



McCOLLY BENNETT
COMMERCIAL *advantage*

Joliet Street (US 30)

SALE

**1451 JOLIET
ST**

**1451 Joliet St
Dyer, IN 46311**

****Premium 2-Acre C2/Rt-30 Zoned Site – Subdividable for Immediate & Future Development****

*** Frontage on both Joliet St. (US-30) and Fairview Dr., offering high visibility and dual access points.**

*** Zoned C2 with Rt-30 overlay; utilities fully on-site and ready to serve development.**

*** Subdivision-ready:**

*** **South 0.5-acre tract** – ideal for build-to-suit retail or QSR, with prominent US-30 exposure.**

*** **North 1.5-acre tract** – expansive space for a second pad, office, storage, medical, or mixed-use build-out.**

*** Aligns perfectly with buyers seeking a starter pad now, with optional expansion later — a rare offering in Dyer's commercial corridor.**

****Option 1: Split Sale****

**PURCHASE PRICE:
\$385,000.00**

Land Size: 2.00 Acres

Contact:

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