

**E 10TH AVE, LAKE STATION, IN 46405**



For more information, please contact:

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# LAKE STATION LAND (4.3 ACRES)

E 10th Ave, Lake Station, IN 46405



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$150,000

**Price / SF:** \$0.80

**Lot Size:** 4.3 Acres

**Submarket:** Indiana

### PROPERTY OVERVIEW

Two parcels in Lake Station near I-90 now for sale. This 4.3 acre parcel listed is for \$150,000 and an additional 6.5 acre parcel is also available for \$200,000. These 4.43 & 6.5 acre parcels are located directly on Hobart Rd and have visibility from I-90. They make great sites for light industrial uses and are very aggressively priced!

### PROPERTY HIGHLIGHTS

- Two vacant parcels available in Lake Station near I-90
- Hobart Road Separates the two parcels
- Great sites for light industrial use
- 6.5 Acre lot & 4.43 Acre lot available for sale
- Very aggressively priced

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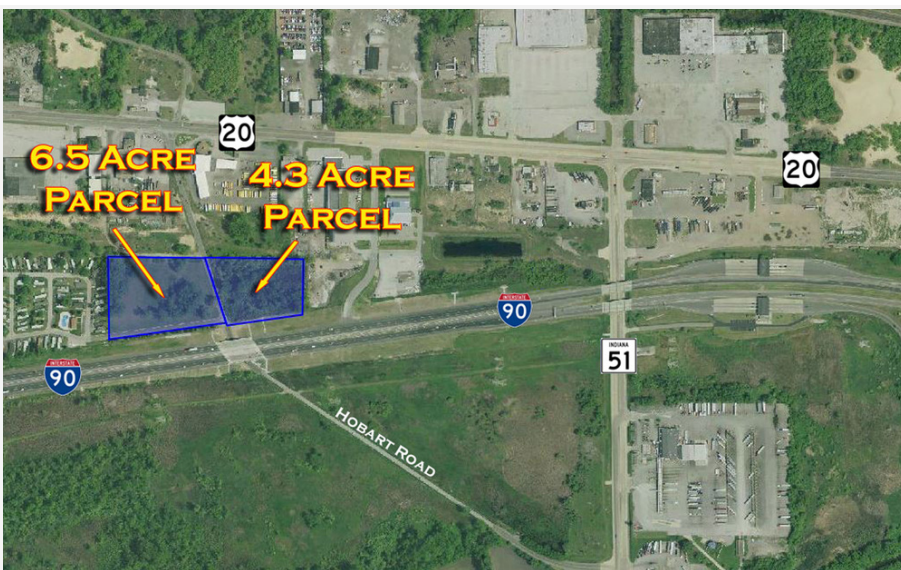


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## ADDITIONAL PHOTOS



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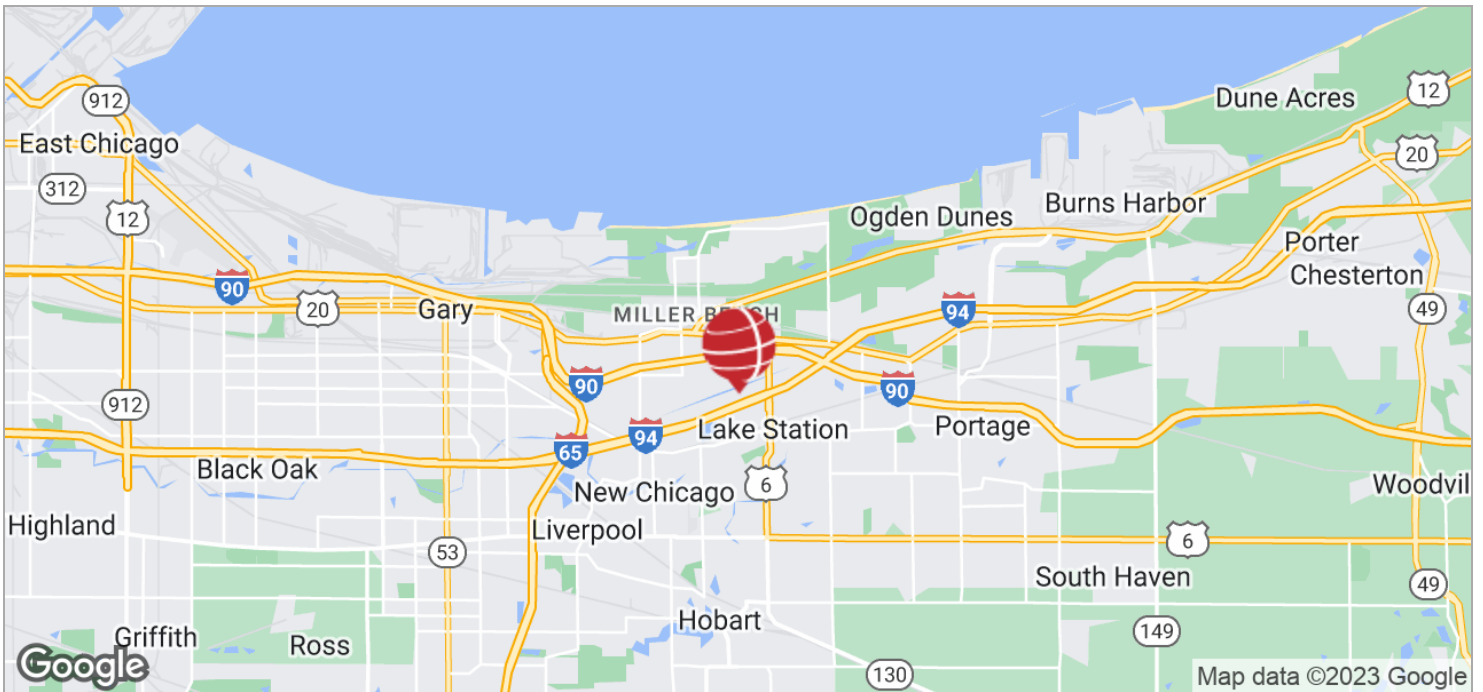
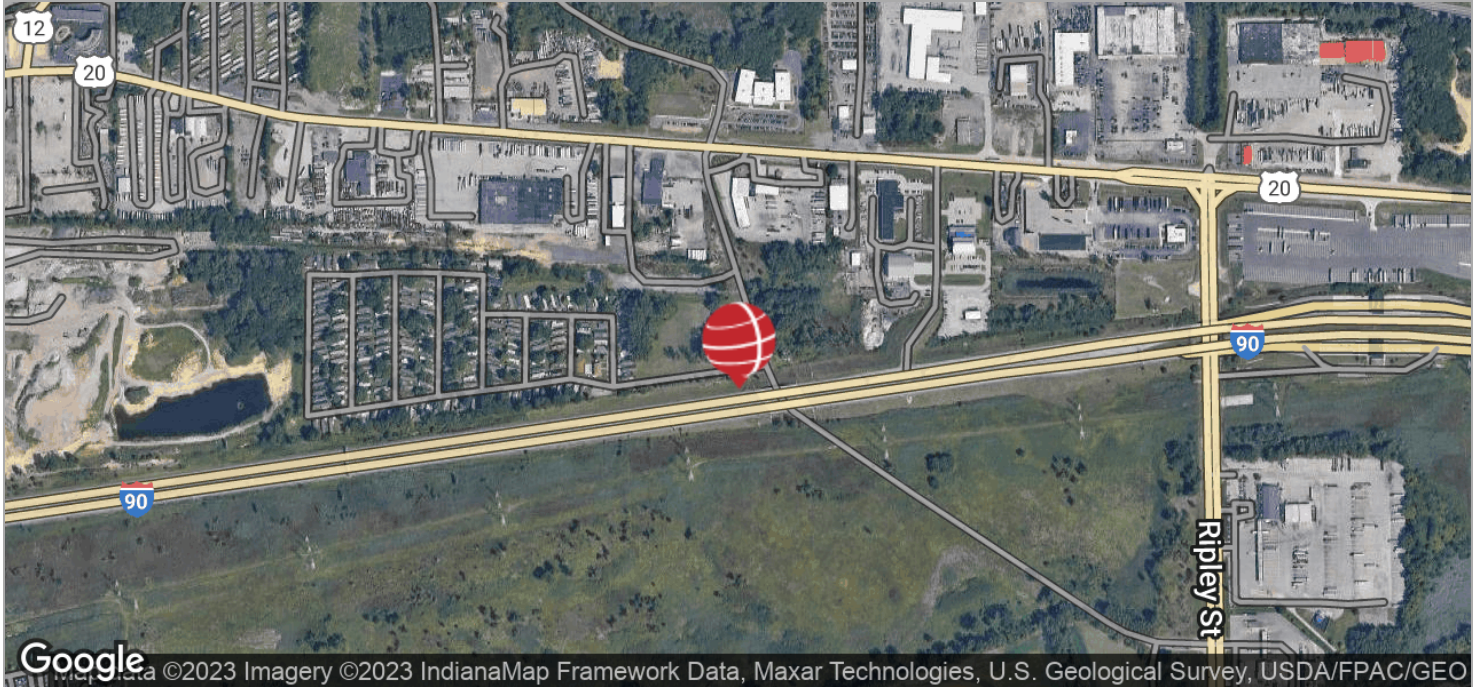


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## LOCATION MAPS



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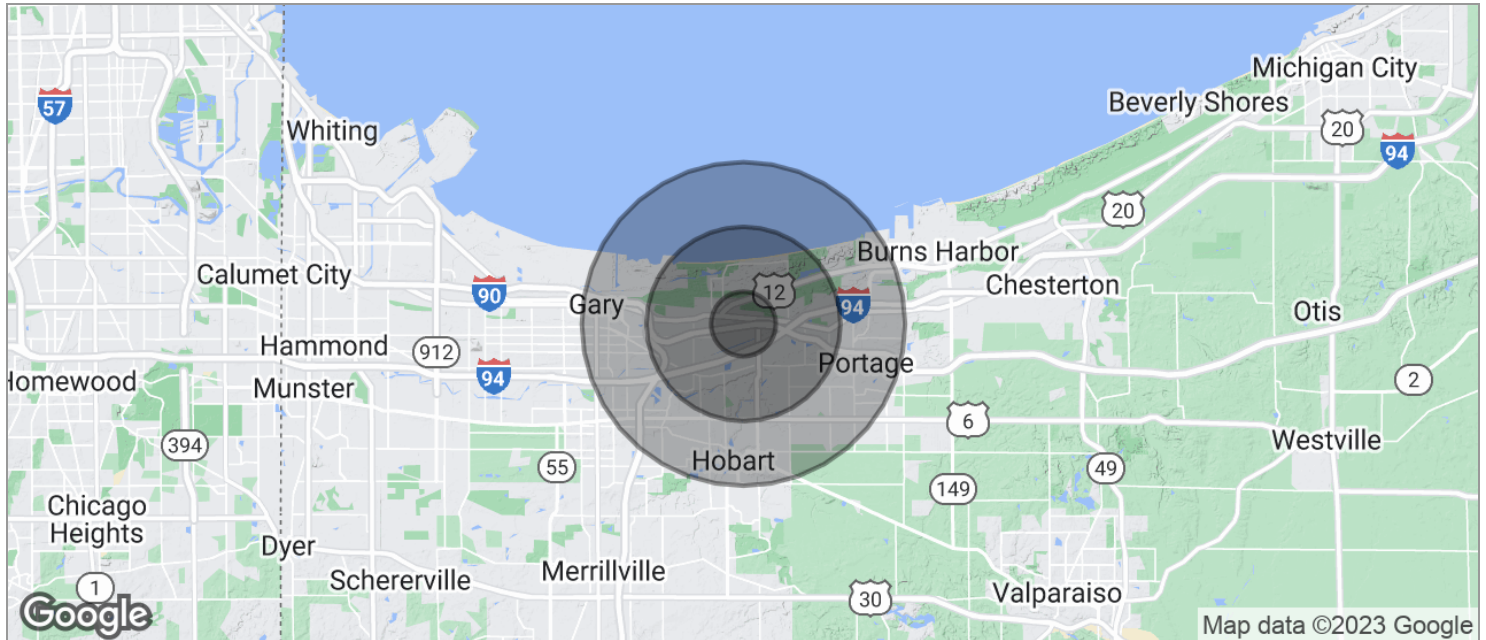
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,127	32,944	80,975
MEDIAN AGE	34.3	35.8	36.5
MEDIAN AGE (MALE)	32.2	35.4	36.3
MEDIAN AGE (FEMALE)	34.3	35.3	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,593	12,761	31,201
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$43,719	\$48,221	\$51,242
AVERAGE HOUSE VALUE	\$99,897	\$120,903	\$123,875

\* Demographic data derived from 2020 ACS - US Census

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