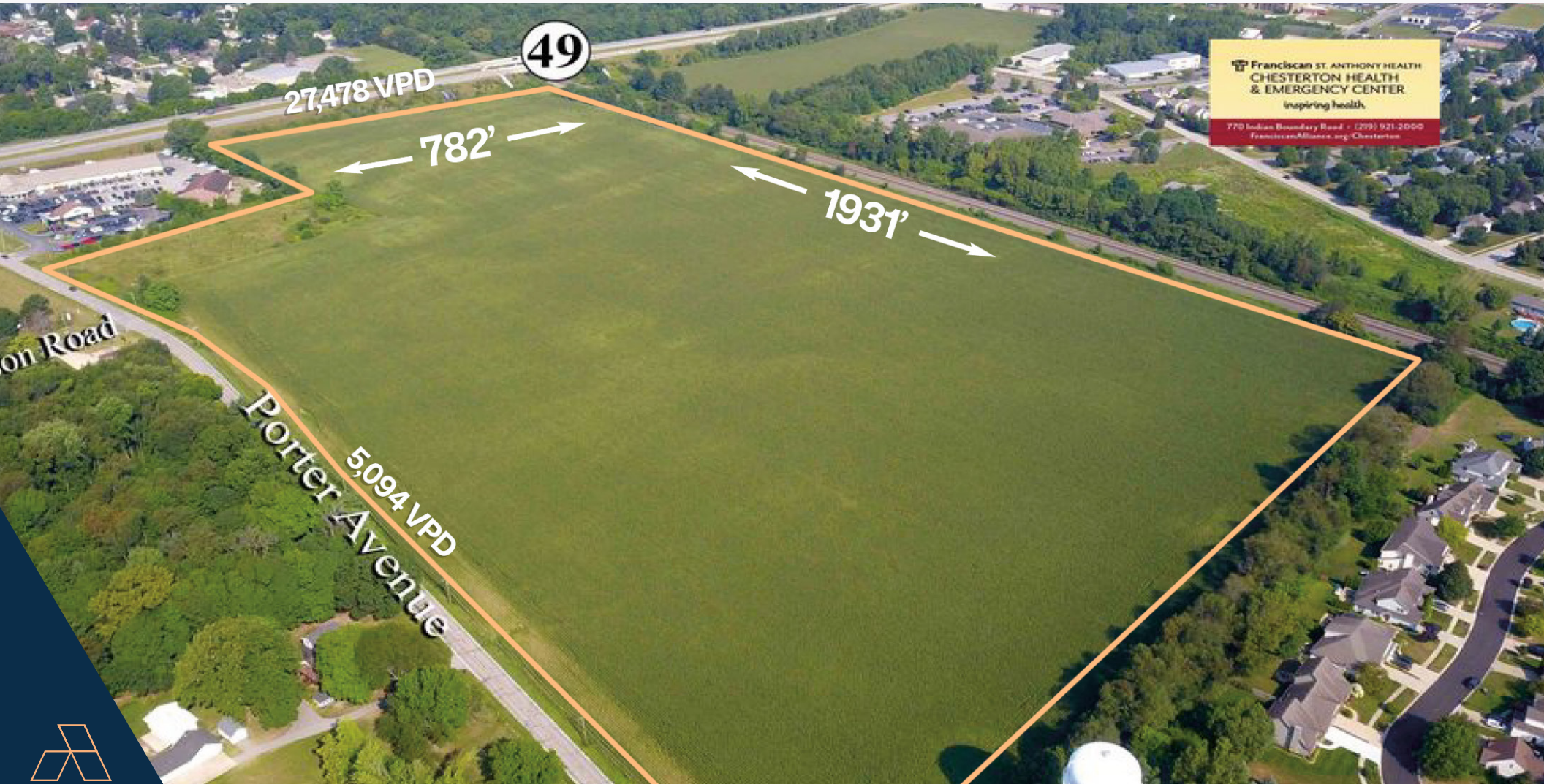


FOR SALE, GROUND LEASE OR BTS PRIME COMMERCIAL REAL ESTATE



721 E. PORTER AVENUE
CHESTERTON, IN 46304



Franciscan ST. ANTHONY HEALTH
CHESTERTON HEALTH
& EMERGENCY CENTER
Inspiring health.
770 Indian Boundary Road • (219) 921-2090
FranciscanAlliance.org/Chesterton

50.65 ACRES

S.R. 49 FRONTAGE

A TRI-STATE LOCATION IN THE HEART OF NORTHERN INDIANA



721 E. PORTER AVENUE
CHESTERTON, IN 46304



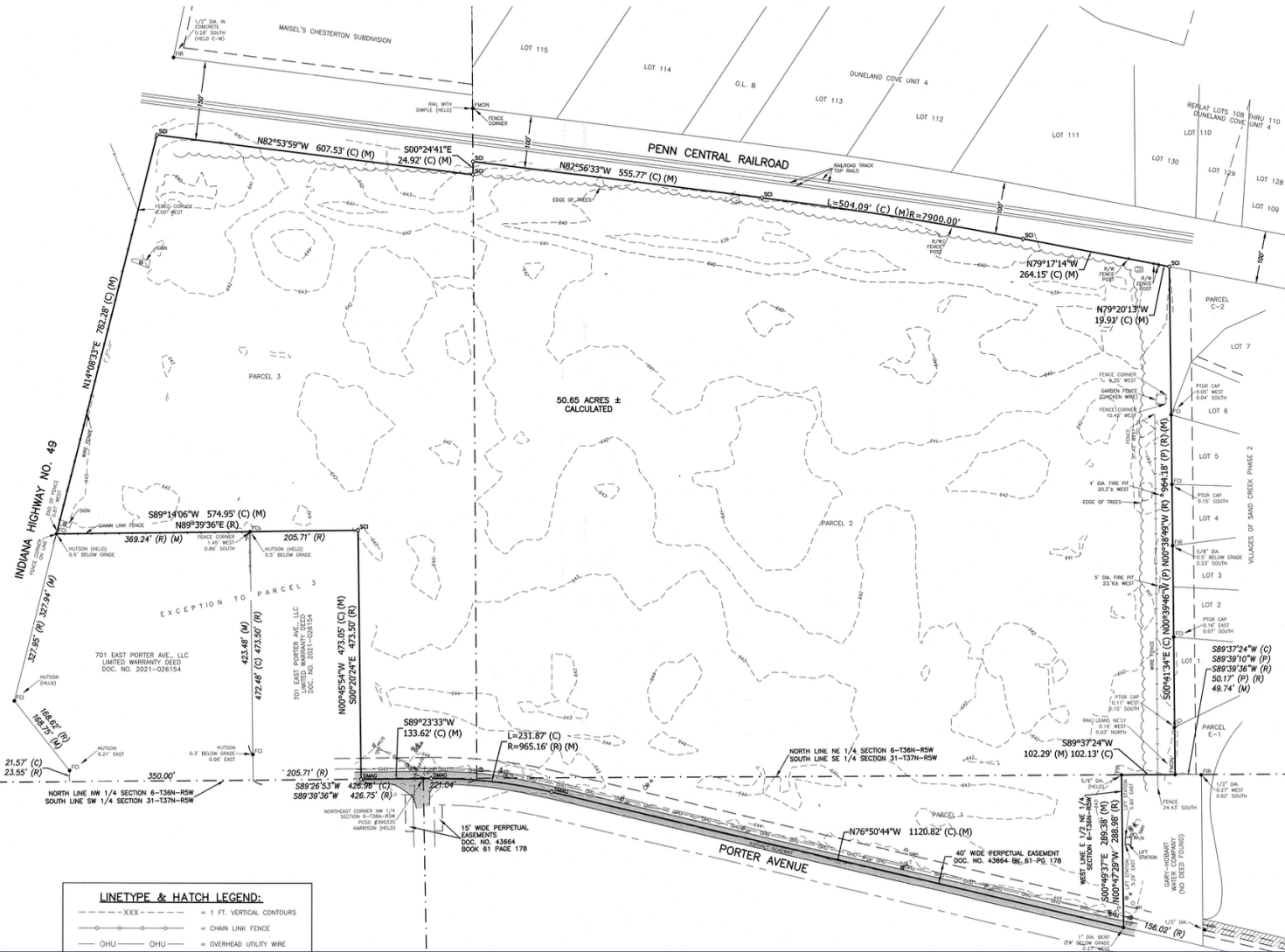
MIDWAY BETWEEN 1-80/90 & I-94

TOPOGRAPHY

PLAT OF SURVEY WITH TOPOGRAPHY SHEET 1 OF 2

SYMBOL LEGEND:

- (C) = CALCULATED DISTANCE
- + = FENCE CORNER/POST
- = FIBER OPTIC MARKER
- ⊥ = FIRE HYDRANT
- ⊖ = FOUND CAPPED IRON
- ⊖ = FOUND IRON PIPE
- ⊖ = FOUND IRON ROD
- ⊖ = FOUND MONUMENT
- ⊖ = GAS MARKER
- ⊖ = GAS VALVE
- ⊖ = GUY ANCHOR
- ⊖ = MANHOLE
- (M) = MEASURED DISTANCE
- (P) = PLAT DISTANCE
- ⊖ = POWER POLE
- ⊖ = POWER POLE WITH DRIP
- (R) = RECORD DISTANCE
- ⊖ = SANITARY MANHOLE
- ⊖ = SET CAPPED IRON (5/8" REBAR W/ACI CAP)
- ⊖ = SET MAG NAIL WITH DISC
- ⊖ = SIGN POST
- + = STREET/TRAFFIC SIGN
- ⊖ = TELEPHONE PEDESTAL
- ⊖ = UTILITY VAULT
- ⊖ = WATER VALVE



LINETYPE & HATCH LEGEND:

- XXX --- = 1 FT. VERTICAL CONTOURS
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY WIRE

KRULL-ABONMARCHÉ
 111 East 3rd Street
 South Bend
 Indiana 46601
 Phone: 574-233-2288
 Fax: 574-233-2289
 Email: info@krull-abonmarche.com

PROJECT:
 PORTER AVENUE
 CHESTERTON, IN 46304
 PORTER COUNTY, INDIANA
 CLIENT: SMITH REV. LIVING TRUST

**PLAT OF SURVEY
 WITH TOPOGRAPHY
 SECTION 31-137N-R5W
 SECTION 6-T36N-R5W**

DATE: 01/20/2022

DRAWN BY: TJ
DESIGNED BY:
PA REVIEW: MJR
QA/QC REVIEW: KDS

SIGNATURE:
DATE:



PROPERTY HIGHLIGHTS:

- ▶ LOT SIZE: 50.65 ACRES
- ▶ TRI-STATE MIDWEST LOCATION
- ▶ ZONING: B2 & B3
- ▶ LOCATED IN A TIF DISTRICT
- ▶ 782 FEET OF FRONTAGE: S.R. 49
- ▶ UTILITIES: ALL
- ▶ TOPOGRAPHY: LEVEL

PROPERTY OVERVIEW:

Located in the heart of Chesterton's most active, high traffic commercial development zone, **the State Road 49 corridor between I-94 and I-80/90. The site has great access to SR 49, I-94, I-80/90 Indiana Toll Road and the South Shore Railroad.**

The Indiana Dunes National Park alone attracted the fourth-most visitors in the nation, in excess of over 4 million people per year.

I-94: 1.5 Miles
Toll Road I-80/90: 2 Miles
Dunes State Park: 4 Miles

TRAFFIC COUNTS:

S.R. 49
27,478 VPD
I-94 (4-Way, Full Interchange)
67,430 VPD
I-80/90 (4-Way, Full Interchange)
33,707 VPD
E. PORTER AVE.
5,094 VPD

POPULATION PER SQ MILE:

5 Miles
393,000
10 Miles
622,000
15 Miles
562,000



CONRAD JACOBS, SIOR

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CHANCE HARMON

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LOCATION

TRI-STATE LOCATION

Serving Illinois, Indiana and Michigan



REPRESENTATION BY



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DEVELOPMENT BY



U.S. HOLDINGS CROSSROADS LLC

COMMERCIAL REAL ESTATE

AFFINITY is a corporate real estate firm headquartered in Indianapolis, focused on brokerage, development, and acquisition of industrial projects. We empower businesses & investors to make informed real estate decisions that drive their growth and success.

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