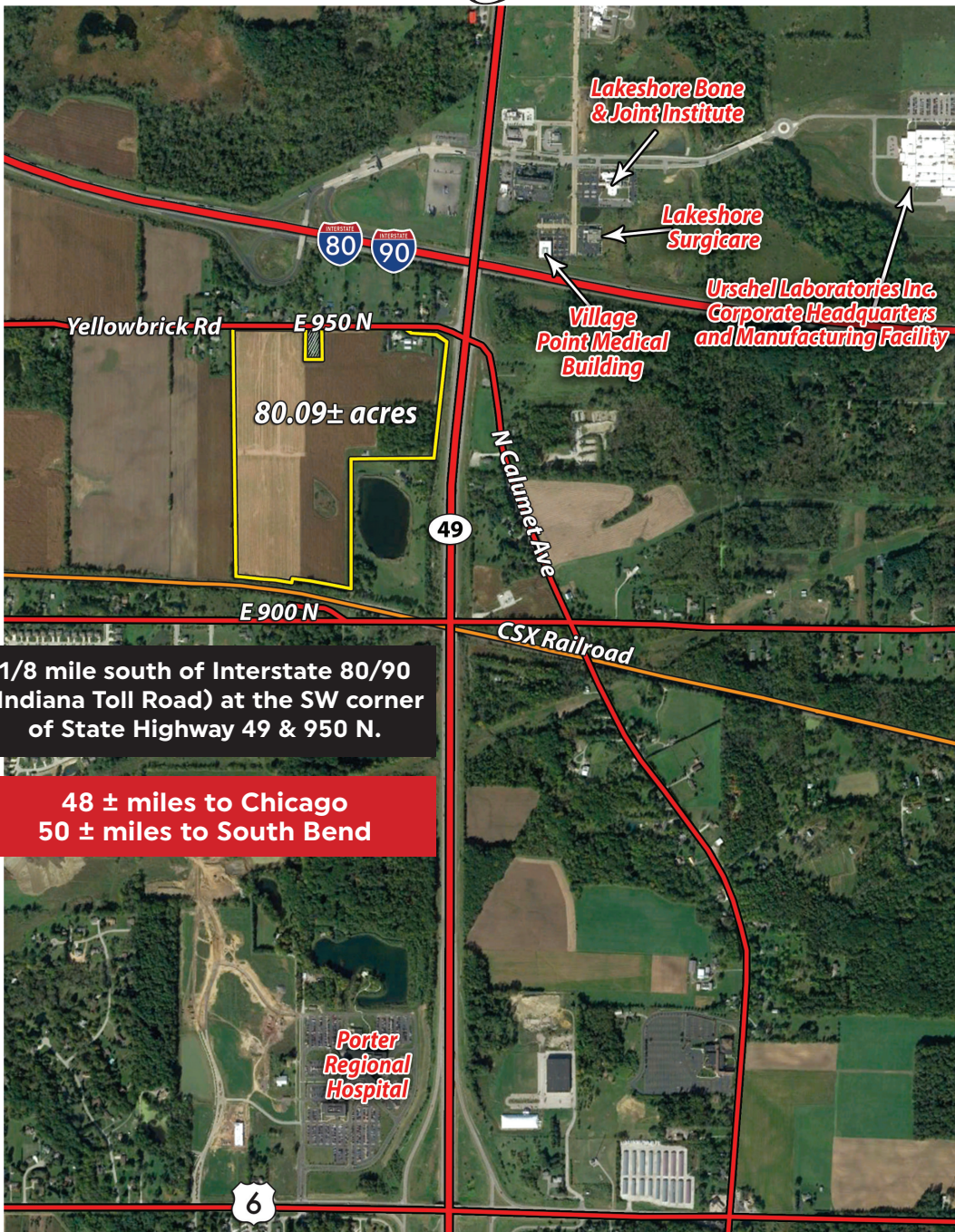


# 80.09± ACRES for sale

Chesterton • Porter County, Northwest IN

Pope • MWW04P



1/8 mile south of Interstate 80/90  
(Indiana Toll Road) at the SW corner  
of State Highway 49 & 950 N.

48 ± miles to Chicago  
50 ± miles to South Bend



## • Utilities on the Property:

- Sanitary Sewer - Town of Chesterton
- Water - Indiana American Water
- Natural Gas - Nipsco
- Electric - Nipsco
- Conduit for Fiber Optic - Town of Chesterton

## • Zoning:

- PUD - Planned Unit Development (Industrial/Commercial/Residential) - Town of Chesterton

## • Railroad:

- CSX Railroad Borders Property on the South

## • Traffic Count:

- 32,412 Average Annual Daily Traffic on State Highway 49 (2016)

## • In TIF District

PRICE: \$ 2,395,000



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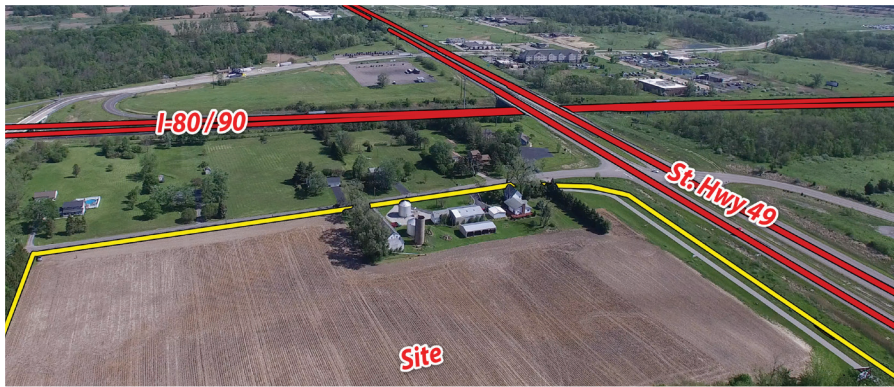
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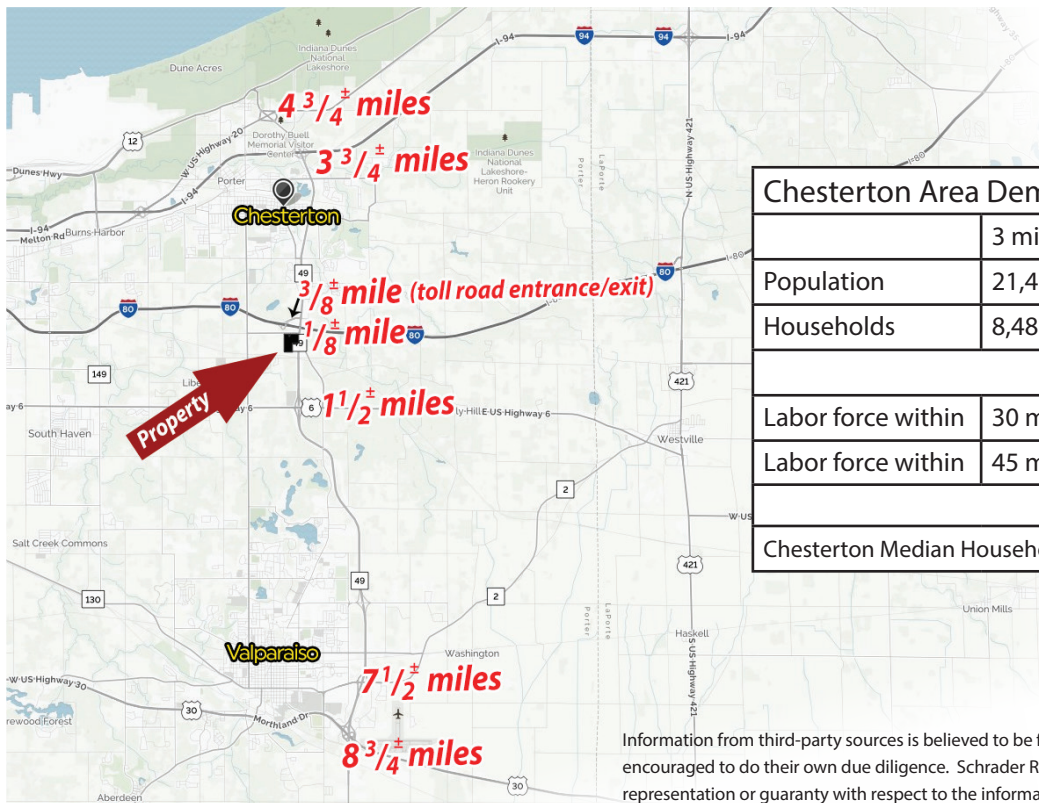


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**Outstanding potential given proximity to Interstates, U.S. and State Highways; diversified allowable uses in the PUD; and utilities onsite.**



## Chesterton Area Demographics

	3 miles	5 miles	7 miles	10 miles
Population	21,470	36,731	70,103	153,255
Households	8,485	14,216	26,577	58,957
Labor force within	30 minute drive time			63,142
Labor force within	45 minute drive time			262,407
Chesterton Median Household Income: \$66,985				

Information from third-party sources is believed to be from reliable sources. However, prospective buyers are encouraged to do their own due diligence. Schrader Real Estate and Auction Company, Inc. makes no warranty, representation or guaranty with respect to the information and assumes no liability for the information provided.



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