



# 9205 GEORGIA STREET

Merrillville, Indiana

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)

## PROPERTY HIGHLIGHTS

Acres:	13.24 Acre Lot 573,833 SF
Zoning:	C-3 (Highway Commercial)
Asking Price:	Subject to Offer
Current Taxes:	\$22,697 (2022)
Frontage:	± 750' Frontage on I-65
Traffic Count:	59,457 (I-65 and 93rd St)
PIN:	42-12-27-454-005.000-030



27 MINUTES (18 MI)  
TO GARY AIRPORT



13.24 ACRES  
573,833 SF



QUICK ACCESS  
5 MIN TO US HWY 30  
AND I-65



45 MILES TO  
CHICAGO  
DOWNTOWN



PRICING SUBJECT  
TO OFFER



LAKE COUNTY  
MERRILLVILLE,  
INDIANA

**NAI Hiffman**  
Commercial Real Estate Services, Worldwide

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LAND FOR SALE

ASKING PRICE: SUBJECT TO OFFER

## PROPERTY SPECIFICATIONS

- 13.24 Acres
- 573,833 SF Lot Area
- C-3 Zoned
- Lake County
- Merrillville, Indiana
- Current Taxes: \$22,697
- Pin 42-12-27-454-005.000-030
- Frontage of 750' on I-65

## DEMOGRAPHICS | 5 MILE RADIUS



MEDIAN  
AGE  
**40.7**



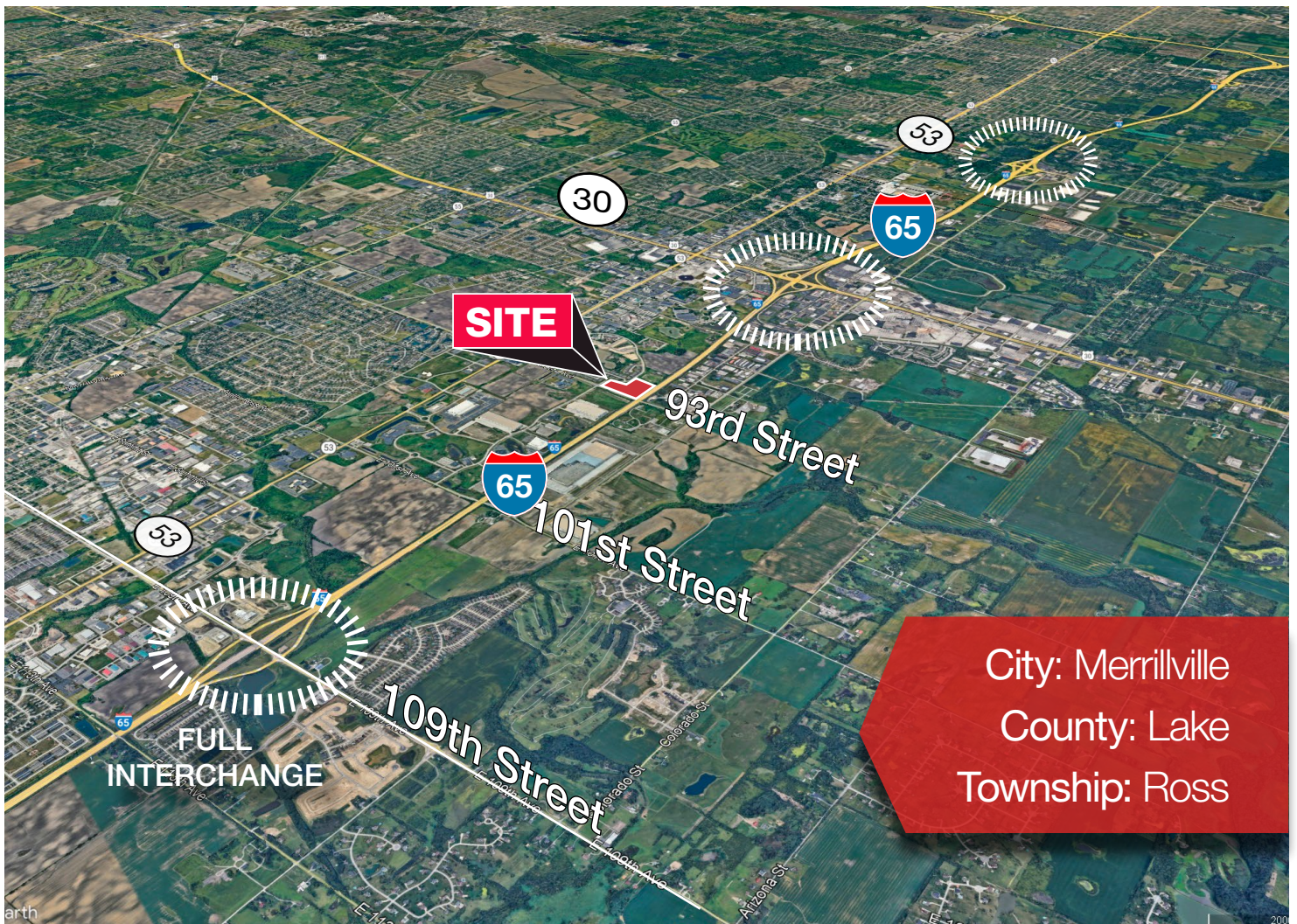
MEDIAN HH  
INCOME  
**\$71,021**



5-MILE  
POPULATION  
**93,142**



TRAFFIC COUNT  
NEAR 65 & 91ST AVE  
**59,457**





**#10**

2024 OVERALL RANKED  
**STATE BUSINESS TAX  
CLIMATE INDEX**

Better than IL: #37  
Source: Tax Foundation (2024)

**4.90%**

CORPORATE  
**INCOME TAX RATE**

Lower than IL: 9.50%  
Source: Tax Foundation (2024)

**\$6.2B**

STATE-WIDE FUNDS DISTRIBUTED  
**FOR 396 PROJECTS**

Source: ASCE Facts 2024

**#5**

RANKED NATIONALLY  
**INFRASTRUCTURE**

Source: Building Indiana

**#5**

RANKED NATIONALLY  
**COST OF DOING BUSINESS**

Source: CNBC 2023

**\$1,116**

AVERAGE WEEKLY  
**EMPLOYMENT WAGE**

Source: DWD Quarterly Census of Employment and Wages

**INDIANA**

RIGHT TO WORK STATE

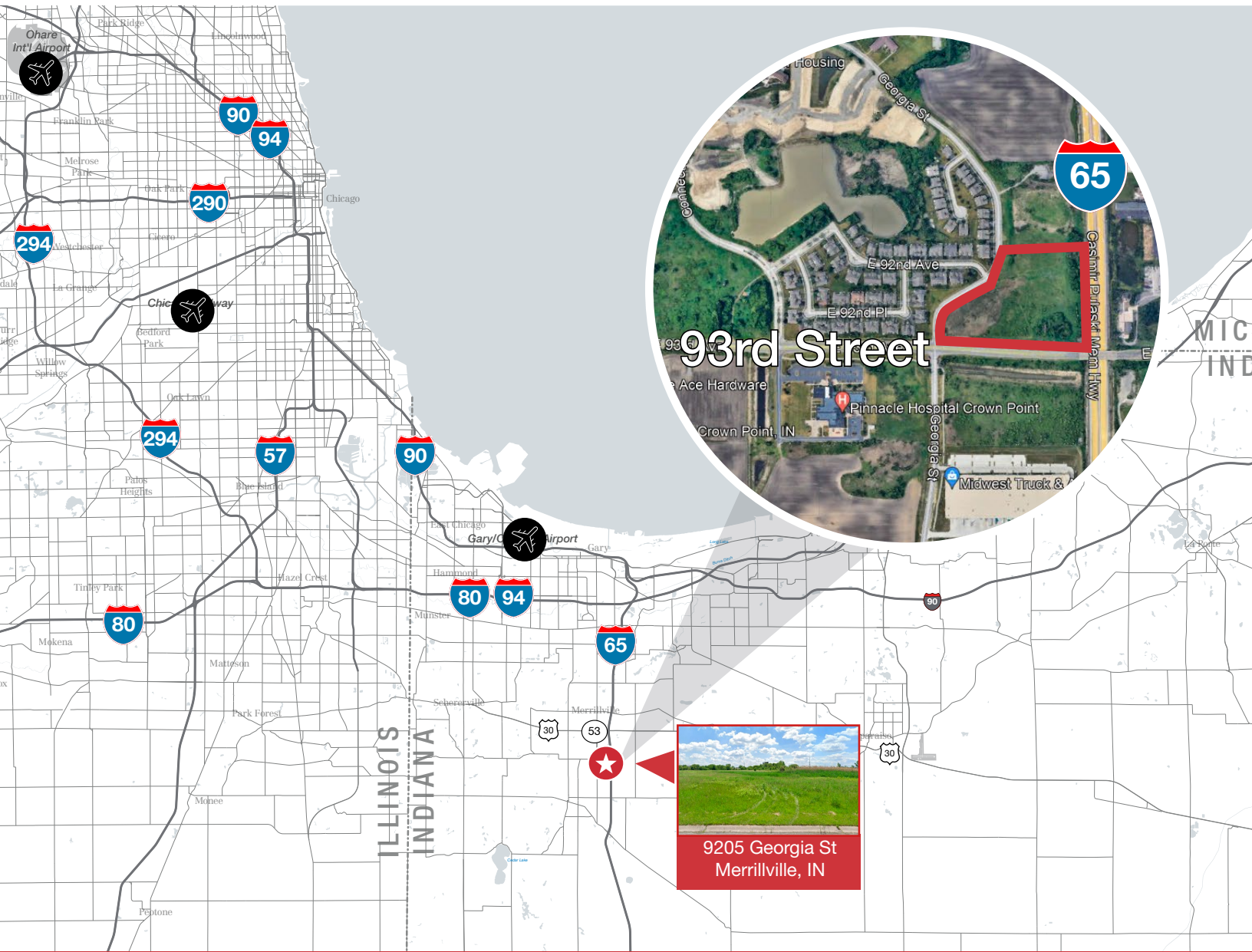


LOCATION, LOCATION, LOCATION

Part of Lake County in Merrillville Indiana, this land is located along I-65 at Georgia St and the 93rd Avenue overpass, across Ameriplex complex.

NOTABLE DISTANCES

Gary/Chicago Int'l Airport	27 Min (18 Mi)
O'Hare Airport	1 Hr 9 Min (65 Mi)
Midway Airport	1 Hr 3 Min (44 Mi)



Contact

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