



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:

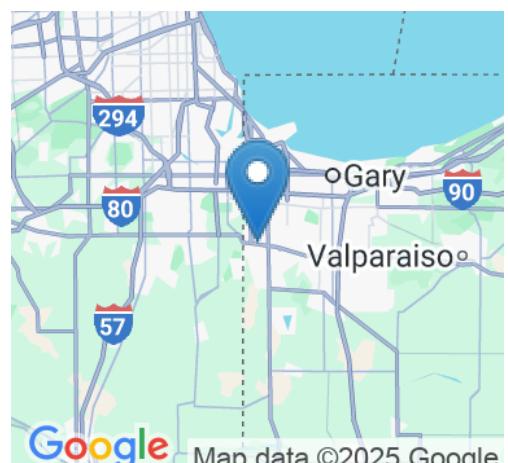
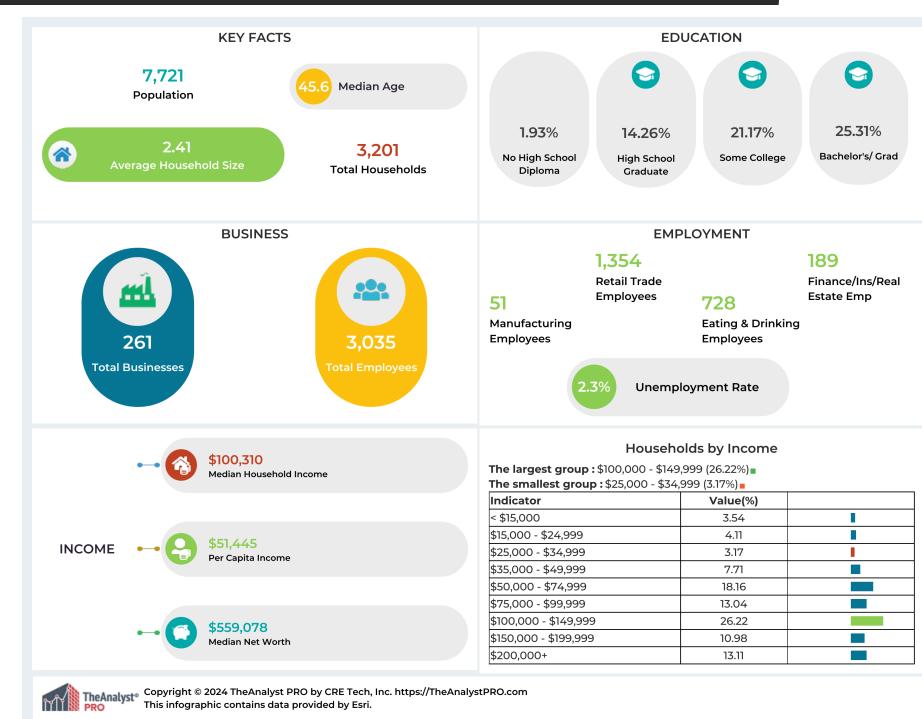
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