

Vacant Land For Development

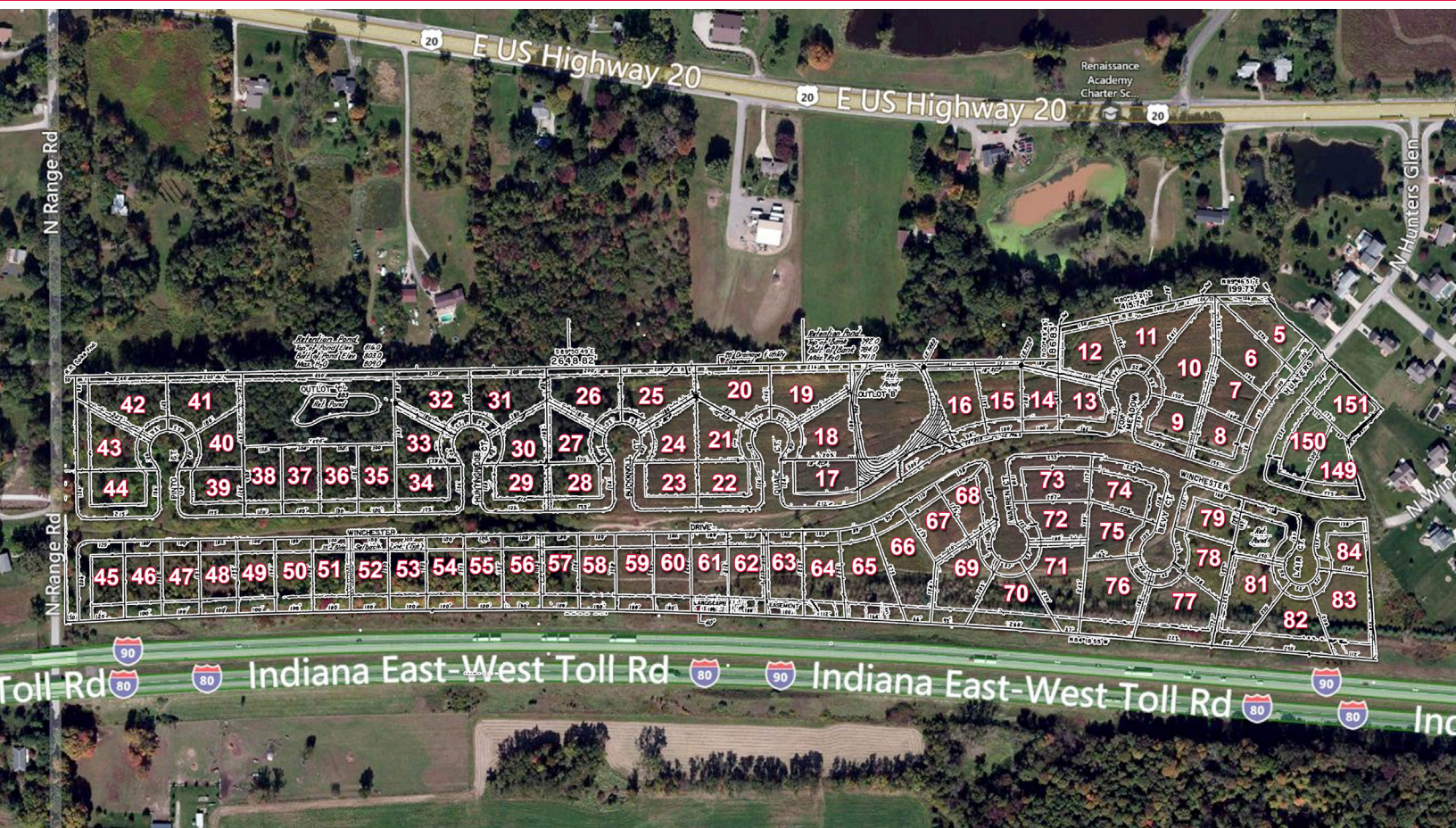
Hunter's Run | Hunters Glen Drive

LaPorte, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Residential Development Opportunity



Snapshot

Land:	56.31 +/- Acres (Divisible)
Divisibility:	80-120 Buildable Lots
Frontage:	3,600' (Along Toll Road)
Zoning:	R1-A
Utilities:	Well, Septic; Gas & Electric
Annual Taxes:	\$1,017.26
List Price:	\$13,500 Per Acre

Property Details

56.31 +/- acres which can accommodate 80 to 120 buildable lots in the third phase of Hunter's Run. The parcel is surety bonded, plotted and shovel ready for residential subdivision offering rolling hills with elevated views and forest area for wooded lots. The first two phases of the development are 100% sold with an average sale price of \$13,500 an acre. The property is located within the New Prairie school system. It is less than twenty minutes from the South Bend West Side Business District and an approximate 1-hour drive from Downtown Chicago.

The property is zoned R1-A (Single Family Residential District) and include areas of low-density, single-family residences and limited agricultural uses. Soil conditions are very conducive to the installation of septic systems for new home development. Certain other institutional, social and recreational uses are also included in this district, such as schools, child care and recreational uses. The intent is to create a transitional residential area in the planned urban expansion areas of the county designated in the (LaPorte) County Land Development Plan.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax

www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

ROY ROELKE

Senior Broker

574.485.1537 (o) | 574.286.9159 (c)

rroelke@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

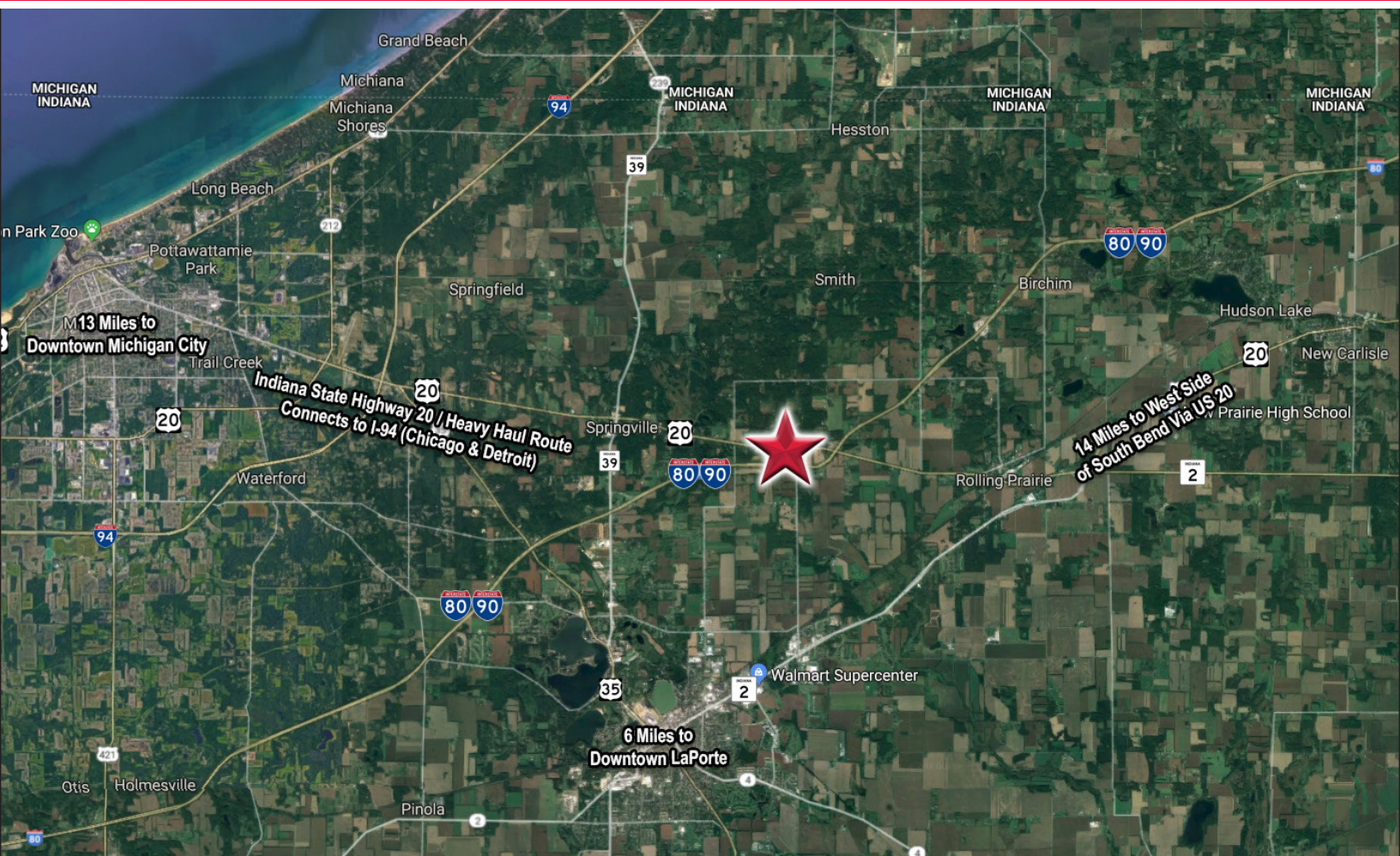
Vacant Land For Development

Hunter's Run | Hunters Glen Drive

LaPorte, Indiana



Off U.S. 20 Bypass Near Indiana Toll Road and I-94 | 14 Miles to South Bend, IN



Location

The property has a nicely developed entrance off of Highway U.S. 20. There is 3,600 feet of frontage along the I 80/90 Toll Road. The property is situated between the Toll Road and U.S. 20, just east of North Range Road in Rolling Prairie, in the eastern section of LaPorte County, Indiana. The property is in a rural setting and just a short drive between the City of LaPorte, Indiana and City of South Bend, Indiana. The parcel is not far from the Indiana Toll Road and I-94 in LaPorte County, Indiana, and U.S. 20 Bypass, U.S. 31, and the South Bend West Toll Road entrance/exit.

2017 DEMOGRAPHICS	10 MILE	25 MILE	50 MILE
POPULATION	72,824	419,873	2,281,335
NUMBER OF HOUSEHOLDS	30,351	168,934	895,575
AVERAGE HOUSEHOLD INCOME	\$80,989	\$72,969	\$68,693
AVERAGE HOME VALUE	\$160,982	\$144,694	\$149,119

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

ROY ROELKE
Senior Broker
574.485.1537 (o) | 574.286.9159 (c)
rroelke@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.