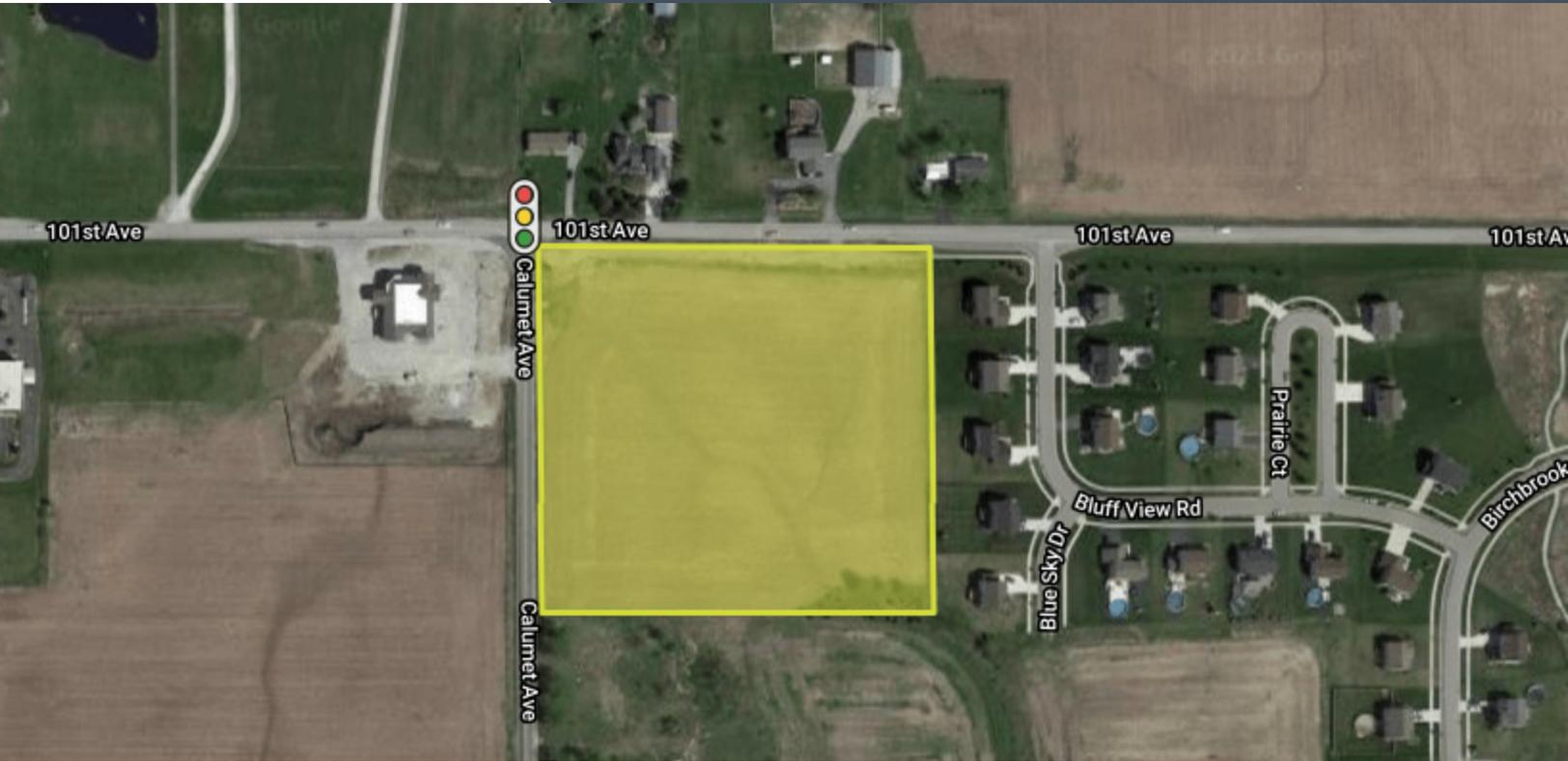


SALE

LAND



10201 CALUMET AVE.



10201 CALUMET AVE., ST. JOHN (DYER), IN 46311

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SALE PRICE **\$995,000**

OFFERING SUMMARY	
Lot Size:	8.7 Acres
Market:	Lake County
Price/Acre:	\$114,367.81



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 359 W. 84th Dr.,
 Merrillville, IN 46410
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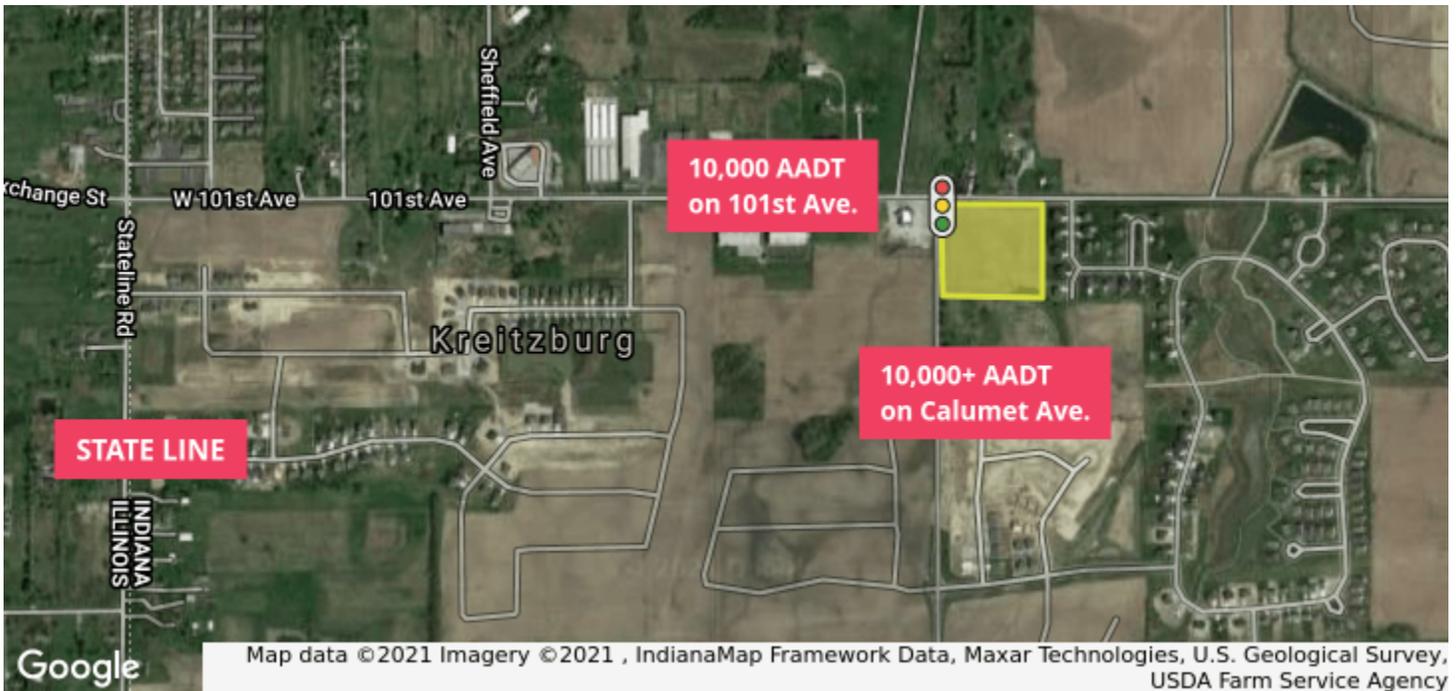




10201 CALUMET AVE., ST. JOHN (DYER), IN 46311

SALE

LAND



PROPERTY OVERVIEW

This 8.7 acre site is prime for commercial development. Great for investment, real estate development, or build to suit for your business on the southeast corner of a signalized intersection. Situated on the corner of 101st Avenue and Calumet Avenue, it is just a mile east of the Illinois border and 3.5 miles from Hwy 394. Located in the booming town of St John, Indiana, it is surrounded by new homes and businesses. Take advantage of Indiana's lower tax rates and easier barriers to entry in regards to development.

PROPERTY HIGHLIGHTS

- SEC signalized intersection of Calumet & 101st in the fast developing town of St. John, one mile east of the Indiana/Illinois border
- 8.7 acres of prime commercial development property (~620' x ~620')
- Easy access to Hwy 394 West on the 101st Avenue/Exchange St., just 3.5 miles from the subject property. Hwy 41 access 3 miles to the east
- Growing number of new residential roof tops are being built in the surrounding area. Population within 1 mile has doubled over the past decade
- St. John city utilities to the site
- 10,000 AADT on 101st & 10,000+ on Calumet (IDEM 2020)
- Friendly Indiana tax rates and cost of living to support development

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