



APPROXIMATELY 11362 BROADWAY, CROWN POINT, IN 46307

*LAND FOR SALE*





**OFFERING SUMMARY**

Sale Price:	\$349,900
Lot Size:	+/- .15 Acres

**PROPERTY DESCRIPTION**

Rare, last remaining fully improved Pad site, in the Chessington Pointe Office Park. Zoned for office use, and maintained by the POA. This site is ready for construction of a +/- 5,500 SF office building. Seller is available to custom build the property to users specifications and a Build to Suit Lease structure is available as well.

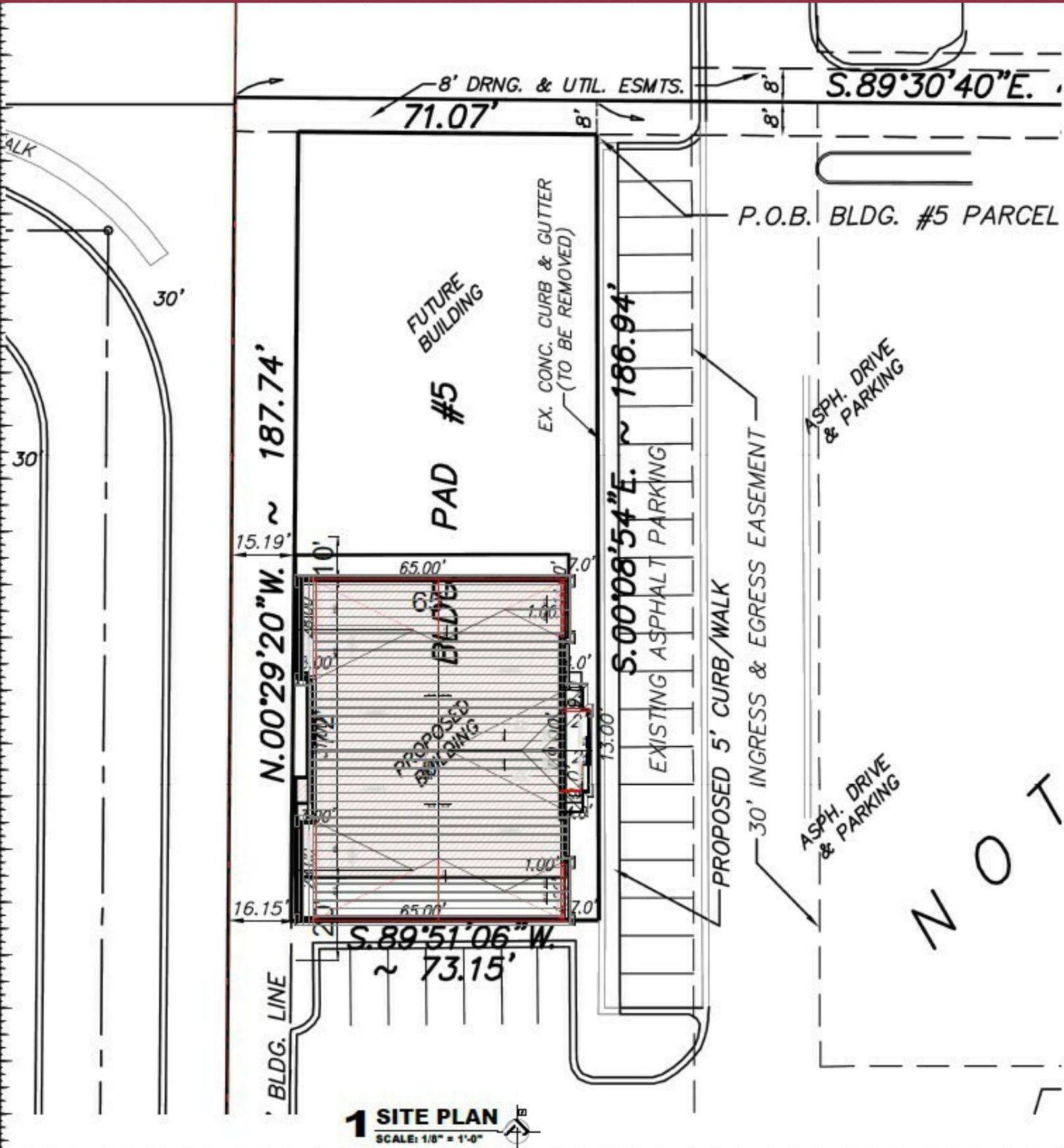
Estimated Rental Rate is \$24.00/NNN and estimated NNN expenses are \$5.00 once stabilized.

**LOCATION DESCRIPTION**

This Property is located in the Crown Point Broadway Commercial Corridor. The site is centrally located to both I-65 interchanges, and the historic downtown Square. Crown Point is a vibrant growing community. Come be a part of it!



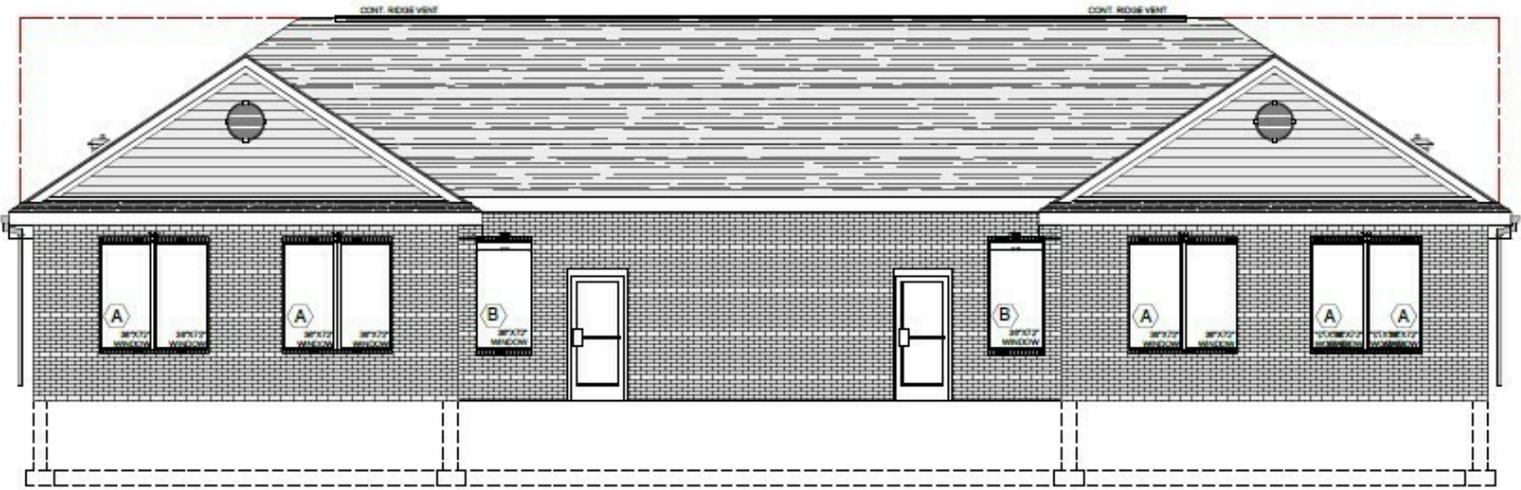
**MICHAEL LUNN, CCIM, SIOR**  
219.769.0733  
mlunn@ccim.net



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"



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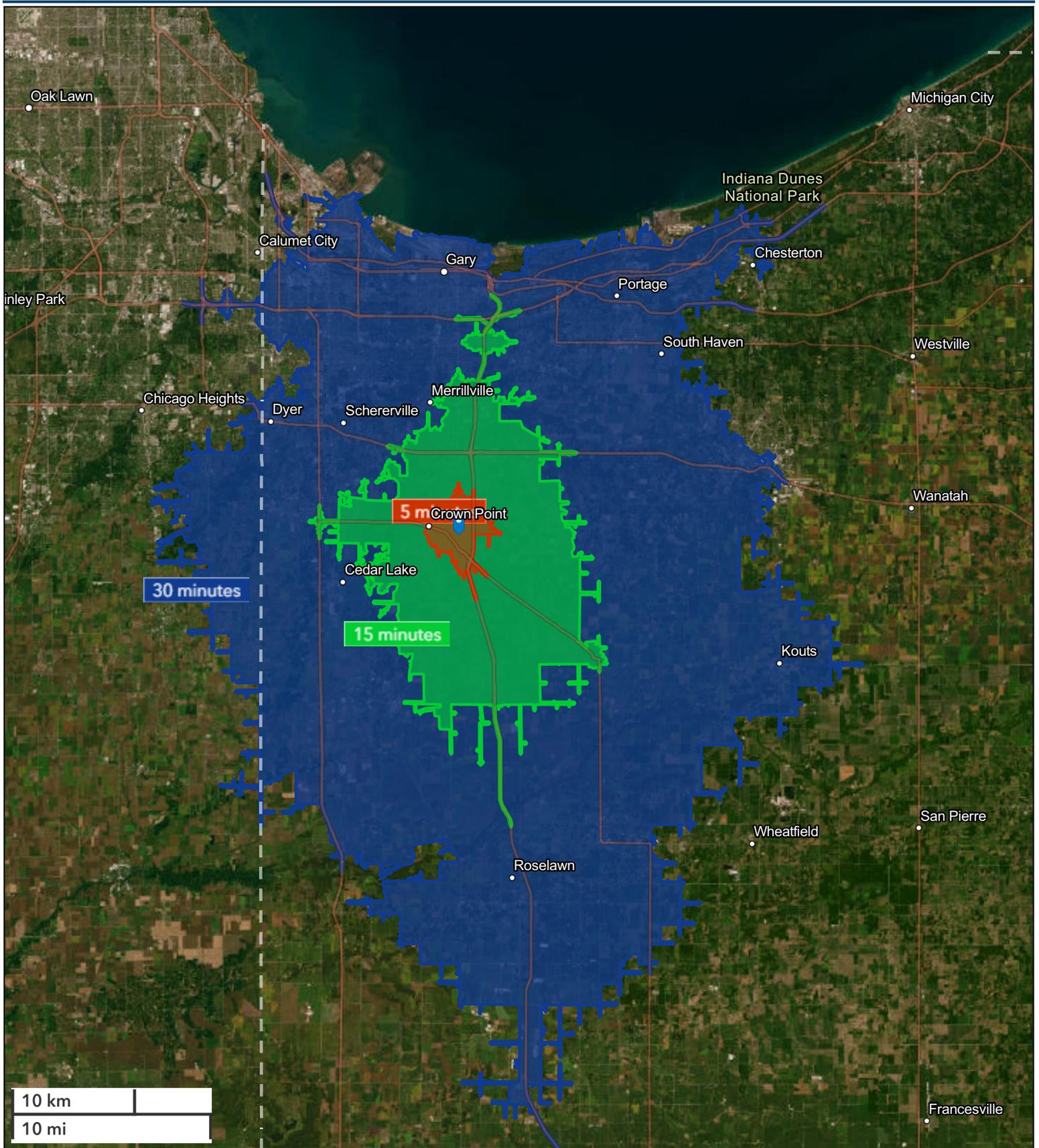
**2 PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0" ON 36X24"



**1 PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0" ON 36X24"



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# Executive Summary

11362 Broadway, Crown Point, Indiana, 46307 2  
 11362 Broadway, Crown Point, Indiana, 46307  
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR  
 Latitude: 41.41184  
 Longitude: -87.33548

	5 minutes	15 minutes	30 minutes
<b>Population</b>			
2010 Population	10,288	87,969	570,955
2020 Population	12,568	99,314	582,032
2025 Population	13,391	104,371	588,886
2030 Population	13,655	107,521	592,861
2010-2020 Annual Rate	2.02%	1.22%	0.19%
2020-2025 Annual Rate	1.22%	0.95%	0.22%
2025-2030 Annual Rate	0.39%	0.60%	0.13%
2020 Male Population	48.3%	48.6%	48.5%
2020 Female Population	51.7%	51.4%	51.5%
2020 Median Age	40.5	40.1	39.9
2025 Male Population	49.4%	49.3%	49.1%
2025 Female Population	50.6%	50.7%	50.9%
2025 Median Age	41.4	41.1	40.7

In the identified area, the current year population is 588,886. In 2020, the Census count in the area was 582,032. The rate of change since 2020 was 0.22% annually. The five-year projection for the population in the area is 592,861 representing a change of 0.13% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 40.7, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	78.3%	64.4%	60.0%
2025 Black Alone	4.4%	19.1%	21.7%
2025 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2025 Asian Alone	4.0%	2.2%	1.4%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	3.3%	4.2%	6.3%
2025 Two or More Races	9.6%	9.6%	10.1%
2025 Hispanic Origin (Any Race)	12.7%	14.0%	17.5%

Persons of Hispanic origin represent 17.5% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.0 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	96	95	86
2010 Households	4,175	33,171	216,052
2020 Households	4,911	37,960	226,874
2025 Households	5,295	40,297	233,882
2030 Households	5,438	42,000	238,362
2010-2020 Annual Rate	1.64%	1.36%	0.49%
2020-2025 Annual Rate	1.44%	1.14%	0.58%
2025-2030 Annual Rate	0.53%	0.83%	0.38%
2025 Average Household Size	2.49	2.53	2.49

The household count in this area has changed from 226,874 in 2020 to 233,882 in the current year, a change of 0.58% annually. The five-year projection of households is 238,362, a change of 0.38% annually from the current year total. Average household size is currently 2.49, compared to 2.54 in the year 2020. The number of families in the current year is 152,533 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	18.5%	20.2%	21.7%
<b>Median Household Income</b>			
2025 Median Household Income	\$99,809	\$91,201	\$76,396
2030 Median Household Income	\$111,308	\$105,183	\$87,474
2025-2030 Annual Rate	2.20%	2.89%	2.75%
<b>Average Household Income</b>			
2025 Average Household Income	\$114,542	\$111,867	\$100,117
2030 Average Household Income	\$128,221	\$125,449	\$111,700
2025-2030 Annual Rate	2.28%	2.32%	2.21%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$45,589	\$43,454	\$39,833
2030 Per Capita Income	\$51,377	\$49,275	\$44,982
2025-2030 Annual Rate	2.42%	2.55%	2.46%
<b>GINI Index</b>			
2025 Gini Index	35.5	40.9	43.4

### Households by Income

Current median household income is \$76,396 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$87,474 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$100,117 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$111,700 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$39,833 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,982 in five years, compared to \$50,744 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	125	113	103
2010 Total Housing Units	4,431	35,552	237,262
2010 Owner Occupied Housing Units	3,223	24,724	156,533
2010 Renter Occupied Housing Units	952	8,447	59,519
2010 Vacant Housing Units	256	2,381	21,210
2020 Total Housing Units	5,142	40,213	247,508
2020 Owner Occupied Housing Units	3,932	28,591	163,757
2020 Renter Occupied Housing Units	979	9,369	63,117
2020 Vacant Housing Units	229	2,294	20,611
2025 Total Housing Units	5,529	42,648	254,735
2025 Owner Occupied Housing Units	4,359	31,373	173,325
2025 Renter Occupied Housing Units	936	8,924	60,557
2025 Vacant Housing Units	234	2,351	20,853
2030 Total Housing Units	5,686	44,107	259,636
2030 Owner Occupied Housing Units	4,527	33,046	179,455
2030 Renter Occupied Housing Units	910	8,954	58,907
2030 Vacant Housing Units	248	2,107	21,274
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	56.8	52.4	48.7

Currently, 68.0% of the 254,735 housing units in the area are owner occupied; 23.8%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 247,508 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is \$264,818, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.89% annually to \$320,519.

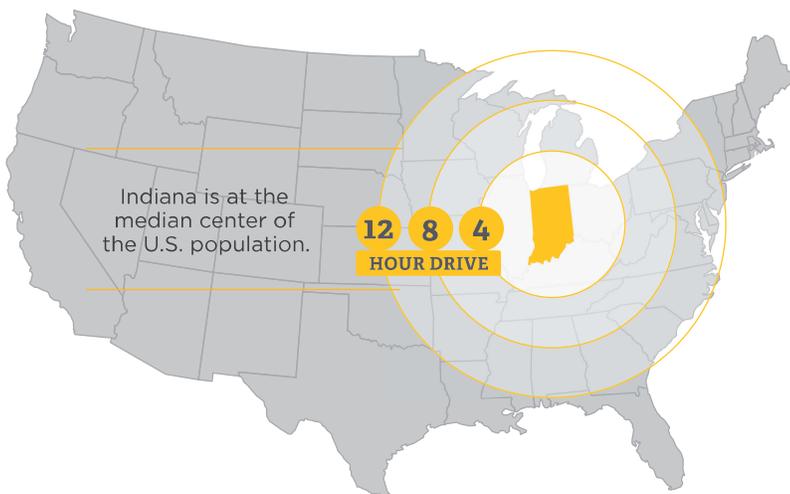
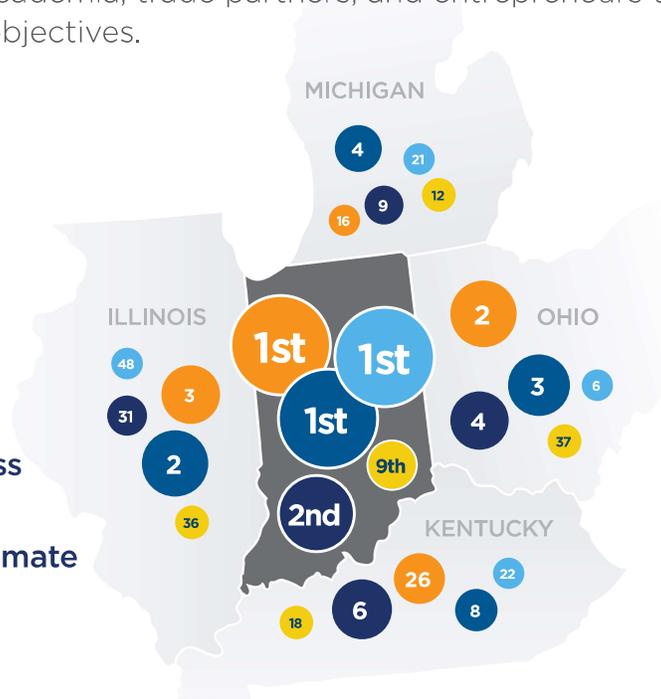
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# INDIANA Business Climate

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** State Infrastructure  
*(CNBC, 2022)*
- 1** Property Tax  
*(Tax Foundation, 2022)*
- 1** Regional Workforce Development  
*(Site Selection Magazine, 2022)*
- 2** Cost of Doing Business  
*(America's Top States for Business, CNBC, 2022)*
- 9** State Business Tax Climate Index Score  
*(Overall Rank, 2023)*





# Advantage Indiana

## CORPORATE INCOME TAX: 4.9%

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%

## COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

### Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

### Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

## AAA Indiana Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+

(Fitch, 2022)

## UI RATES: 2.5%

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.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

### UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

## WORKER'S COMPENSATION PREMIUM RATE RANK: 3

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15 | OH: 12 | KY: 14 | IL: 28

## RIGHT TO WORK: YES

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

MI: YES | OH: YES | KY: NO | IL: NO



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