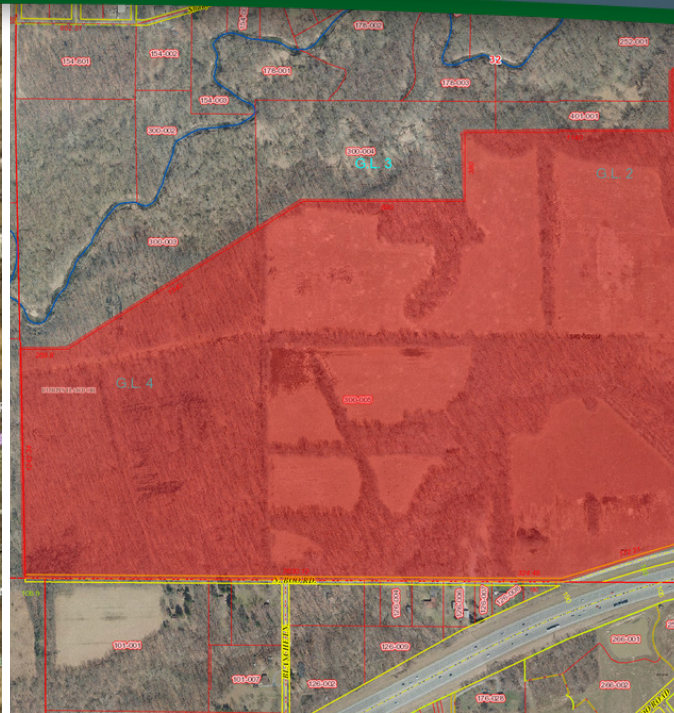


355 W NORTH BOO RD, BURNS HARBOR, IN 46304



For more information, please contact:

AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

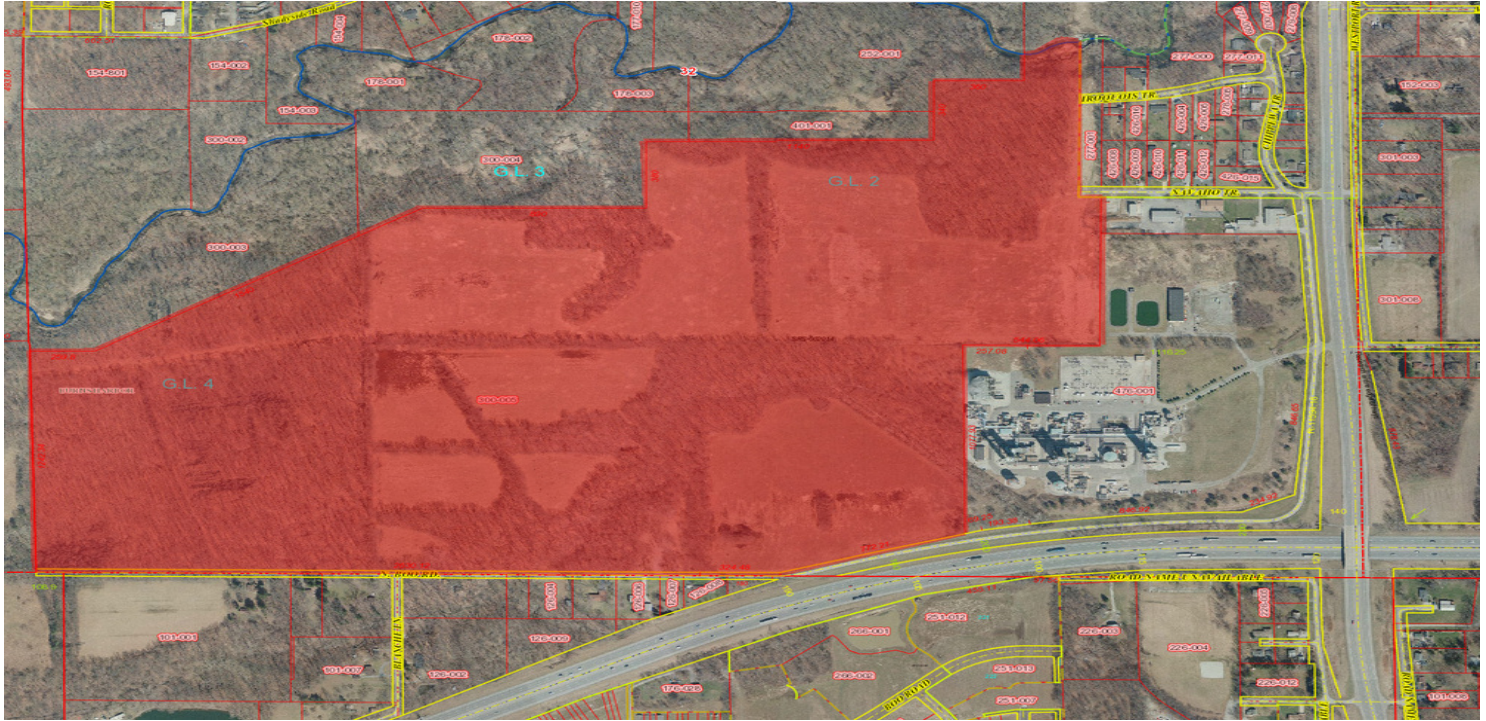
LATITUDECO.COM

NW INDIANA'S LARGEST COMMERCIAL LAND PARCEL

355 W North Boo Rd, Burns Harbor, IN 46304



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,400,000

Price / SF: \$0.29

Lot Size: 187.0 Acres

PROPERTY OVERVIEW

Opportunity to purchase one of the best parcels of Highway land available in Northwest Indiana. 187 acres of strategically positioned land offered at a fraction of the true value. Ideal parcel for a business park or distribution warehouse. Adjacent to the property is AmeriPlex at the Port which is a 385 acre business park home to over 50 businesses and over 4,000 employees.

We have numerous files on the property including a clean Phase 1 report & soil borings. Only 5 minutes drive to the South Shore Train Line which provides convenient access for public transportation all the way from Chicago and South Bend, IN. This is the best parcel of land in Northwest Indiana available on the market.

PROPERTY HIGHLIGHTS

- Close proximity to Illinois & Michigan Border
- 5 Minutes to Port of Indiana - Burns Harbor
- Ideal Distribution Site or Business Park Development
- Close to South Shore Line Train Line
- Adjacent to AmeriPlex at the Port
- Over 770' of visibility on 80/94

AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com

• 2 •

LATITUDECO.COM

NW INDIANA'S LARGEST COMMERCIAL LAND PARCEL

355 W North Boo Rd, Burns Harbor, IN 46304



ADDITIONAL PHOTOS



AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com

• 3 •

LATITUDECO.COM

NW INDIANA'S LARGEST COMMERCIAL LAND PARCEL

355 W North Boo Rd, Burns Harbor, IN 46304



ADDITIONAL PHOTOS



AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com

• 4 •

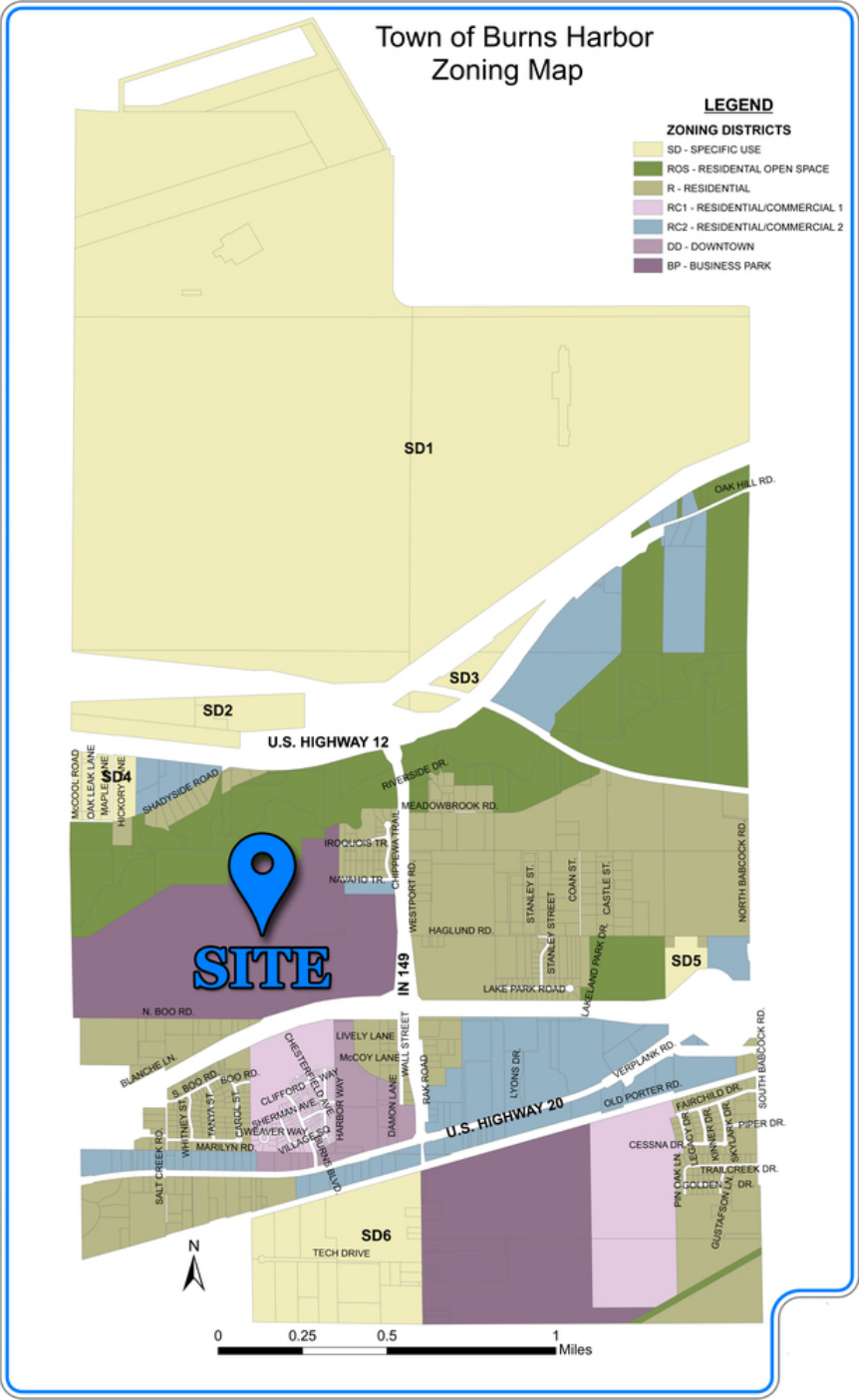
LATITUDECO.COM

NW INDIANA'S LARGEST COMMERCIAL LAND PARCEL

355 W North Boo Rd, Burns Harbor, IN 46304



ZONING MAP

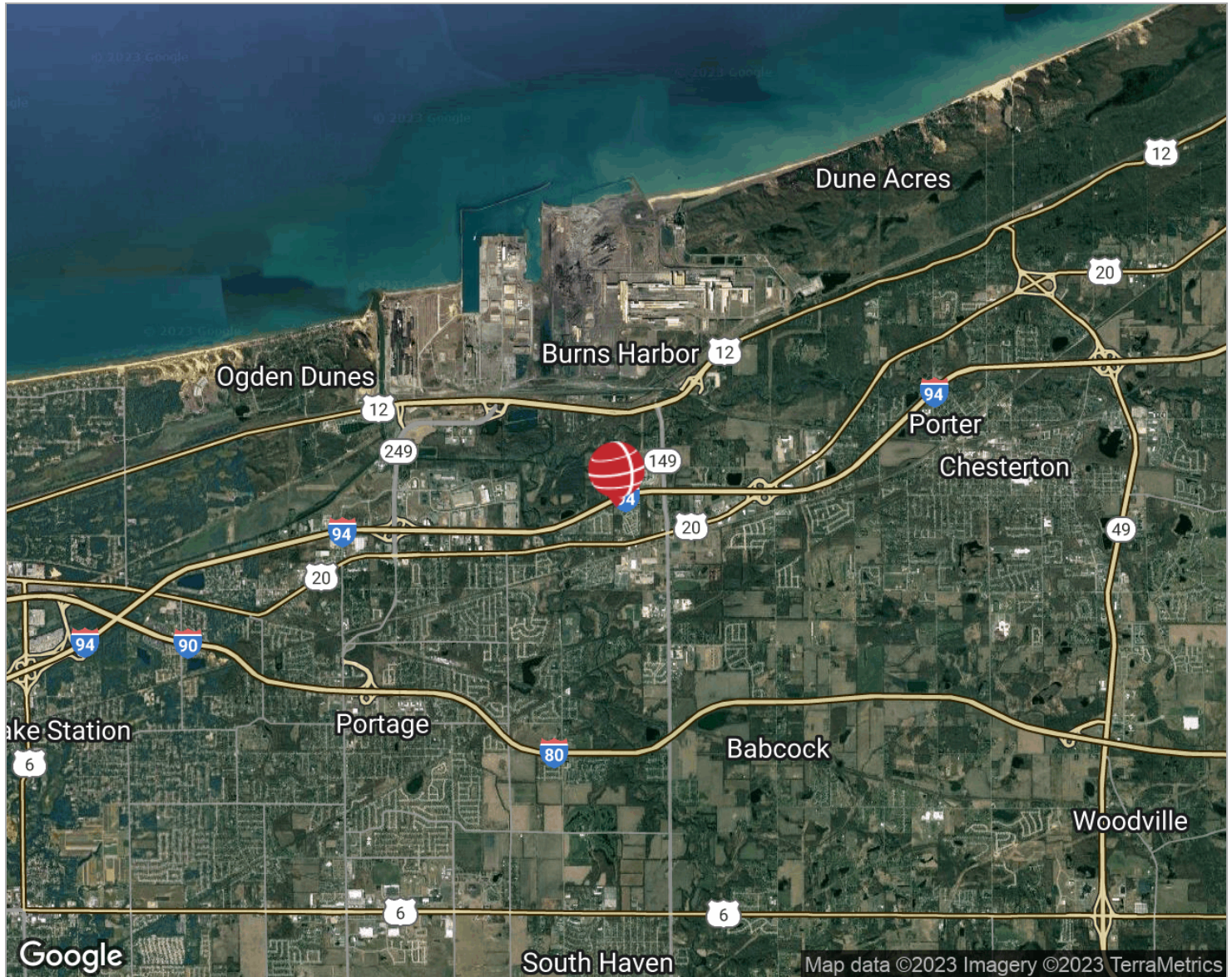


NW INDIANA'S LARGEST COMMERCIAL LAND PARCEL

355 W North Boo Rd, Burns Harbor, IN 46304



LOCATION MAPS



187 acres of prime land located in the Northwest Quadrant of the interchange of I-80/94 & SR 149 in Burns Harbor, Indiana. The land site is strategically located only 25 minutes to the Indiana & Illinois border as well as 30 minutes to the Indiana & Michigan border.

The property is also located 5 minutes from the Port of Indiana - Burns Harbor. The Port handles international ships via the St. Lawrence Seaway connecting the Great Lakes to the Atlantic Ocean, and provides year-round barge access to more than 20 states through the Inland Waterways System and to the world by transshipment with ocean vessels in the Gulf of Mexico.

AARON MCDERMOTT, CCIM

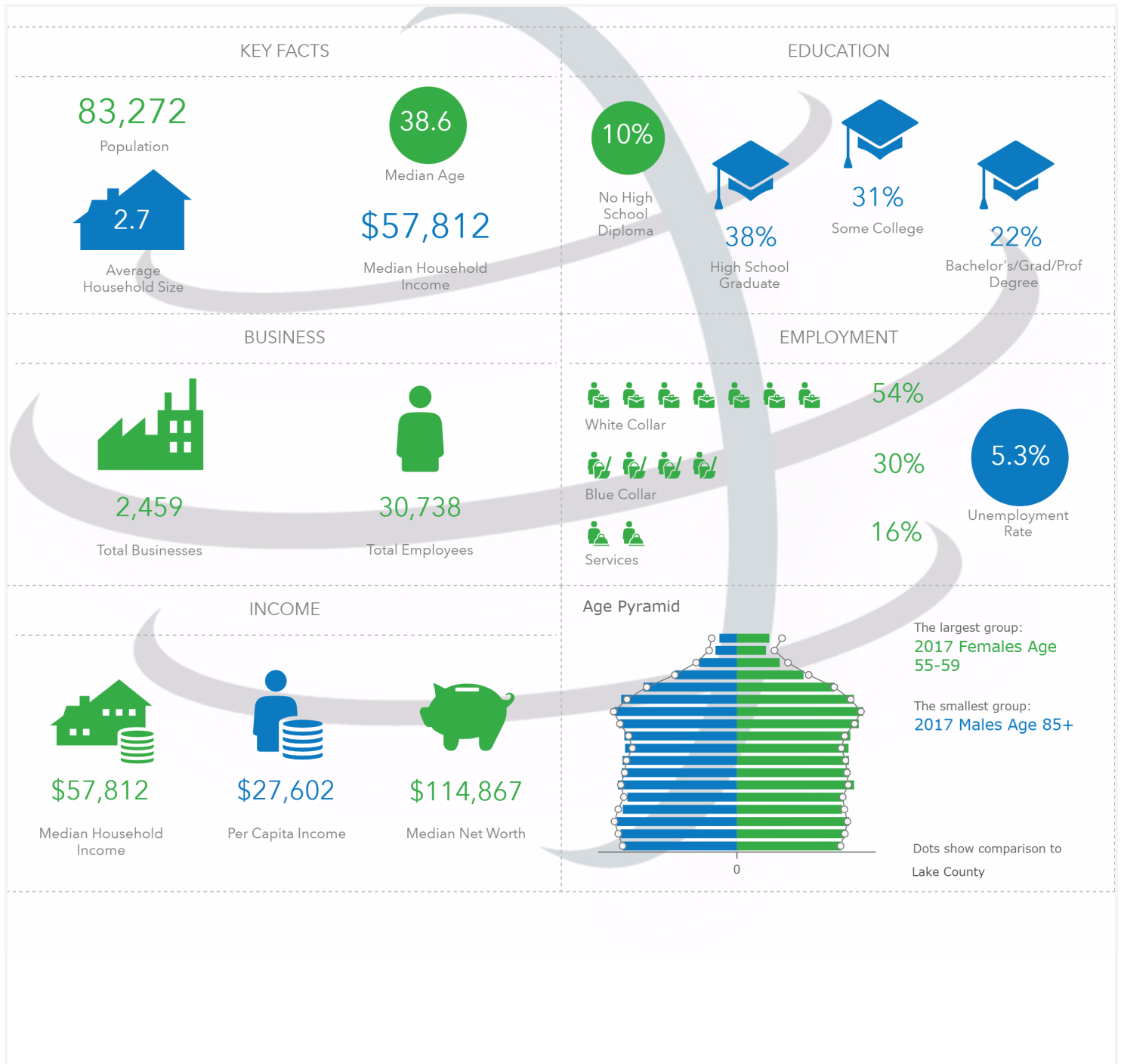
Co-Founder/President
219.864.0200
aaron@latitudeco.com

NW INDIANA'S LARGEST COMMERCIAL LAND PARCEL

355 W North Boo Rd, Burns Harbor, IN 46304



INFOGRAPHICS



AARON MCDERMOTT, CCIM

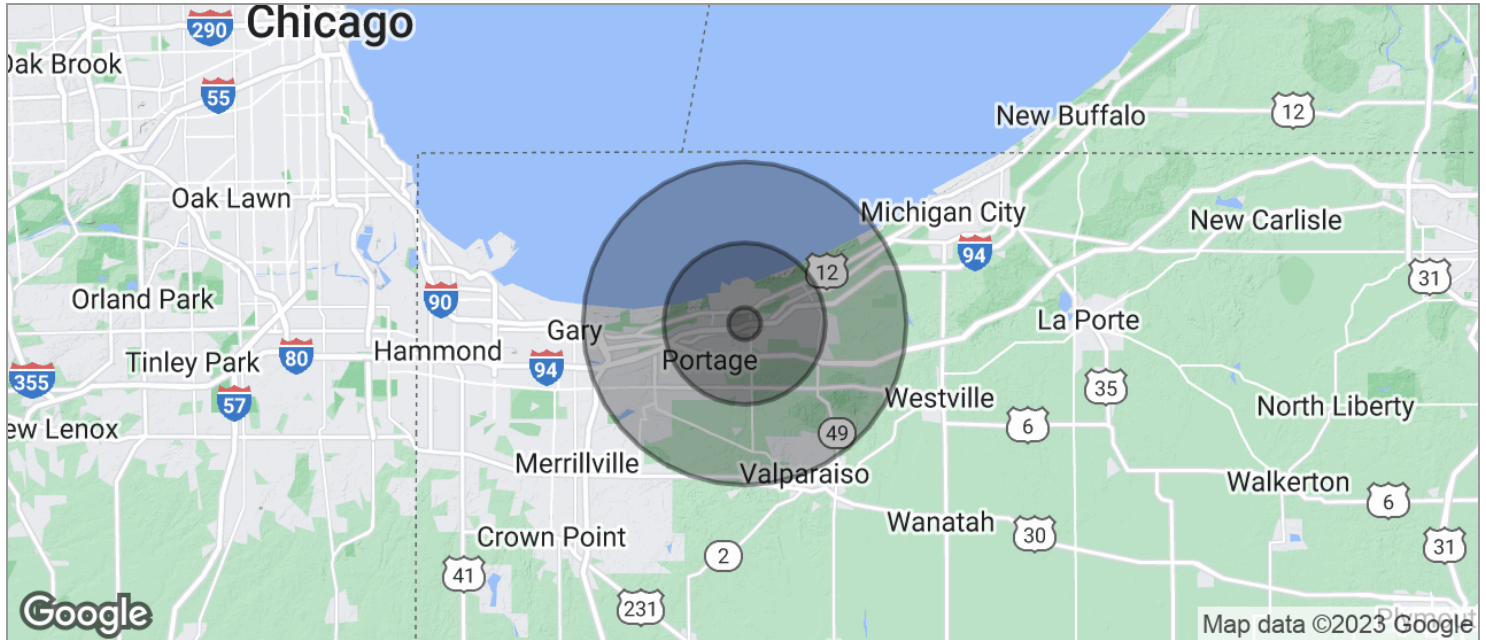
Co-Founder/President
219.864.0200
aaron@latitudeco.com

NW INDIANA'S LARGEST COMMERCIAL LAND PARCEL

355 W North Boo Rd, Burns Harbor, IN 46304



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,542	57,055	165,638
MEDIAN AGE	37.4	36.8	38.4
MEDIAN AGE (MALE)	37.7	35.9	37.3
MEDIAN AGE (FEMALE)	37.5	37.9	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	621	21,819	63,991
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$76,948	\$68,123	\$66,920
AVERAGE HOUSE VALUE	\$212,004	\$181,441	\$181,292

* Demographic data derived from 2020 ACS - US Census

AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com

• 8 •

LATITUDECO.COM