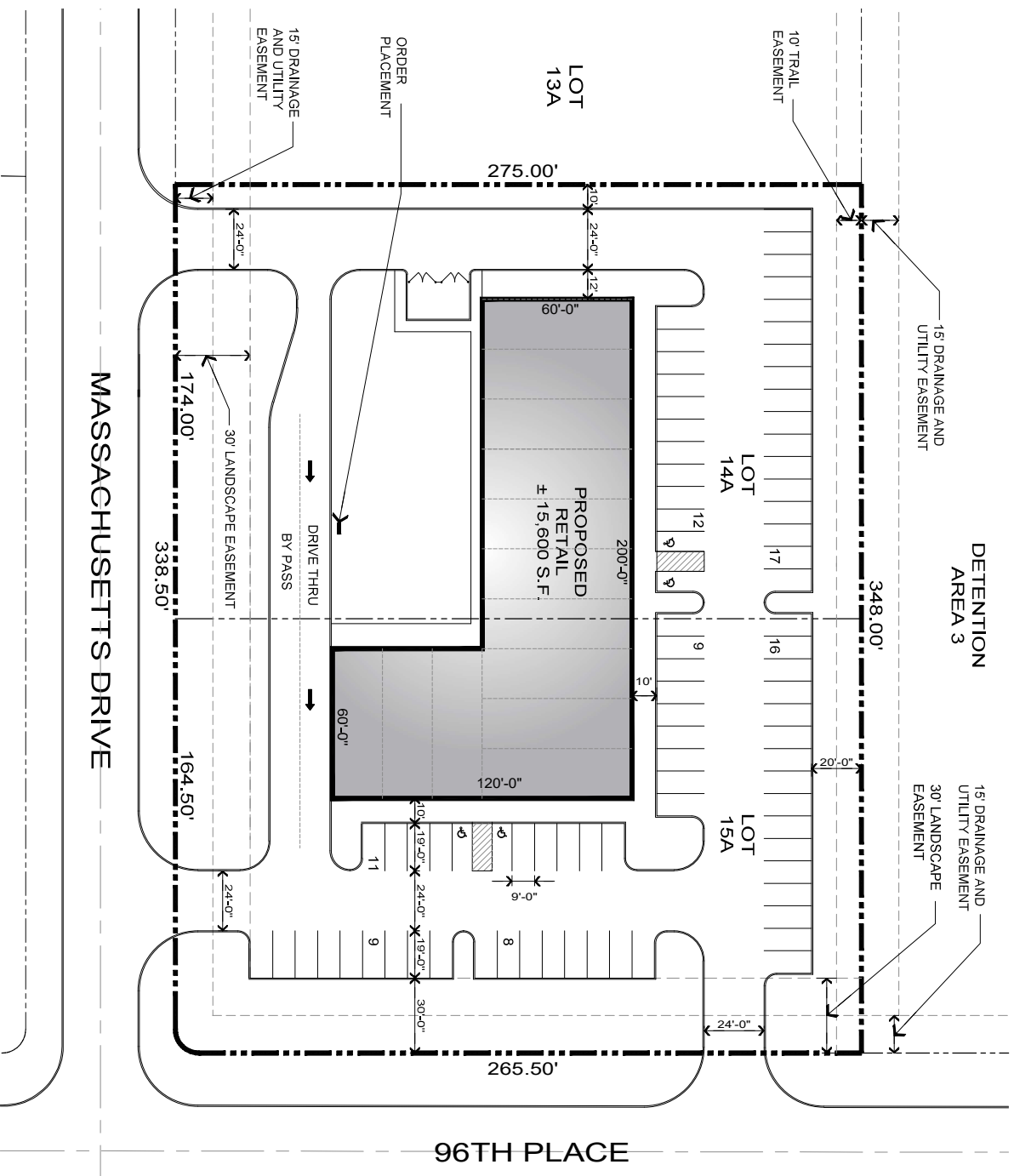
DESIGN BUILDER:

**Development
Solutions, Inc.**
GENERAL CONTRACTORS
1900 SPRING RD, SUITE 510
OAK BROOK, IL 60523
(312) 741-5384

SP-1b

PROJECT #: 21024
DATE: 02/17/2021
REVISIONS: 06/04/2021
SCALE: AS NOTED

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PROJECT DATA
LOT 14A AND 15A AREA = ±2.2 ACRES
PROPOSED RETAIL = ±15,600 S.F.

PARKING
PROVIDED PARKING = 82

AERIALS



ADDITIONAL PHOTOS

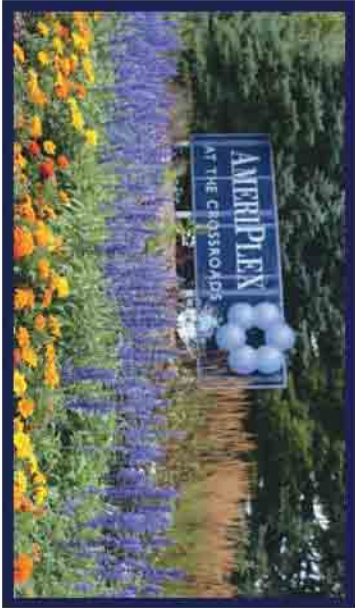




A Joint Venture Development by:

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www.prf.org



For more information, contact:

COMMERCIAL

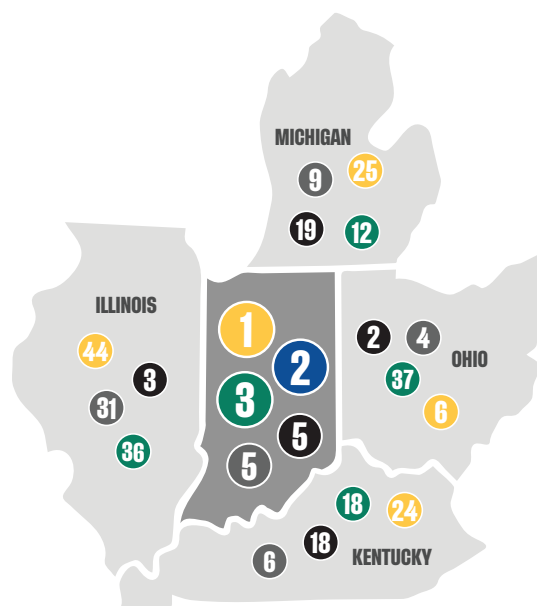
HotSticks LLC
www.commercial-hotsticks.com

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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%

4TH 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: 14th | OH: 5th | KY: 6th | IL: 33rd

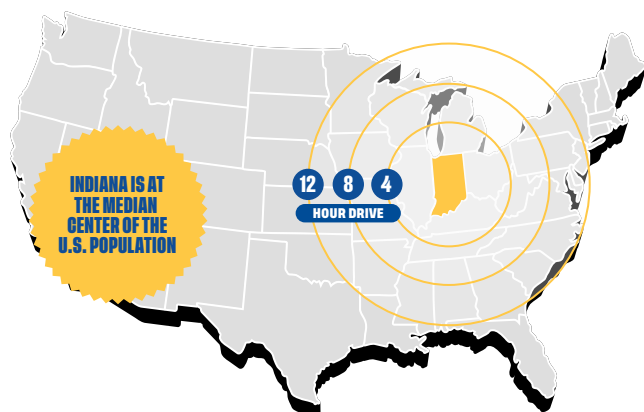
AAA INDIANA BOND RATING

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

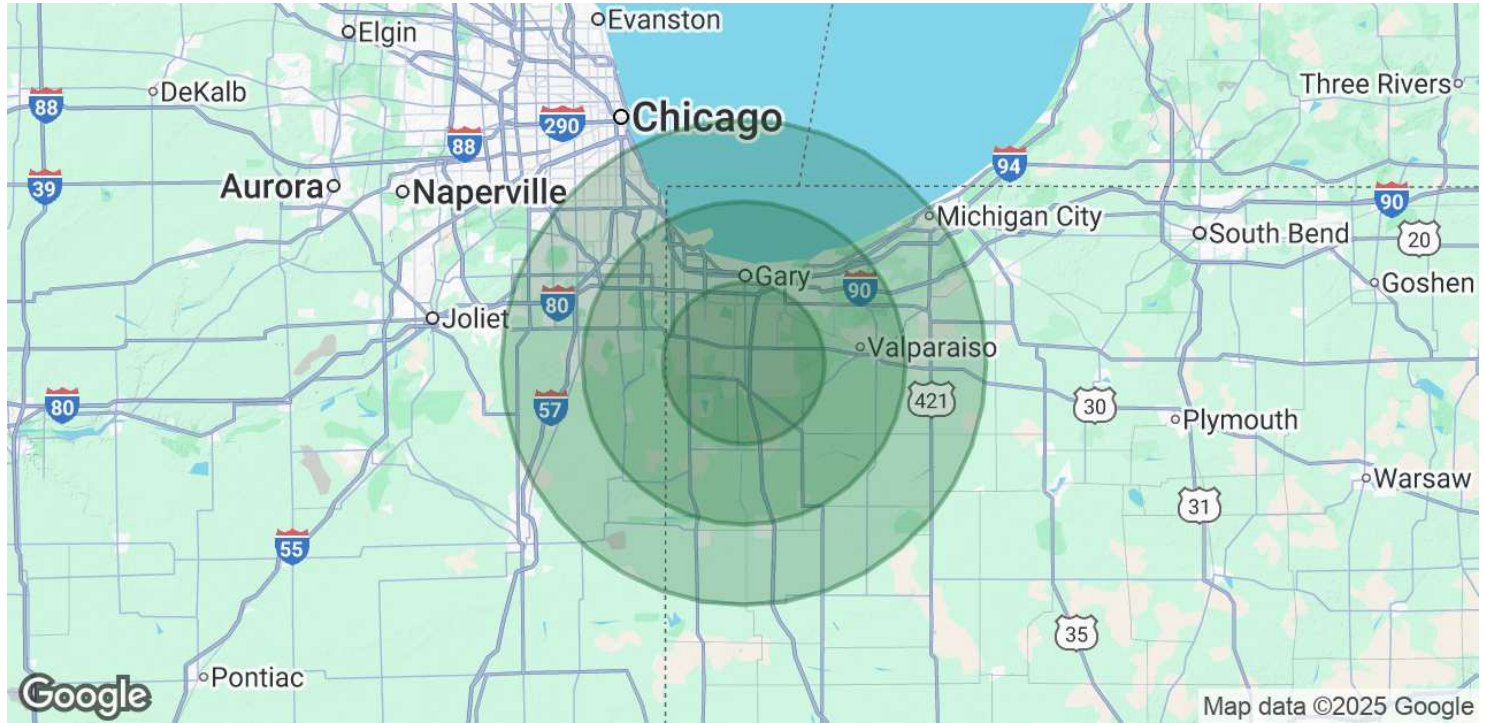
BUILT FOR BUSINESS RIGHT TO WORK STATE

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

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



DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	329,577	1,019,863	2,235,949
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	129,636	395,515	866,758
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$99,084	\$90,747	\$85,277
Average House Value	\$280,200	\$242,746	\$264,862

Demographics data derived from AlphaMap