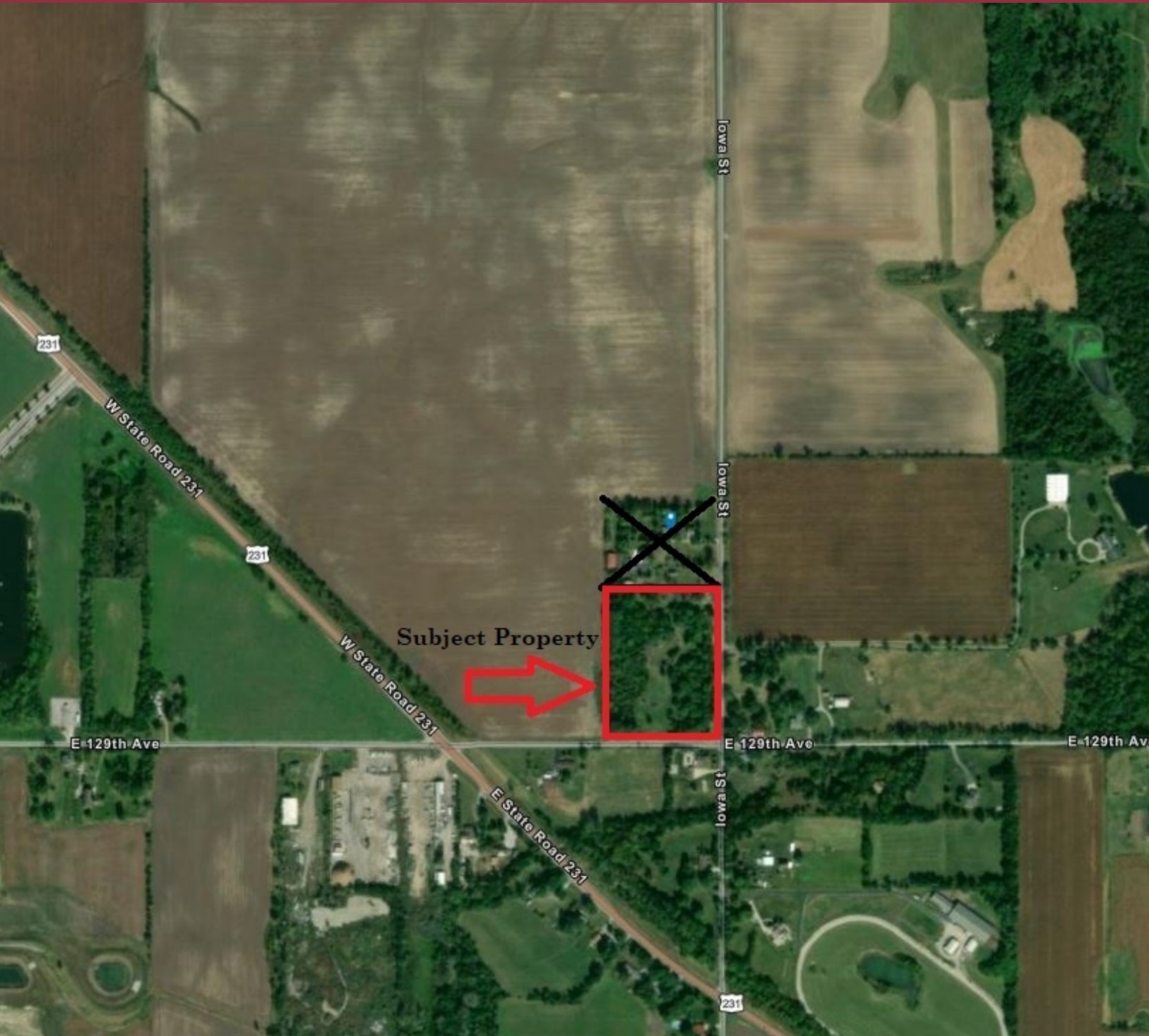




12718 IOWA ST CROWN POINT, IN 46307

LAND FOR SALE





OFFERING SUMMARY

Sale Price:	\$750,000
	\$93,167 per acre
	\$2.14/PSF
Dimensions:	+/- 712 FT x 452 FT

PROPERTY DESCRIPTION

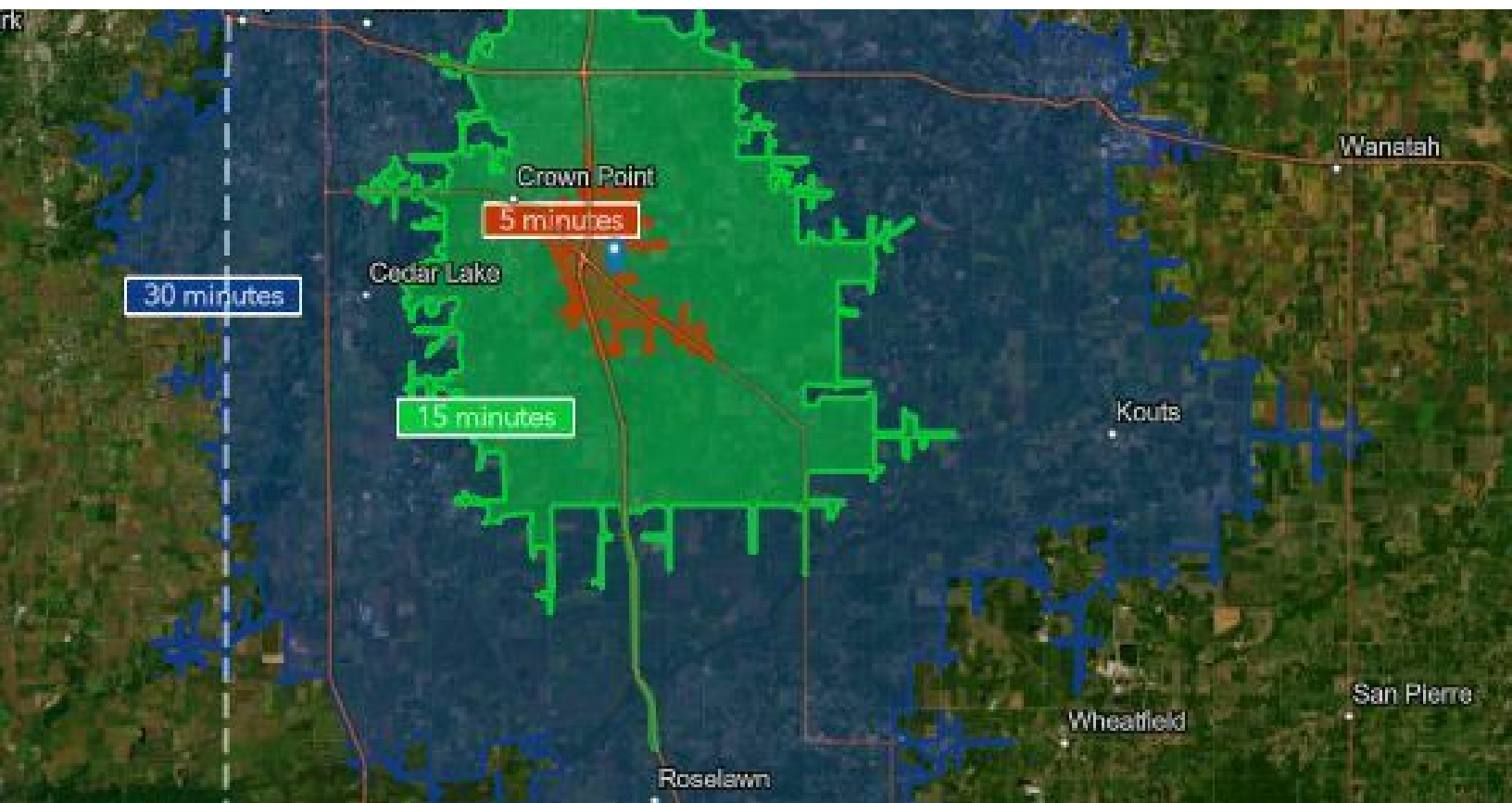
Development Land in Crown Point +/- 8.05 Total Acres. Currently Zoned R-1 but surrounded by I-1 Zoned Land. A wide variety of development plans are possible with this Path of Progress location

LOCATION DESCRIPTION

NW corner of Iowa Street and 129th.
5 minutes from I-65/231 access
Across from the new hospital



MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net





Executive Summary

12718 Iowa St, Crown Point, Indiana, 46307
Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR

Latitude: 41.38649
Longitude: -87.30738

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	2,539	93,110	553,829
2020 Population	4,157	103,453	566,692
2023 Population	4,799	106,012	572,438
2028 Population	5,048	108,719	577,216
2010-2020 Annual Rate	5.05%	1.06%	0.23%
2020-2023 Annual Rate	4.52%	0.75%	0.31%
2023-2028 Annual Rate	1.02%	0.51%	0.17%
2020 Male Population	48.9%	48.5%	48.5%
2020 Female Population	51.1%	51.5%	51.5%
2020 Median Age	38.8	40.3	39.9
2023 Male Population	49.3%	49.0%	48.9%
2023 Female Population	50.7%	51.0%	51.1%
2023 Median Age	40.3	41.2	40.5

In the identified area, the current year population is 572,438. In 2020, the Census count in the area was 566,692. The rate of change since 2020 was 0.31% annually. The five-year projection for the population in the area is 577,216 representing a change of 0.17% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	76.3%	64.6%	61.6%
2023 Black Alone	5.2%	19.5%	21.1%
2023 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2023 Asian Alone	4.9%	2.1%	1.6%
2023 Pacific Islander Alone	0.1%	0.0%	0.0%
2023 Other Race	3.5%	3.9%	5.5%
2023 Two or More Races	9.6%	9.3%	9.7%
2023 Hispanic Origin (Any Race)	13.5%	13.5%	16.2%

Persons of Hispanic origin represent 16.2% 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 68.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	127	88	82
2010 Households	880	35,523	209,592
2020 Households	1,482	39,865	221,205
2023 Households	1,736	41,002	225,313
2028 Households	1,862	42,593	230,378
2010-2020 Annual Rate	5.35%	1.16%	0.54%
2020-2023 Annual Rate	4.99%	0.87%	0.57%
2023-2028 Annual Rate	1.41%	0.76%	0.45%
2023 Average Household Size	2.72	2.54	2.51

The household count in this area has changed from 221,205 in 2020 to 225,313 in the current year, a change of 0.57% annually. The five-year projection of households is 230,378, a change of 0.45% annually from the current year total. Average household size is currently 2.51, compared to 2.53 in the year 2020. The number of families in the current year is 151,496 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.



Executive Summary

12718 Iowa St, Crown Point, Indiana, 46307
Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR

Latitude: 41.38649
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	5 minutes	15 minutes	30 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	16.4%	18.9%	20.2%
Median Household Income			
2023 Median Household Income	\$109,753	\$80,237	\$68,903
2028 Median Household Income	\$119,861	\$92,503	\$80,733
2023-2028 Annual Rate	1.78%	2.89%	3.22%
Average Household Income			
2023 Average Household Income	\$134,632	\$101,032	\$93,139
2028 Average Household Income	\$152,886	\$117,093	\$107,874
2023-2028 Annual Rate	2.58%	2.99%	2.98%
Per Capita Income			
2023 Per Capita Income	\$48,344	\$39,121	\$36,788
2028 Per Capita Income	\$55,806	\$45,898	\$43,195
2023-2028 Annual Rate	2.91%	3.25%	3.26%
GINI Index			
2023 Gini Index	28.9	37.1	40.3
Households by Income			

Current median household income is \$68,903 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$80,733 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$93,139 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$107,874 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$36,788 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,195 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	142	126	118
2010 Total Housing Units	957	38,150	229,527
2010 Owner Occupied Housing Units	792	26,810	152,492
2010 Renter Occupied Housing Units	88	8,712	57,099
2010 Vacant Housing Units	77	2,627	19,935
2020 Total Housing Units	1,538	42,319	240,875
2020 Owner Occupied Housing Units	1,381	30,218	160,058
2020 Renter Occupied Housing Units	101	9,647	61,147
2020 Vacant Housing Units	41	2,388	19,638
2023 Total Housing Units	1,806	43,508	245,324
2023 Owner Occupied Housing Units	1,469	31,766	168,999
2023 Renter Occupied Housing Units	267	9,236	56,314
2023 Vacant Housing Units	70	2,506	20,011
2028 Total Housing Units	1,913	45,045	250,789
2028 Owner Occupied Housing Units	1,597	33,566	175,295
2028 Renter Occupied Housing Units	266	9,026	55,084
2028 Vacant Housing Units	51	2,452	20,411
Socioeconomic Status Index			
2023 Socioeconomic Status Index	68.4	53.2	49.4

Currently, 68.9% of the 245,324 housing units in the area are owner occupied; 23.0%, renter occupied; and 8.2% 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 240,875 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.56%. Median home value in the area is \$231,985, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.12% annually to \$270,503.

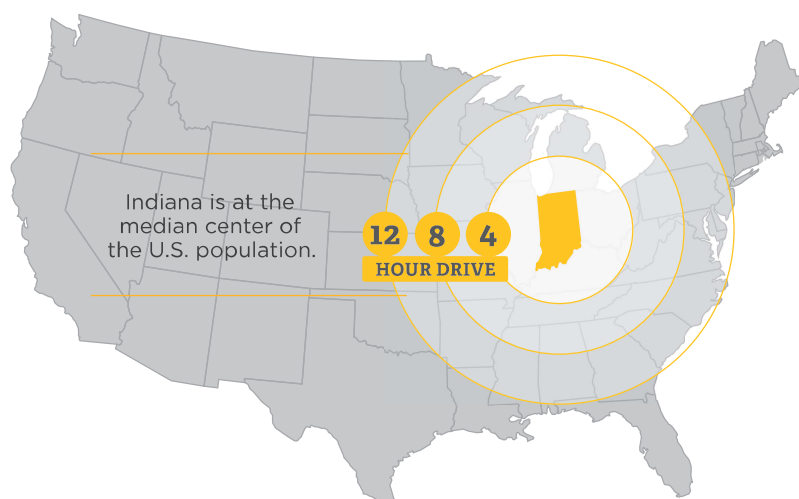
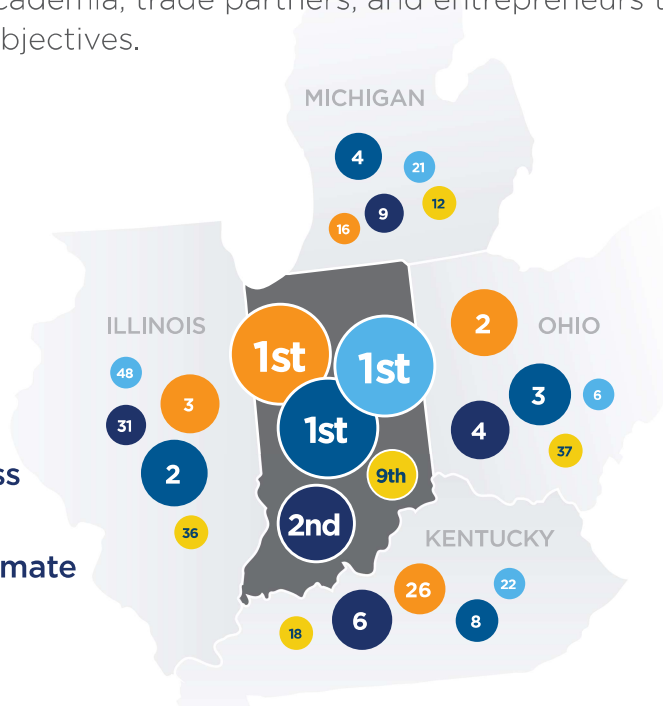
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals 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.

January 15, 2024

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.

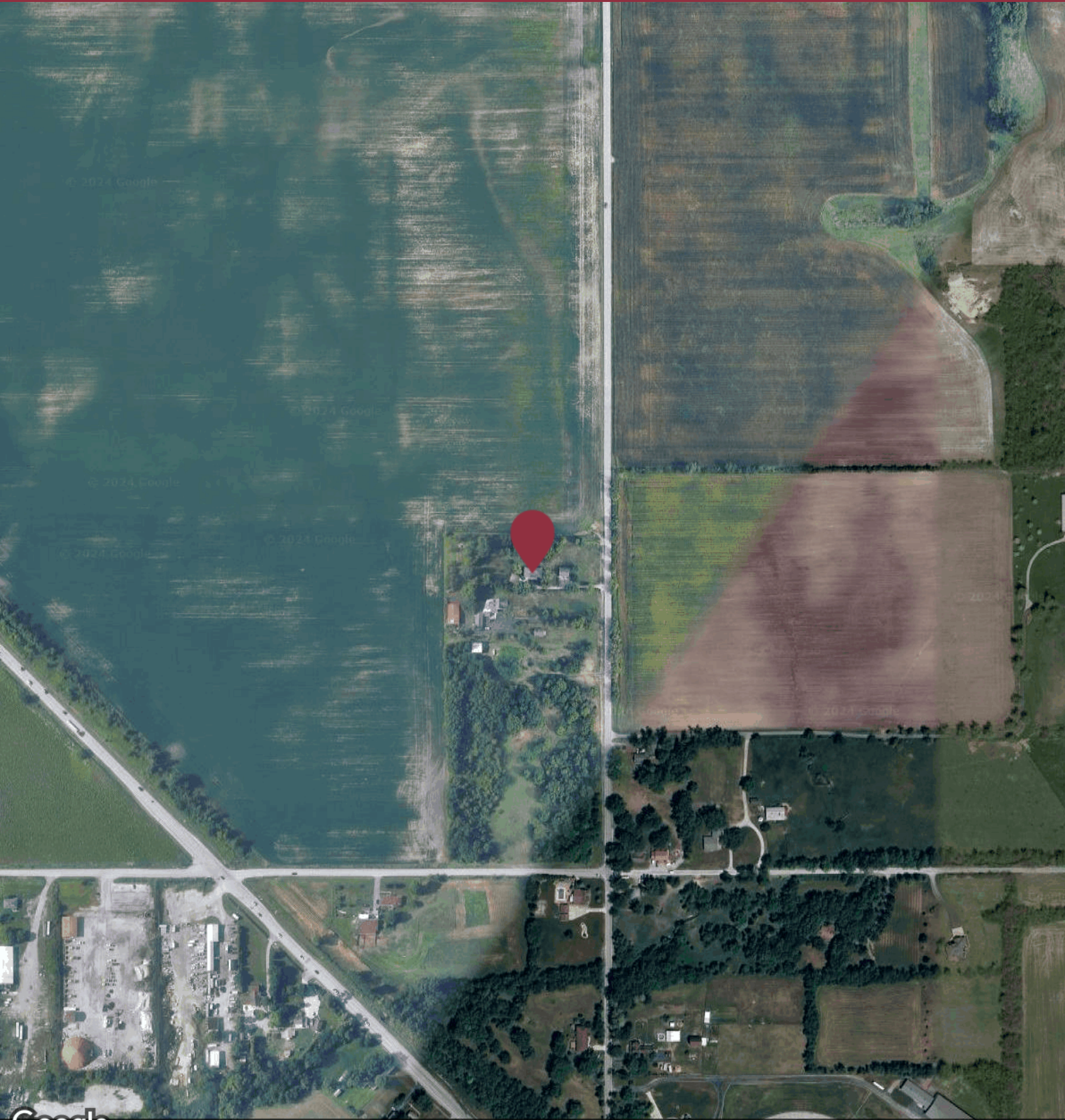
MI: 15 | OH: 12 | KY: 14 | IL: 28

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[®]



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