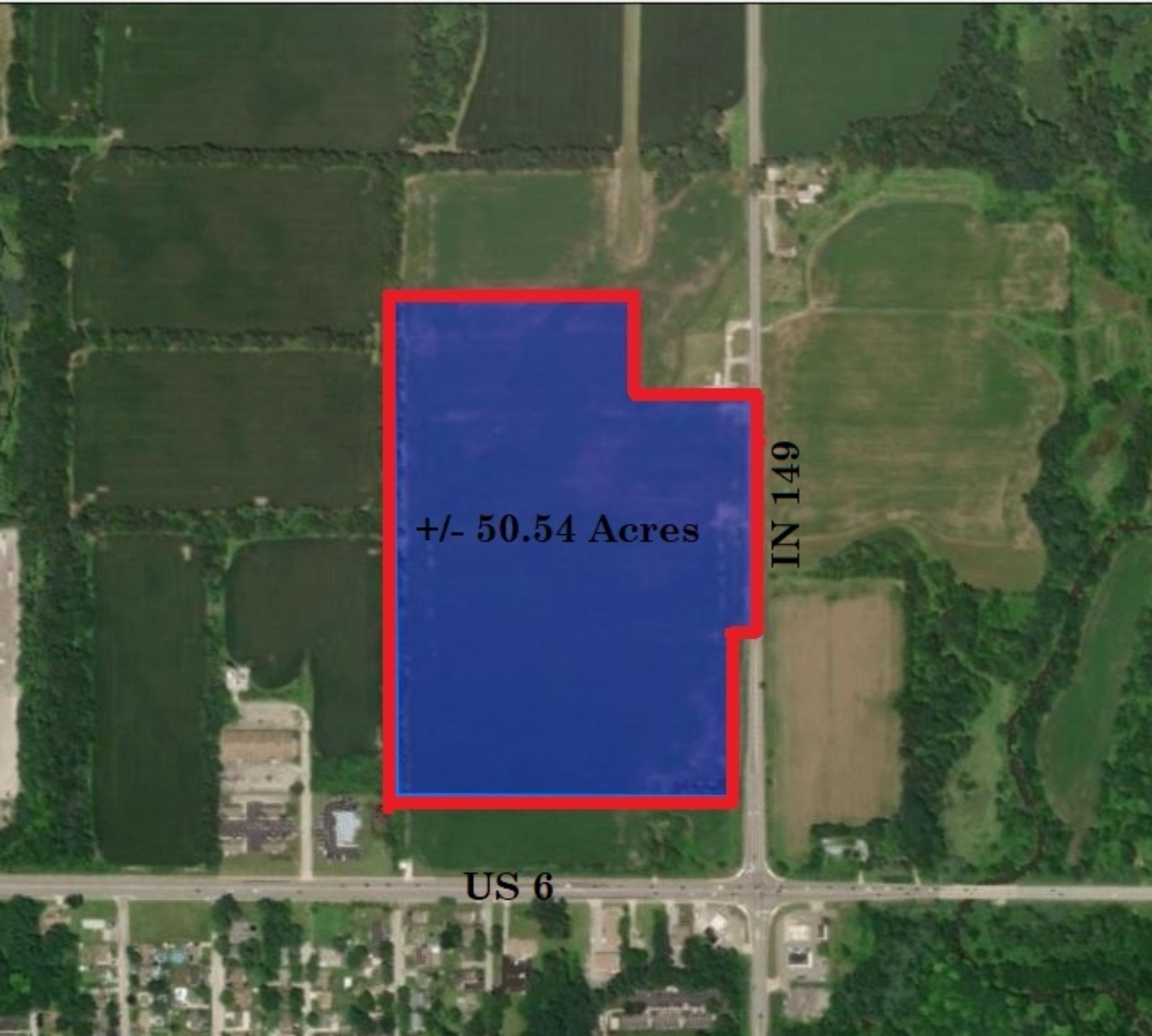




US HIGHWAY 6 & IN 149 VALPARAISO, IN 46385

VACANT LAND FOR SALE





OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	+/- 50.54 Acres
Price / Acre:	\$43,530

PROPERTY OVERVIEW

Approximately +/- 50.54 Acres of vacant Light Industrial Zoned land. This property is adjacent to Casey's General Store.

Zoning for Light Industrial Park has been approved. Tax Abatement and TIF Funding for improvements are available.

Property dimensions: +/- 2,109 x +/- 1,317

Traffic Count combined according to the INDOT is approximately +/- 27,214 vehicles on Route 6 and IN State Road 149.

2022 Pay 2023 Property Taxes are \$1,447 per year.

LOCATION OVERVIEW

NW corner of US Highway 6 and Indiana 149. Close to major expressways. Just 2 minutes to the Indiana Toll Road and 4 miles to 80/94.

Unincorporated Porter County Jurisdiction

For more information or to schedule a tour please call Dan Rohaley at 219-765-0012.



MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net

DRIVE TIME MAP 5 15 30 MINUTES



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219.769.0733

mlunn@ccim.net



Executive Summary

46385, Valparaiso, Indiana
Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR

Latitude: 41.55369
Longitude: -87.12693

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	10,523	133,222	429,960
2020 Population	10,513	140,627	433,260
2023 Population	10,615	142,756	435,866
2028 Population	10,712	144,678	438,960
2010-2020 Annual Rate	-0.01%	0.54%	0.08%
2020-2023 Annual Rate	0.30%	0.46%	0.18%
2023-2028 Annual Rate	0.18%	0.27%	0.14%
2020 Male Population	49.1%	48.9%	48.9%
2020 Female Population	50.9%	51.1%	51.1%
2020 Median Age	37.5	40.0	39.7
2023 Male Population	48.6%	49.1%	49.1%
2023 Female Population	51.4%	50.9%	50.9%
2023 Median Age	37.2	40.4	40.2

In the identified area, the current year population is 435,866. In 2020, the Census count in the area was 433,260. The rate of change since 2020 was 0.18% annually. The five-year projection for the population in the area is 438,960 representing a change of 0.14% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	76.2%	77.7%	59.8%
2023 Black Alone	9.8%	6.4%	24.9%
2023 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2023 Asian Alone	0.9%	1.5%	1.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	3.6%	3.9%	4.7%
2023 Two or More Races	9.2%	10.0%	9.0%
2023 Hispanic Origin (Any Race)	14.0%	14.1%	13.7%

Persons of Hispanic origin represent 13.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	62	90	74
2010 Households	3,820	51,046	164,126
2020 Households	4,047	55,334	170,723
2023 Households	4,122	56,731	173,010
2028 Households	4,209	58,258	176,411
2010-2020 Annual Rate	0.58%	0.81%	0.39%
2020-2023 Annual Rate	0.57%	0.77%	0.41%
2023-2028 Annual Rate	0.42%	0.53%	0.39%
2023 Average Household Size	2.57	2.48	2.46

The household count in this area has changed from 170,723 in 2020 to 173,010 in the current year, a change of 0.41% annually. The five-year projection of households is 176,411, a change of 0.39% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2020. The number of families in the current year is 112,868 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

November 16, 2023



Executive Summary

46385, Valparaiso, Indiana
Drive time: 5, 15, 30 minute radii

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	5 minutes	15 minutes	30 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	18.9%	20.9%	21.0%
Median Household Income			
2023 Median Household Income	\$63,201	\$76,803	\$62,589
2028 Median Household Income	\$75,095	\$87,974	\$75,068
2023-2028 Annual Rate	3.51%	2.75%	3.70%
Average Household Income			
2023 Average Household Income	\$83,106	\$100,391	\$87,104
2028 Average Household Income	\$96,470	\$116,006	\$100,886
2023-2028 Annual Rate	3.03%	2.93%	2.98%
Per Capita Income			
2023 Per Capita Income	\$32,490	\$39,953	\$34,685
2028 Per Capita Income	\$38,171	\$46,776	\$40,663
2023-2028 Annual Rate	3.28%	3.20%	3.23%
GINI Index			
2023 Gini Index	39.3	40.1	41.8

Households by Income

Current median household income is \$62,589 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$75,068 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$87,104 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$100,886 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$34,685 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$40,663 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	131	116	114
2010 Total Housing Units	4,070	54,678	183,714
2010 Owner Occupied Housing Units	2,714	37,328	113,053
2010 Renter Occupied Housing Units	1,106	13,718	51,071
2010 Vacant Housing Units	250	3,632	19,588
2020 Total Housing Units	4,218	58,929	190,207
2020 Owner Occupied Housing Units	2,761	40,064	115,160
2020 Renter Occupied Housing Units	1,286	15,270	55,563
2020 Vacant Housing Units	178	3,511	19,565
2023 Total Housing Units	4,305	60,418	192,651
2023 Owner Occupied Housing Units	3,000	41,463	121,364
2023 Renter Occupied Housing Units	1,122	15,268	51,646
2023 Vacant Housing Units	183	3,687	19,641
2028 Total Housing Units	4,383	61,922	196,358
2028 Owner Occupied Housing Units	3,109	43,222	125,538
2028 Renter Occupied Housing Units	1,100	15,036	50,873
2028 Vacant Housing Units	174	3,664	19,947
Socioeconomic Status Index			
2023 Socioeconomic Status Index	48.0	51.3	47.5

Currently, 63.0% of the 192,651 housing units in the area are owner occupied; 26.8%, renter occupied; and 10.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 190,207 housing units in the area and 10.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.39%. Median home value in the area is \$219,087, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.77% annually to \$263,660.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

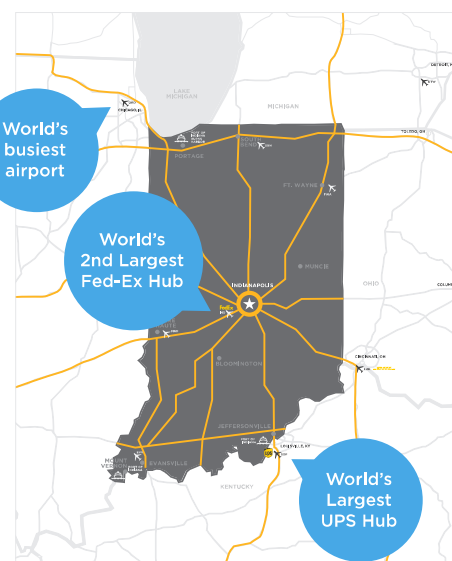
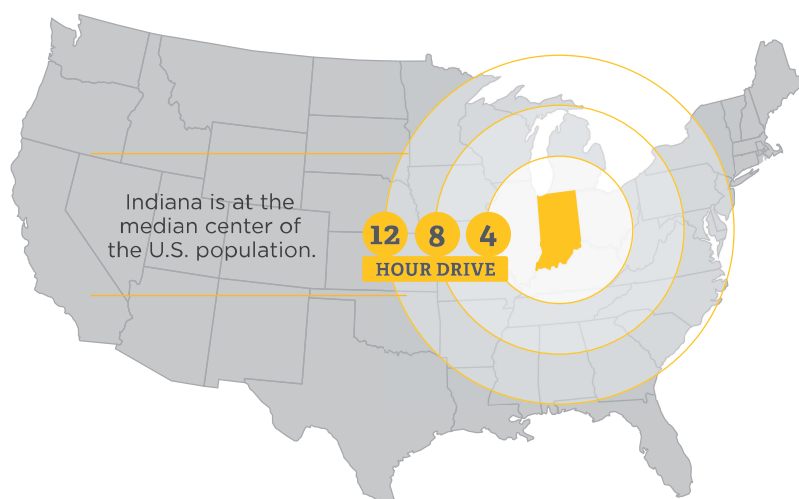
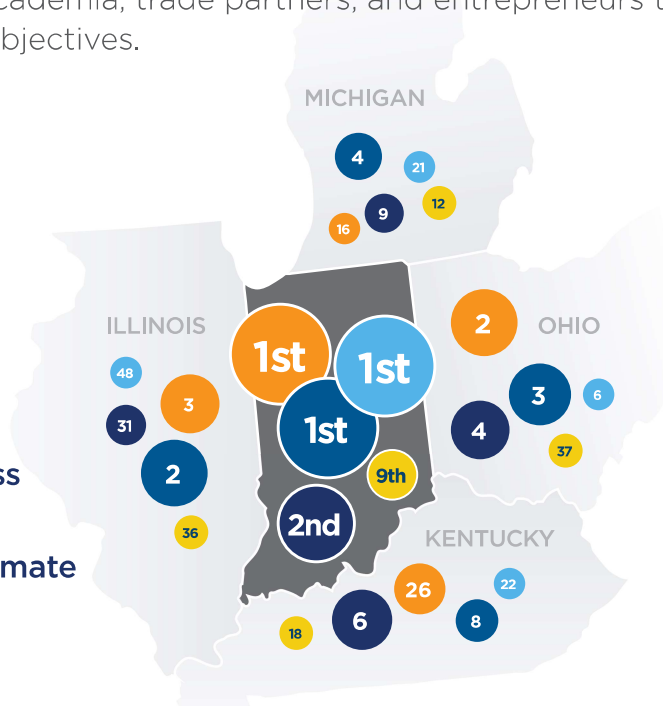
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

November 16, 2023

INDIANA Business Climate

Indiana is more than the Crossroads of America — it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1 State Infrastructure**
(CNBC, 2022)
- 1 Property Tax**
(Tax Foundation, 2022)
- 1 Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2 Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9 State Business Tax Climate Index Score**
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA

Indiana
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

UI RATES: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15 | OH: 12 | KY: 14 | IL: 28

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]