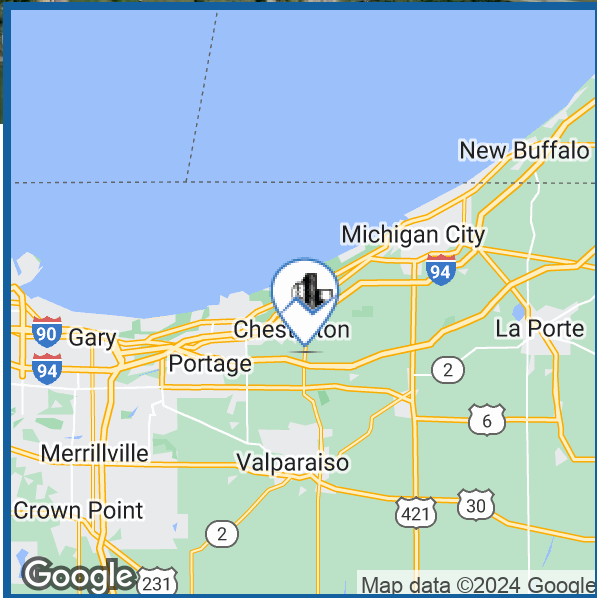
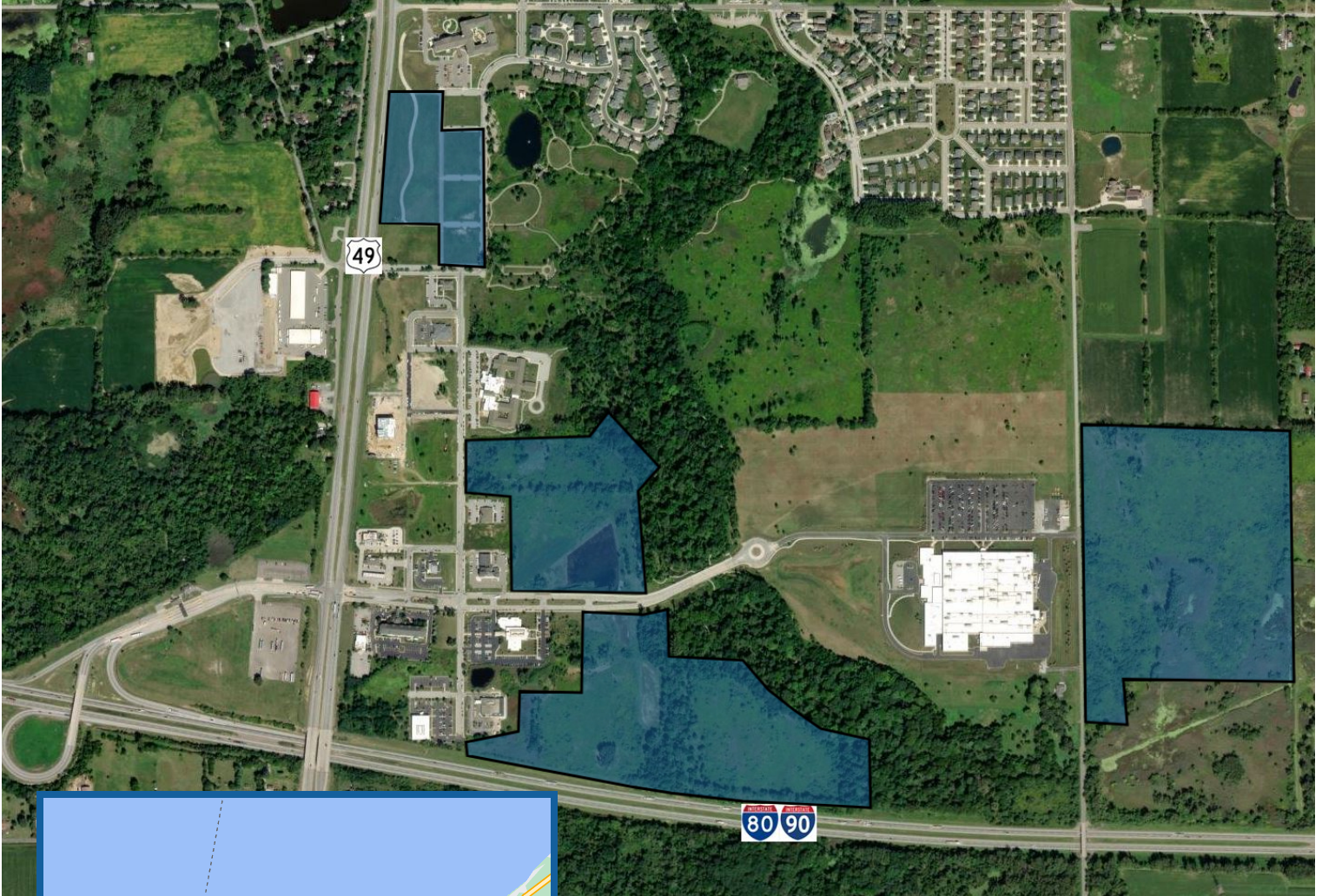


# Coffee Creek

Chesterton, IN 46304



## FOR SALE | 1/2 ACRE TO 50 ACRES

### PROPERTY HIGHLIGHTS

- Mixed Use PUD
- Shovel Ready Lots starting at 1/2 Acre
- Corporate or Medical Campus frontage on I-80/90
- 1 Remaining Hotel Pad
- Focus on Community Wellness and Environmental Awareness through Conservancy

### FOR MORE INFORMATION

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# Coffee Creek

Chesterton, IN 46304



## COFFEE CREEK SITES

- A - Matson Extension - Lots 25-28
- B - Matson Extension - Lot 12
- C - North Coffee Creek
- D - Phase B - 1st Addition
- E - Phase C - 1st Addition
- F - 50 Acres on 200 E

## PRICING AND DETAILS

|                     | SIZE           | PRICING      |
|---------------------|----------------|--------------|
| Lots 12, 20, 26, 28 | 1/2 Acres      | \$ 225,000   |
| Lot 21, 25, 27      | 1/2 Acre       | \$ 205,000   |
| North Coffee Creek  | +/- 11.5 Acres | \$ 10/sf     |
| Phase B             | +/- 20 Acres   | \$ 8/sf      |
| Phase C             | +/- 37 Acres   | \$ 7,000,000 |
| 200 E               | 50 Acres       | \$ 940,000   |

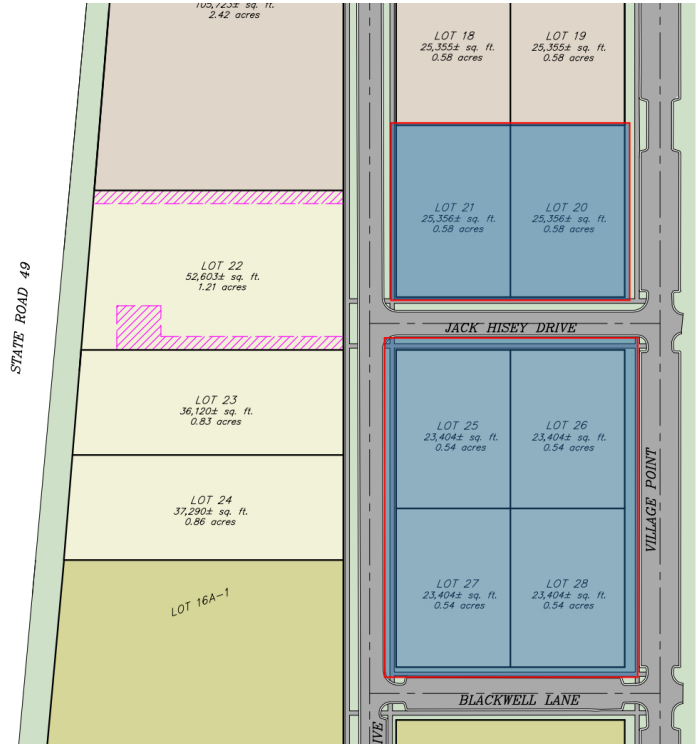
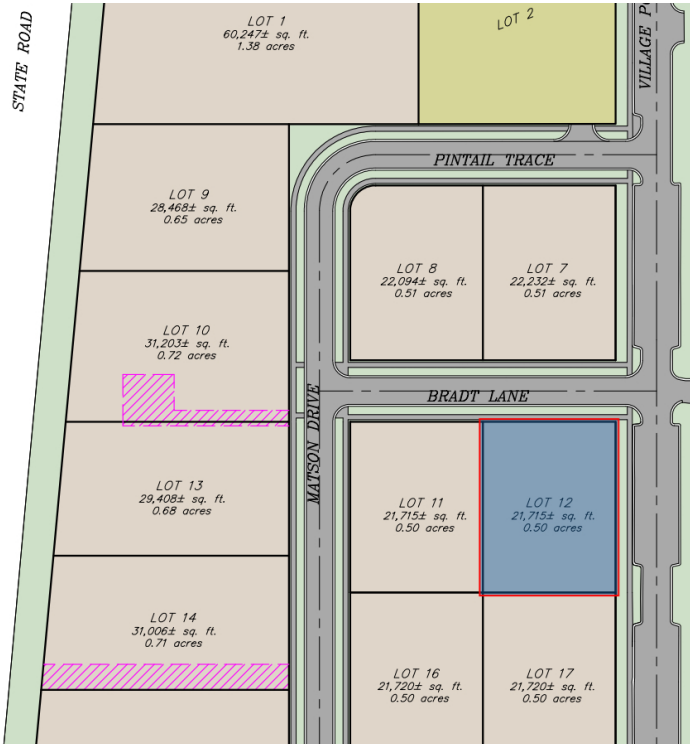


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# Matson Extension

Chesterton, IN 46304



## OFFERING SUMMARY

|                       |                            |
|-----------------------|----------------------------|
| Half Acre<br>Parcels: | \$205,000-\$225,000        |
|                       | Parcels may be<br>combined |

## PROPERTY OVERVIEW

The Matson extension was a project engineered for shovel ready development sites. For the first time Coffee Creek was able to present options for 1/2 acre to 2 acre parcels to potential end users without the need for them to go to the town for final plat approval. With the professional setting we were creating, we felt this enabled the opportunity for more buyers to "move right in".

These sites quickly proved the initial time and investment was worthwhile for the developer, allowing Retail, Restaurant, Office, and Medical users to jump on the opportunity.

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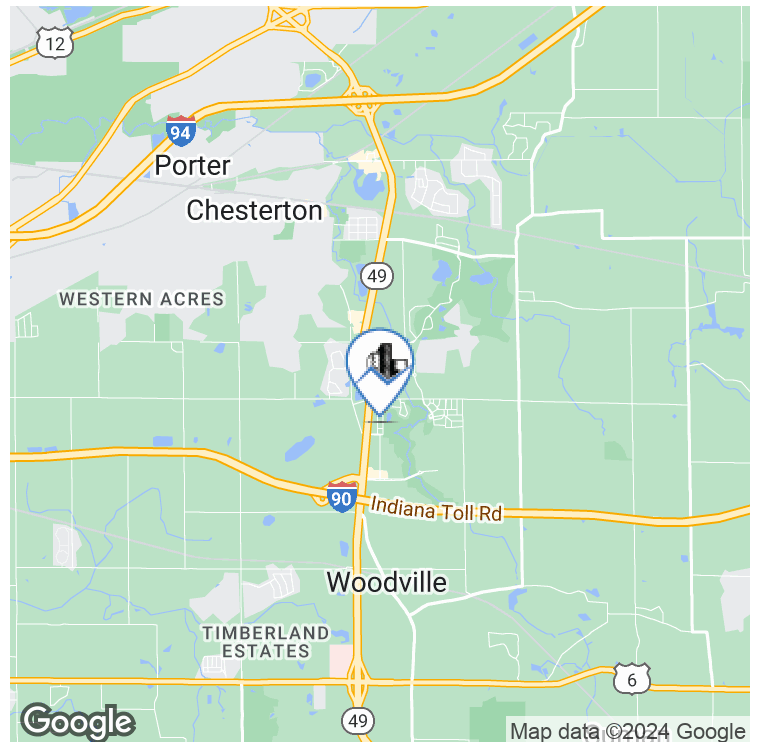
# Coffee Creek - 4th Add

Chesterton, IN 46304



## DETAILS

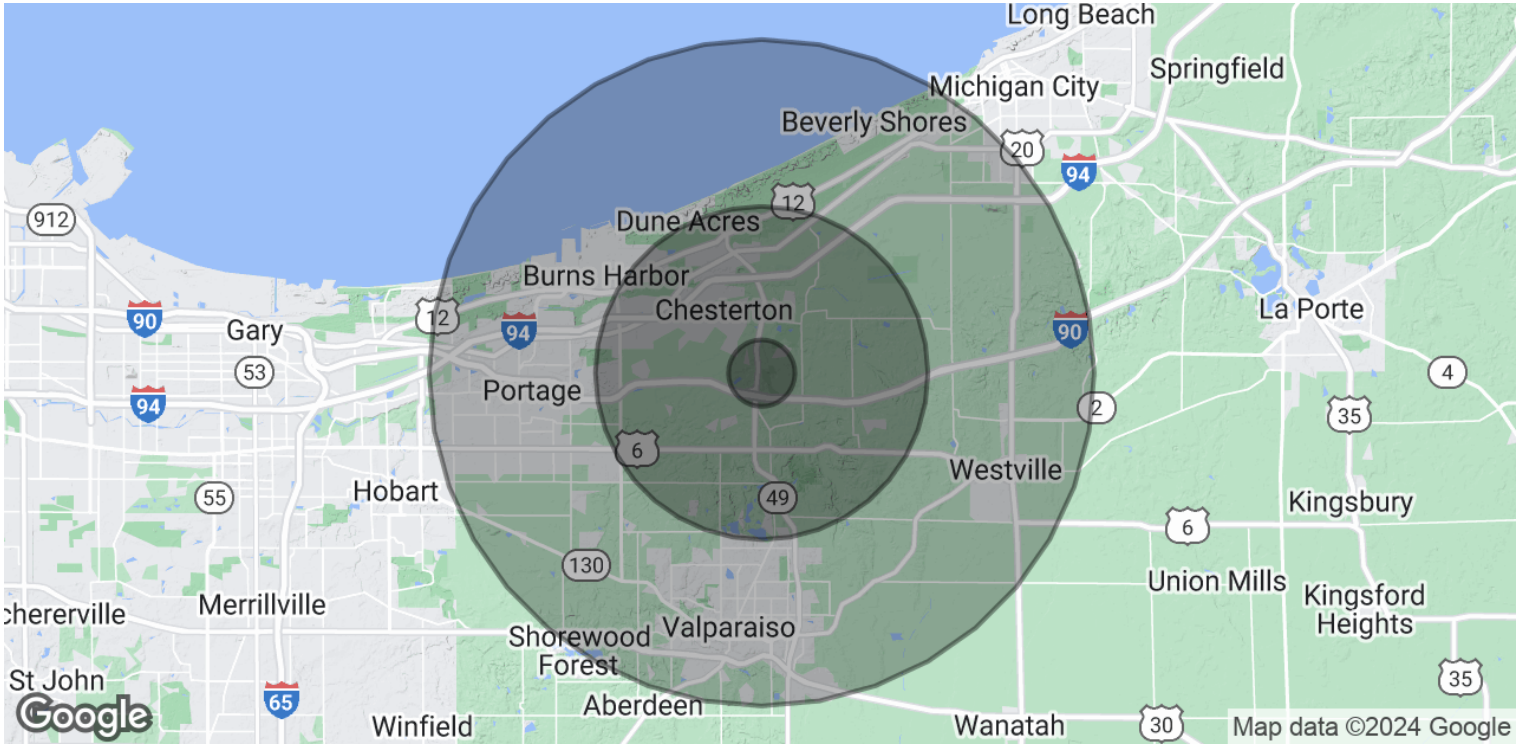
- Approximately 5.4 Buildable of 15+ Total Acres
- Part of Coffee Creek PUD
- Lots Available starting at 1 Acre
- Multifamily Vision
- Shared Detention/Wetlands



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# Coffee Creek

Coffee Creek Chesterton, IN 46304



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 915    | 38,181  | 150,879  |
| Average Age          | 42.9   | 40.1    | 39.7     |
| Average Age (Male)   | 41.6   | 38.3    | 38.1     |
| Average Age (Female) | 43.2   | 41.8    | 40.8     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 353       | 15,622    | 61,134    |
| # of Persons per HH | 2.6       | 2.4       | 2.5       |
| Average HH Income   | \$104,483 | \$90,598  | \$82,529  |
| Average House Value | \$247,493 | \$225,418 | \$202,825 |

2020 American Community Survey (ACS)

**FOR MORE INFORMATION**  
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