

PRICE REDUCED!



OFFERING SUMMARY

Sale Price:	\$279,900
Price / SF:	\$1.29
Price / Acre:	\$55,980
Lot Size:	5.0 Acres
Taxes:	TBD
Zoning:	OS-1
Frontage:	669'+/-

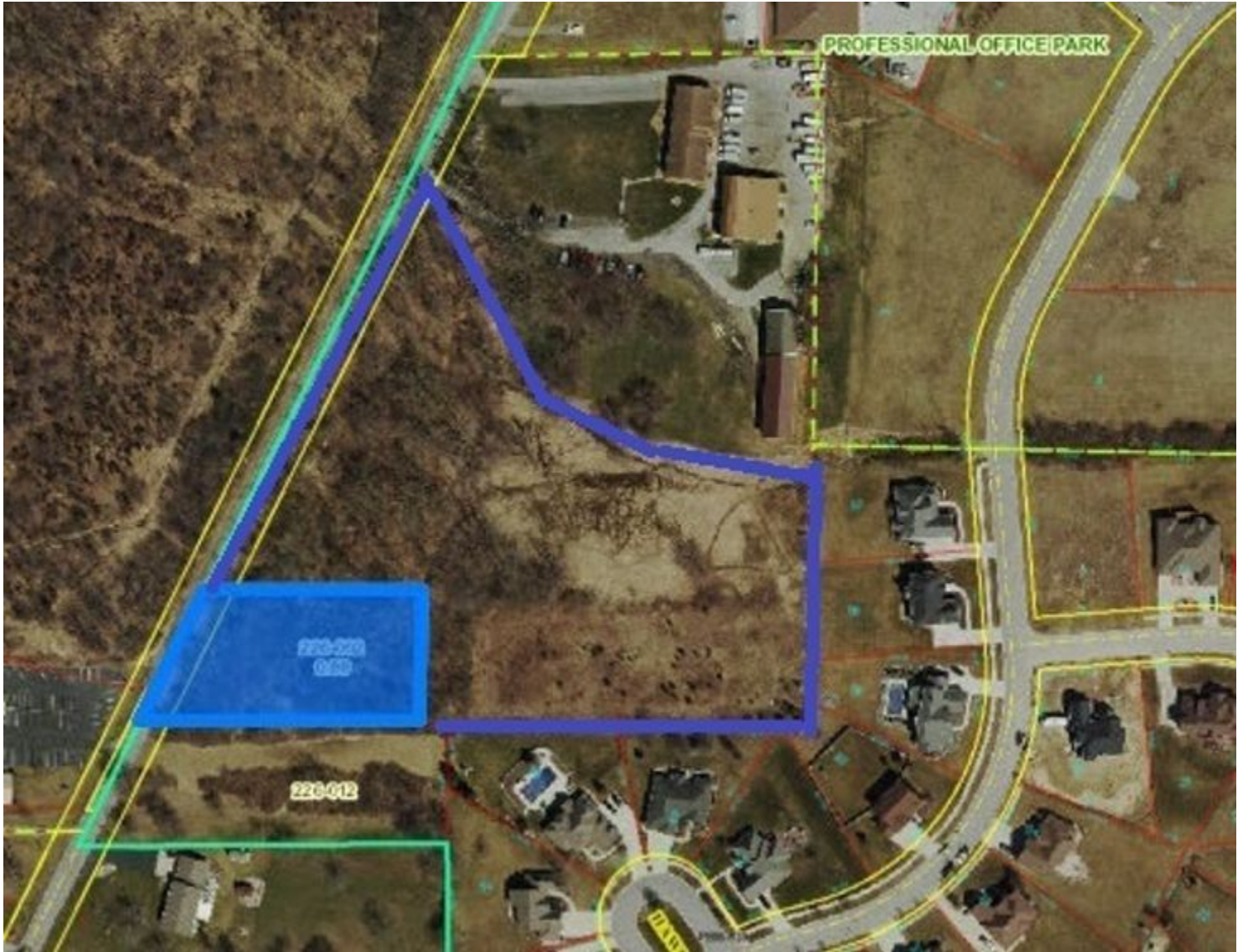
PROPERTY OVERVIEW

This is a 5 acre parcel with 2 parcel numbers. This is located on the East side of Cedar Lake Road. Over 669' of frontage on Cedar Lake Road. Suitable for your office/medical building, Banks or could be changed via zoning for residential. Zoned OS-1 but can possibly get a R1 zoning that can be developed into 4 estate lots. Crown Point is as "the Hub of Lake County," Crown Point is a rapidly-growing town in Northwestern Indiana. The courthouse, locally known as the "Grand Old Lady," was built in 1878 and is minutes from this parcel.

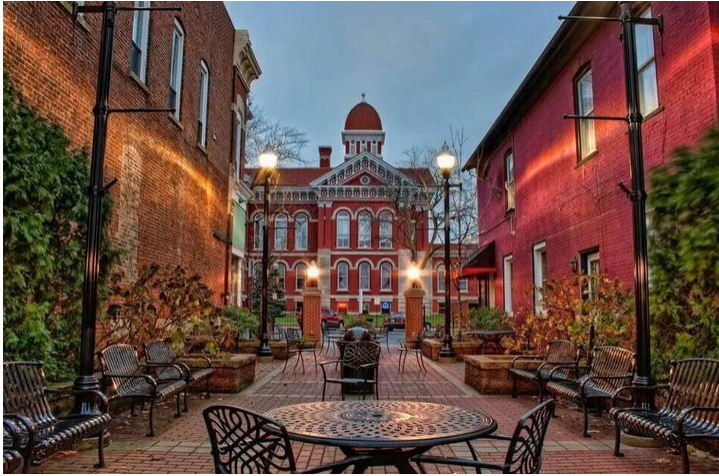
LOCATION OVERVIEW

Property just south of the Forever Green Landscaping and adjoins Featherrock Subdivision, Fresenius Kidney Care Crown Point and Crown Point OBGYN. In the vicinity of Centier Bank, Puntillo Orthodontics, St. Jude House, Crown Point YMCA, St. Anthony's Hospital, Crown Point High School, Eisenhower Elementary School, Marathon Gas Station, Panache Salon, Walgreens and Strack and Van Til. YMCA recently had a \$35 million expansion in 2018. 3/4 mile south of the Lake County Fairgrounds. 2 miles south of the Crown Point Square. 3 1/2 miles west of I-65.

ADDITIONAL PHOTOS



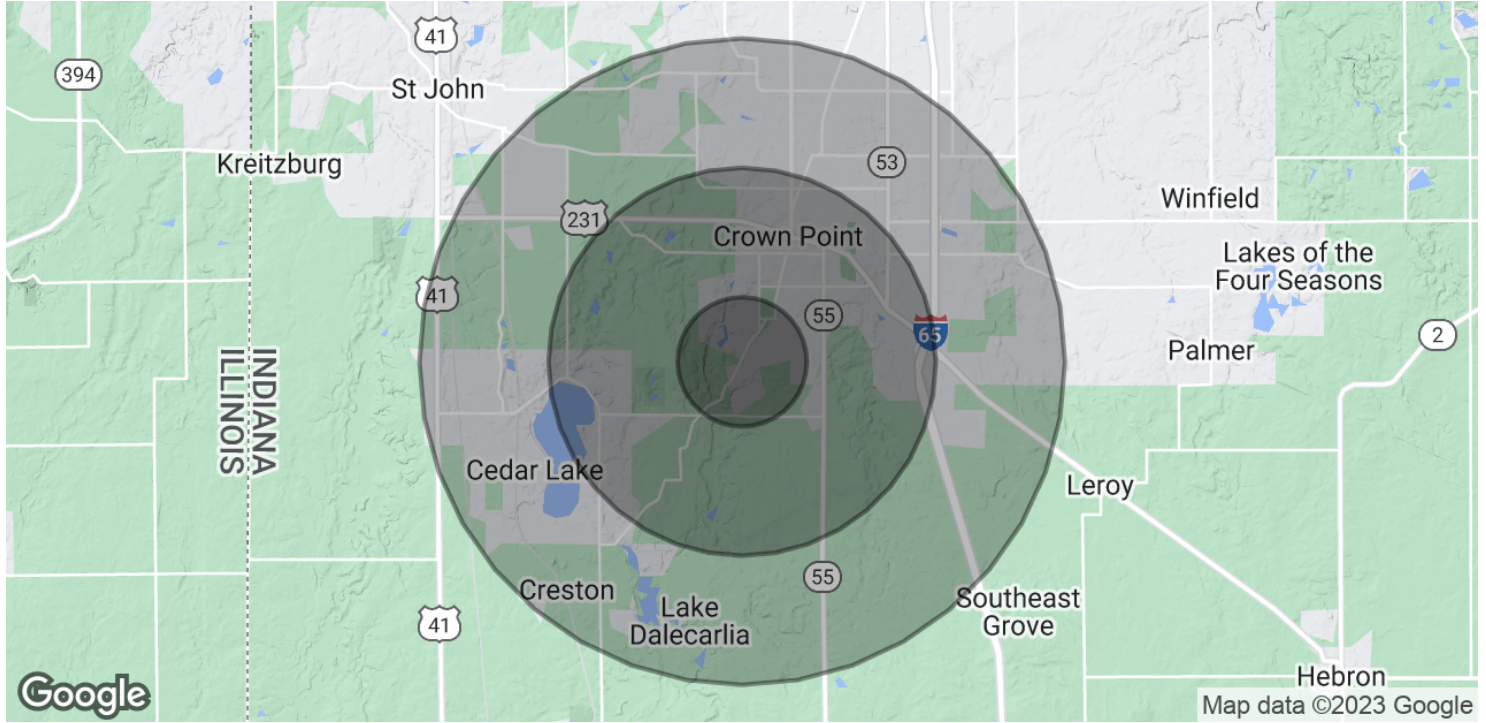
CROWN POINT



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,719	25,191	59,371
Average age	43.4	38.9	38.0
Average age (Male)	40.1	36.4	36.3
Average age (Female)	45.2	41.0	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,292	9,039	21,522
# of persons per HH	2.9	2.8	2.8
Average HH income	\$85,815	\$79,546	\$79,818
Average house value	\$227,224	\$242,333	\$236,058

** Demographic data derived from 2020 ACS - US Census*