

# SALE

## STOP LIGHT CORNER DEVELOPMENT SITE

242 N 600 W Valparaiso, IN 46385



### PROPERTY DESCRIPTION

Stop Light Corner / SW Corner of US RT 30 - Lincoln Highway and 600 W. in Porter County with 10.7 Acre for New Development.

Currently Zoned RR, Rural Residential w 663' Frontage on RT 30 by 704' deep on 600 W. Traffic Counts 29,000+ City Water is available by Indiana American Water. Property is wooded and has a water feature which makes it ideal for a combination use for Commercial Business and New Residential. Priced to Sell don't miss out on this one! List agent will assist with Rezone if required for Buyer's Use. Ken Peach 708-764-2890 / ken.peach@aol.com

### OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	10.71 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	47	204
Total Population	48	125	555
Average HH Income	\$119,406	\$119,325	\$140,424

### PROPERTY HIGHLIGHTS

- Corner on US Highway
- Traffic Counts of 29,000+

**Ken Peach**  
(708) 764-2890

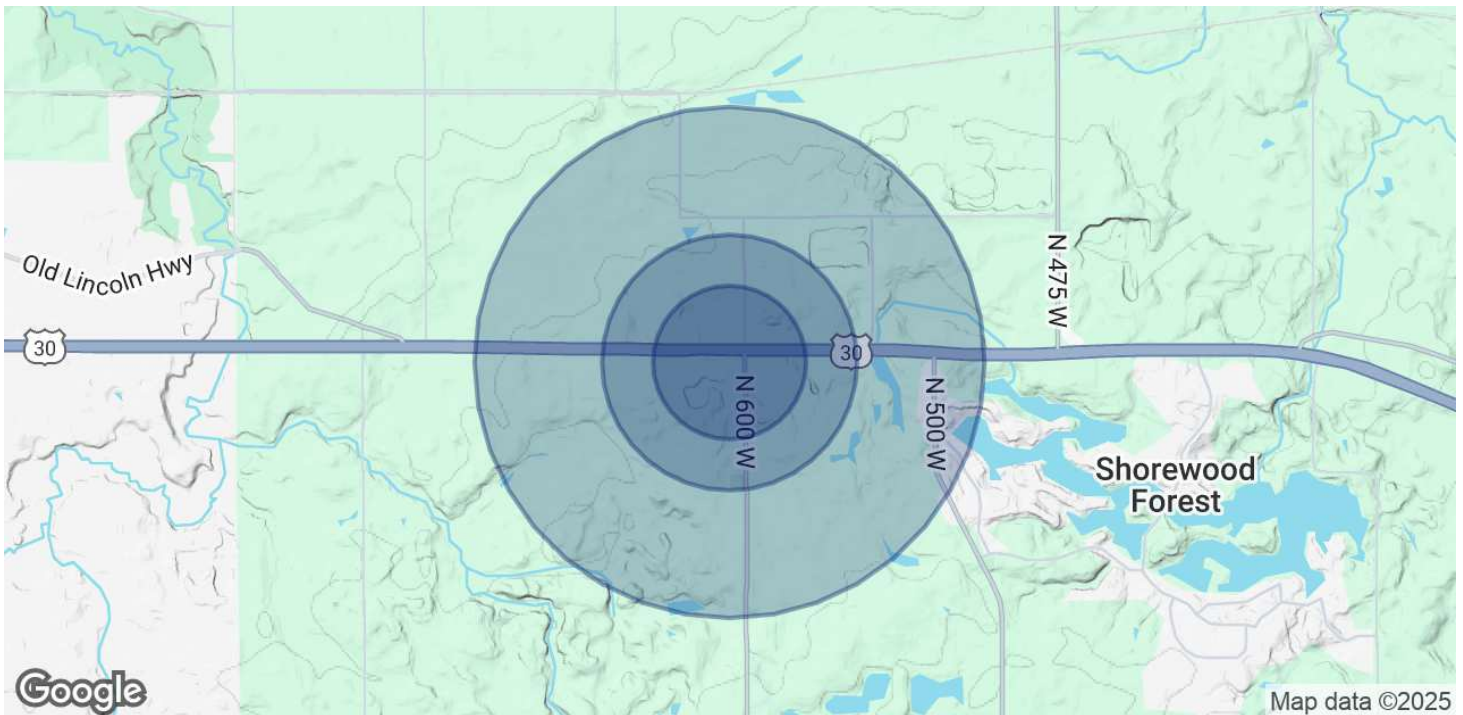


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	48	125	555
Average Age	46	46	46
Average Age (Male)	46	46	46
Average Age (Female)	47	47	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	47	204
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$119,406	\$119,325	\$140,424
Average House Value	\$473,070	\$473,125	\$534,041

### TRAFFIC COUNTS

RT 30 & N 600	29,000/day
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*Demographics data derived from AlphaMap*

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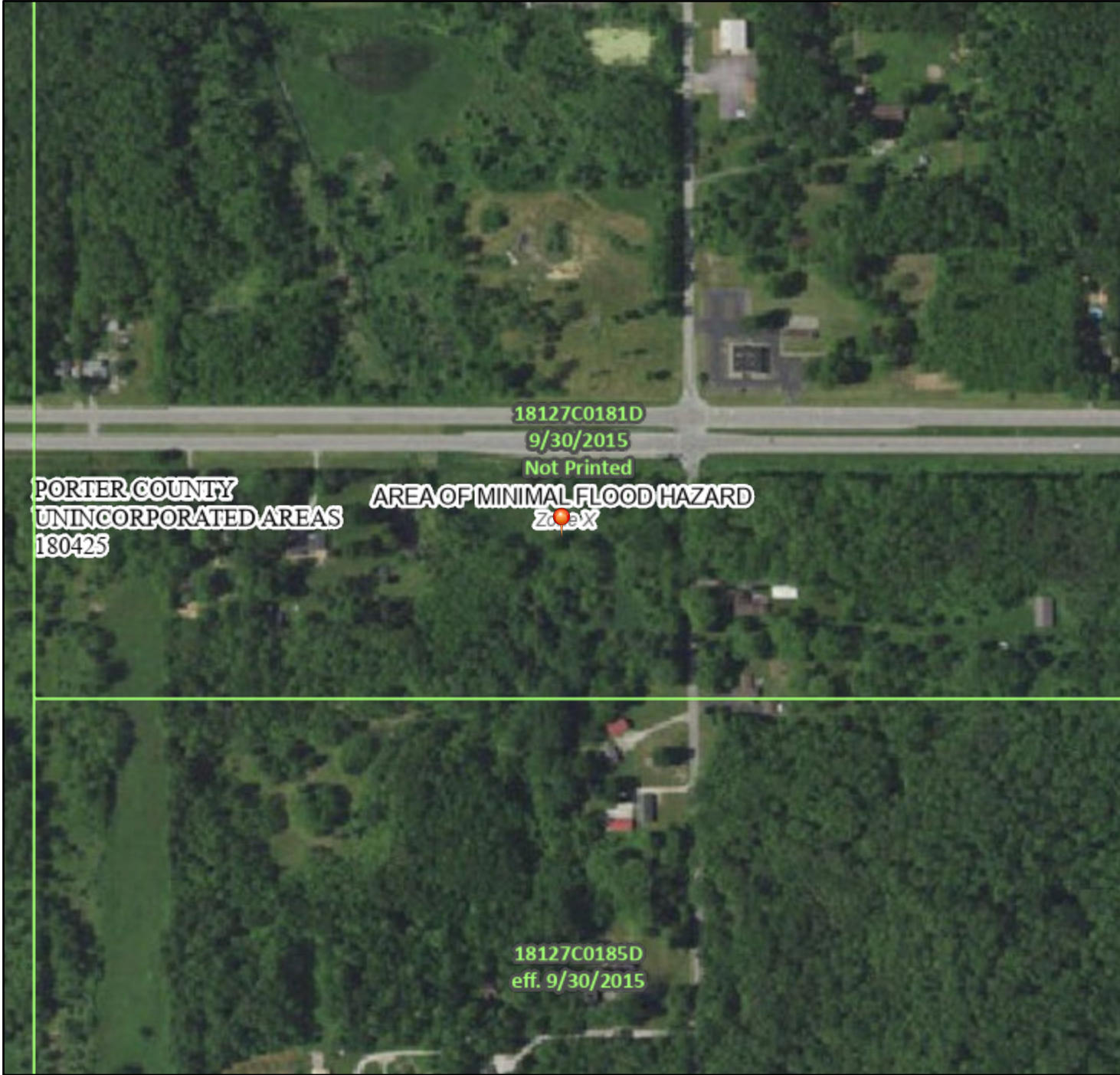
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# National Flood Hazard Layer FIRMMette



87°11'16"W 41°28'25"N



1:6,000

87°10'39"W 41°27'58"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/21/2025 at 8:35 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





U.S. Fish and Wildlife Service

# National Wetlands Inventory

242 N 600 W



November 12, 2024

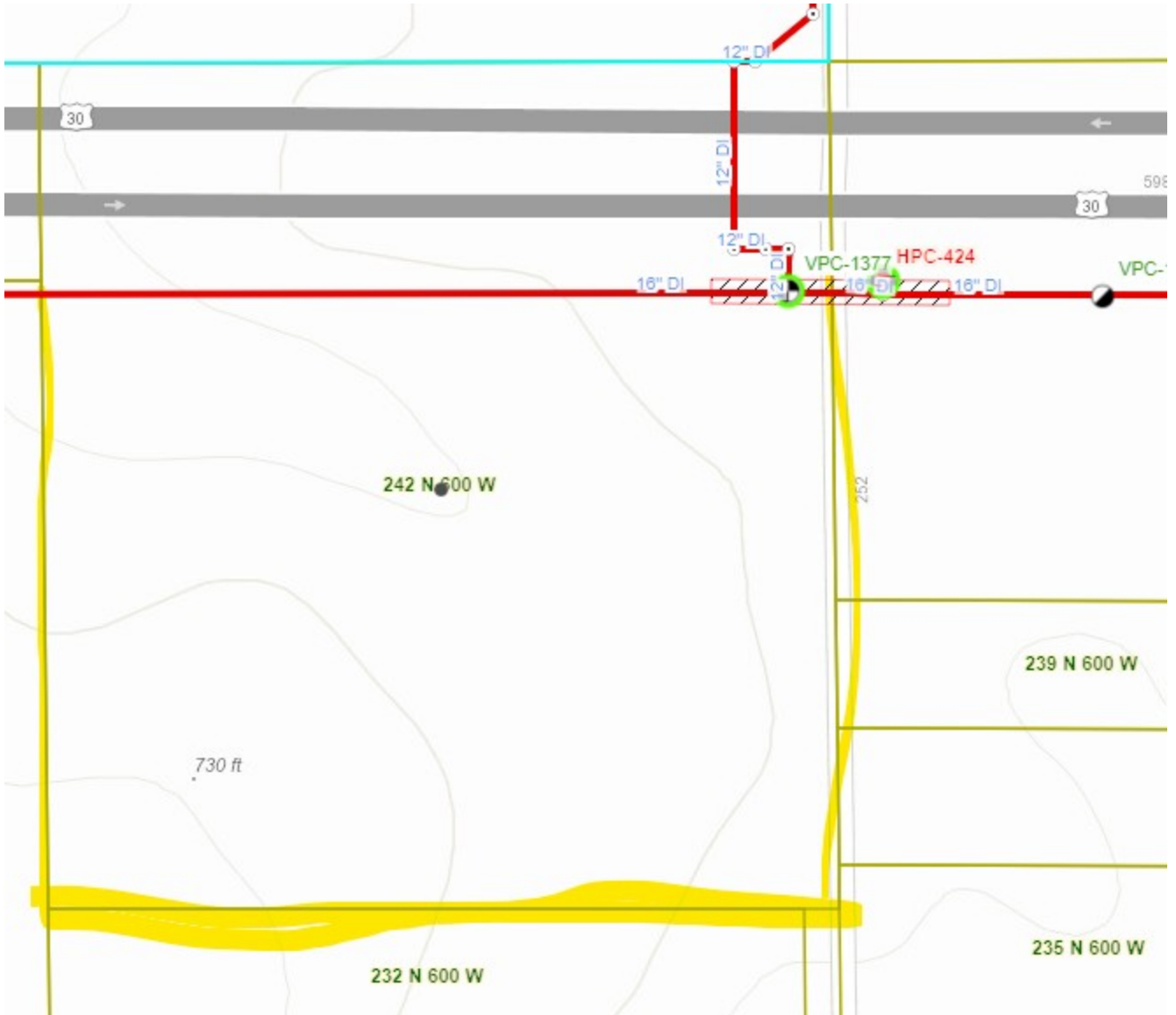
## Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

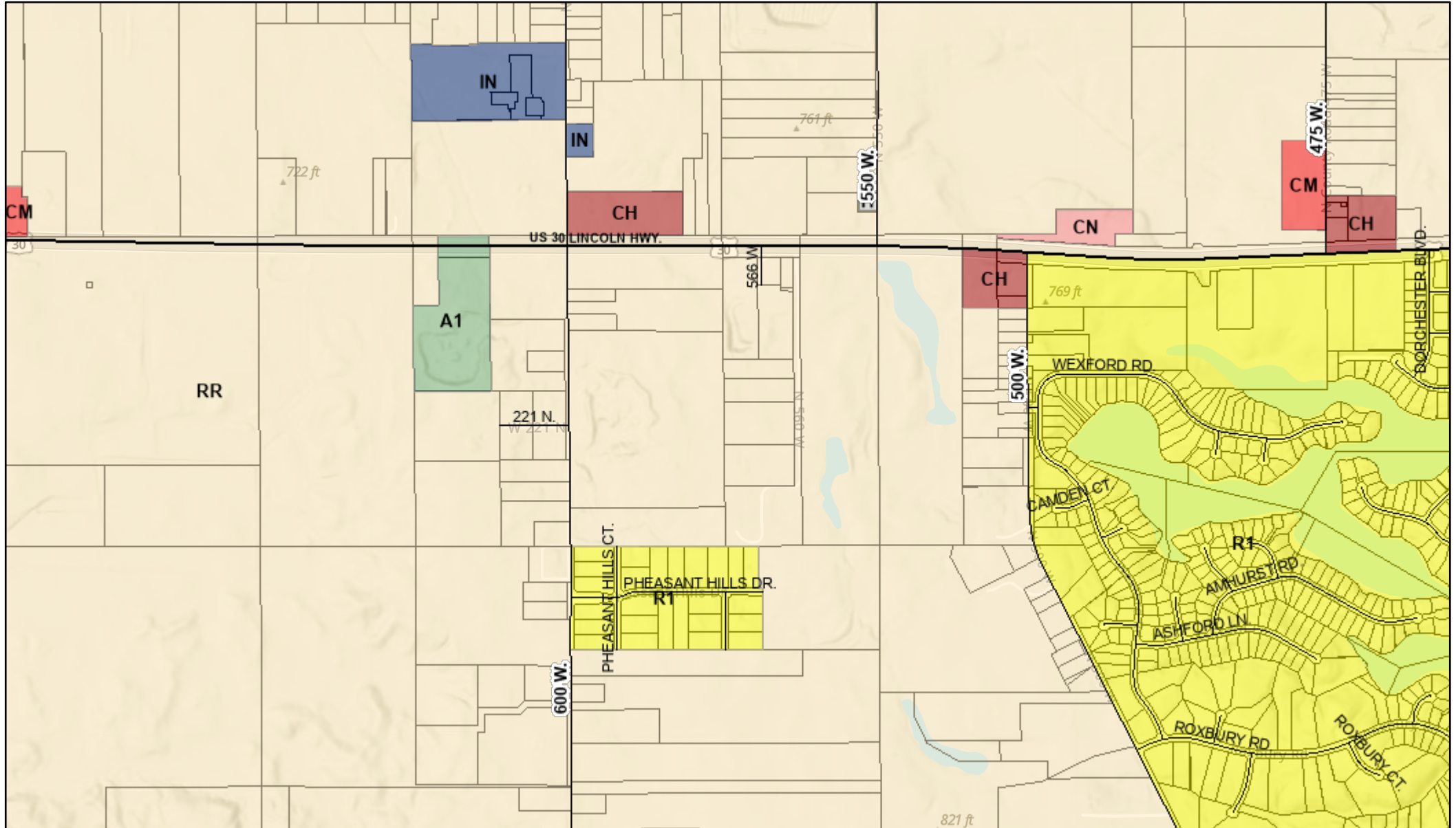
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



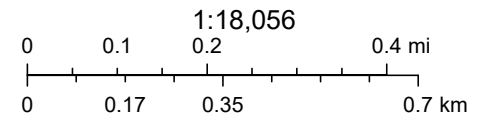


# ArcGIS Web Map



5/21/2025, 3:56:15 PM

- |                      |   |                                       |
|----------------------|---|---------------------------------------|
| Porter County Bndry  | <b>UDO Zoning District</b>                  | I1 - Light Industrial District        |
| Highways             | A1 - General Agriculture District           | IN - Institutional District           |
| County Roads         | CH - High Intensity Commercial District     | R1 - Low Density Residential District |
| Minor Roads - County | CM - Moderate Intensity Commercial District | RR - Rural Residential District       |
|                      | CN - Neighborhood Commercial District       | Parcels                               |



Charles Miller, Department of Development and Storm Water Management; Mariline Peabody, Auditor's Office, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Porter County Auditor's Office, Porter County GIS

Web AppBuilder for ArcGIS