



PORTER BUSINESS PARK 25 ACRES

803 PORTER CAMPUS DR, VALPARAISO, IN 46383



EXCLUSIVELY PRESENTED BY:

ADRIANA GOMEZ

Commercial Broker
317.431.6130
adrianagomez@mccolly.com

JEFF BENNETT

Partner
815.922.6505
jbennett@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	N/A
Available SF:	
Lot Size:	25 Acres
Zoning:	OT - Office and Technology District, CM - Moderate Intensity Commercial

PROPERTY HIGHLIGHTS

- Property highlights:
- * Approximately 25 acres of build-ready commercial land
- * Individual lots ranging from approximately 1.4 to 4.66 acres
- * Zoning: Commercial, Office Technology and Medical Office
- * Utilities: Water, sanitary sewer, stormwater, natural gas, electric and data service
- * Build-ready sites: Approved, platted and fully improved
- * Flexible lot configurations: Lots may be combined to accommodate specific development requirements
- * Adjacent to Northwest Health Porter Regional Hospital
- * Existing memory care center within the park
- * Fully occupied multi-tenant retail/office center
- * Second retail center planned with future leasing opportunities
- * SR 49 traffic count: Approximately 34,366 vehicles per day
- * Sustainable site features including bio-swales, rain gardens, sidewalks, bike trails and

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Porter Business Park – Valparaiso, Indiana

Porter Business Park offers approximately 25 acres of build-ready commercial land in a highly accessible Valparaiso location adjacent to Northwest Health Porter Regional Hospital. Individual lots range from approximately 1.4 to 4.66 acres and can accommodate medical, professional office, retail, corporate and other commercial users. Lots may also be combined to meet larger site requirements, and zoning may be modified based on the proposed use, subject to applicable governmental approvals.

The lots are approved, platted and fully improved, with water, sanitary sewer, stormwater, natural gas, electric and data service available to support new development. Protective covenants help preserve the appearance, quality and long-term value of the business park while protecting the investment of owners and occupants.

Porter Business Park is already home to a memory care center and a fully occupied multi-tenant retail/office center, demonstrating strong demand within the development. A second retail center is also planned for future development, creating additional leasing opportunities for complementary retail, service and office users. Prospective tenants are encouraged to inquire about upcoming space availability.

The development incorporates sustainable design features that blend natural ecological systems with the built environment, including bio-swales, rain gardens, sidewalks, bike trails and exercise loops. The result is a pedestrian-friendly, walkable campus designed to support connectivity and a healthy lifestyle.

Located in Porter County approximately 45 miles east of Chicago, Porter Business Park combines convenient regional access with the amenities of Valparaiso. Nearby attractions and institutions include Valparaiso University, downtown Valparaiso, Indiana Dunes, the Porter County Expo Center, Northwest Health Porter, dining, shopping, entertainment and highly regarded local schools and universities.

Regional Access:

- * State Road 49: Approximately ¼ mile
- * U.S. 6: Approximately ½ mile
- * Indiana Toll Road / I-90: Approximately 1 ½ miles
- * I-80/94: Approximately 5 miles
- * U.S. 30: Approximately 7 miles

Price list included in the Offering Memorandum.



PROPERTY DETAILS

Sale Price

N/A

PROPERTY INFORMATION

Property Type

Medical, Professional Office,
Retail, Corporate Users

Property Subtype

Office

Zoning

OT - Office and Technology
District, CM - Moderate Intensity
Commercial

Lot Size

25 Acres

APN #

640624451009000006

Lot Frontage

423 ft

LOCATION INFORMATION

Building Name

Porter Business Park

Street Address

803 Porter Campus Dr

City, State, Zip

Valparaiso, IN 46383

County

Porter

BUILDING INFORMATION

Building Size

0 SF

Number of Lots

9

Number of Buildings

0

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

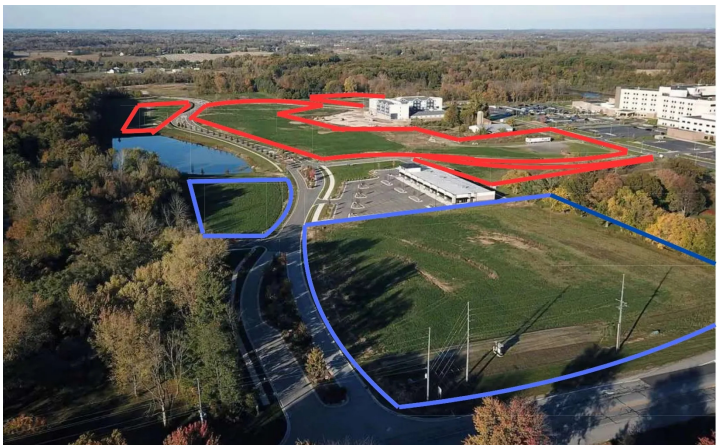


COMPLETE HIGHLIGHTS



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- * SR 49 traffic count: Approximately 34,366 vehicles per day
- * Sustainable site features including bio-swales, rain gardens, sidewalks, bike trails and exercise loops
- * Protective covenants designed to preserve quality and long-term value



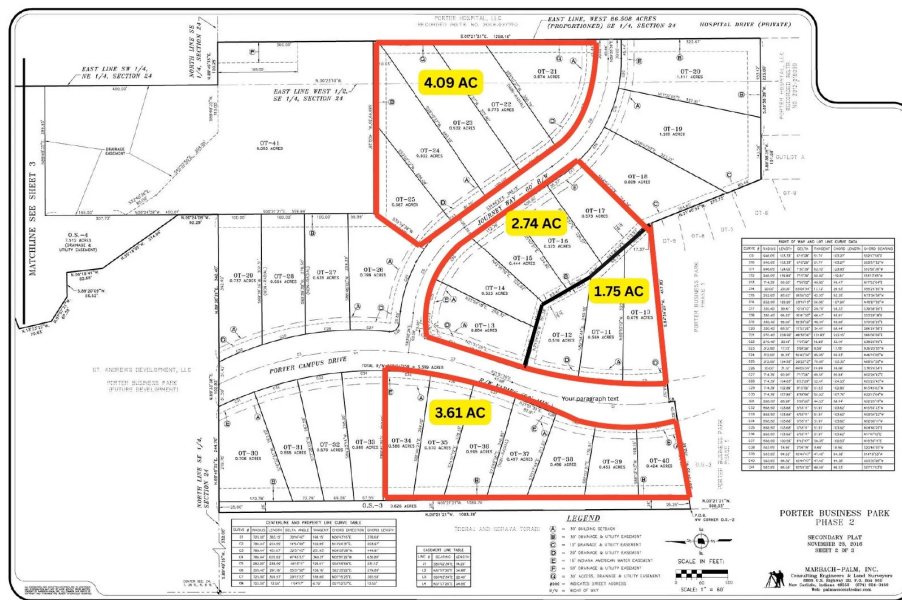
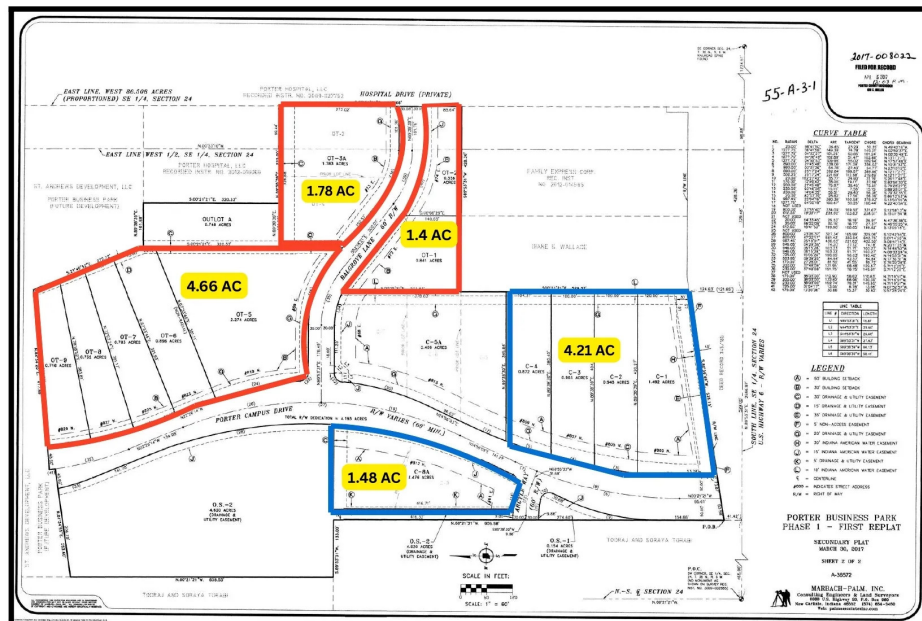
LOCATION MAP



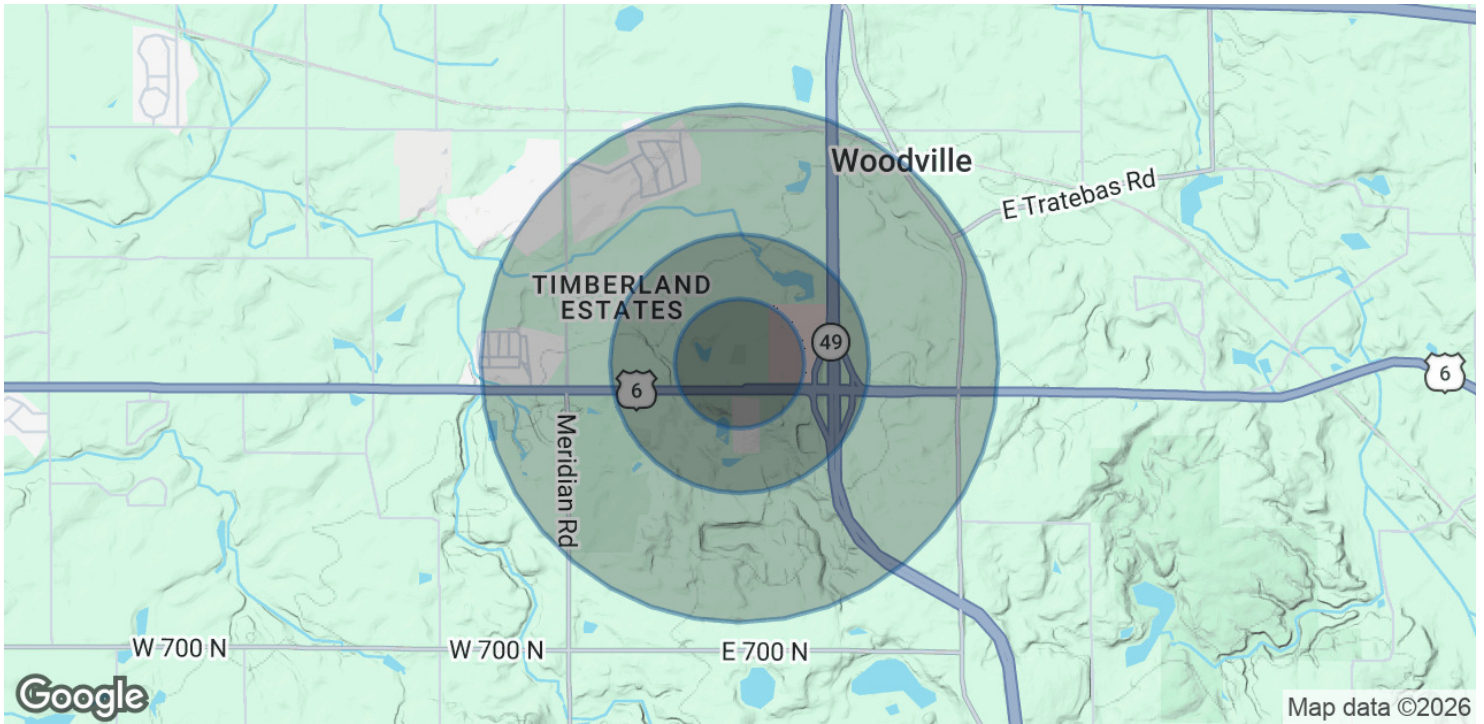
AERIAL MAP



SITE PLANS



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	99	382	1,467
Average Age	40.9	40.1	38.4
Average Age (Male)	39.6	38.8	35.5
Average Age (Female)	44.5	43.7	41.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	38	149	558
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$162,793	\$152,229	\$133,698
Average House Value	\$319,156	\$300,577	\$269,344

2023 American Community Survey (ACS)

RETAILER MAP



	PORTER BUSINESS PARK						
	PRICE LIST						
	JULY 9, 2026						
Lot	Address	Parcel Number	Acres (GIS)	SQ FT	\$/SQ FT	Lot Price	Price/Acre
C-1	803 PORTER CAMPUS DR	640624451010000006	1.49	64904.4	\$ 9.50	\$616,592	\$413,820
C-2	805 PORTER CAMPUS DR	640624451010000006	0.95	41382.0	\$ 7.50	\$310,365	\$326,700
C-3	807 PORTER CAMPUS DR	640624451011000006	0.90	39334.7	\$ 7.50	\$295,010	\$326,700
C-4	809 PORTER CAMPUS DR	640624451012000006	0.87	37984.3	\$ 7.50	\$284,882	\$326,700
C-8A	812 PORTER CAMPUS DR	640624452002000006	1.48	64468.8	\$ 7.50	\$483,516	\$326,700
OT-1	72 E BALGROVE LN	640624451001000006	0.84	36590.4	\$ 7.50	\$274,428	\$326,700
OT-2	74 E BALGROVE LN	640624451002000006	0.56	24393.6	\$ 7.50	\$182,952	\$326,700
OT-3A	73 E BALGROVE LN	640624452003000006	1.78	77536.8	\$ 7.50	\$581,526	\$326,700
OT-5	69 E BALGROVE LN	640624452004000006	2.24	97574.4	\$ 5.50	\$536,659	\$239,580
OT-6	823 PORTER CAMPUS DR	640624403001000006	0.67	29185.2	\$ 5.50	\$160,519	\$239,580
OT-7	825 PORTER CAMPUS DR	640624403002000006	0.61	26571.6	\$ 5.50	\$146,144	\$239,580
OT-8	827 PORTER CAMPUS DR	640624403003000006	0.58	25264.8	\$ 5.50	\$138,956	\$239,580
OT-9	829 PORTER CAMPUS DR	640624403004000006	0.56	24393.6	\$ 5.50	\$134,165	\$239,580
OT-10	831 PORTER CAMPUS DR	640624403005000006	0.66	28749.6	\$ 5.50	\$158,123	\$239,580
OT-11	833 PORTER CAMPUS DR	640624402020000006	0.57	24829.2	\$ 5.50	\$136,561	\$239,580
OT-12	835 PORTER CAMPUS DR	640624402019000006	0.52	22651.2	\$ 5.50	\$124,582	\$239,580
OT-13	62 E JOURNEY WAY	640624402018000006	0.68	29620.8	\$ 5.50	\$162,914	\$239,580
OT-14	64 E JOURNEY WAY	640624402017000006	0.52	22651.2	\$ 5.50	\$124,582	\$239,580
OT-15	66 E JOURNEY WAY	640624402016000006	0.44	19166.4	\$ 5.50	\$105,415	\$239,580
OT-16	68 E JOURNEY WAY	640624402015000006	0.53	23086.8	\$ 5.50	\$126,977	\$239,580
OT-17	70 E JOURNEY WAY	640624402014000006	0.57	24829.2	\$ 5.50	\$136,561	\$239,580
OT-21	75 E JOURNEY WAY	640624402010000006	0.87	37897.2	\$ 5.50	\$208,435	\$239,580
OT-22	69 E JOURNEY WAY	640624402009000006	0.77	33541.2	\$ 5.50	\$184,477	\$239,580
OT-23	67 E JOURNEY WAY	640624402008000006	0.93	40510.8	\$ 5.50	\$222,809	\$239,580
OT-24	65 E JOURNEY WAY	640624402007000006	0.93	40510.8	\$ 5.50	\$222,809	\$239,580
OT-25	63 E JOURNEY WAY	640624402006000006	0.59	25700.4	\$ 5.50	\$141,352	\$239,580
OT-34	842 PORTER CAMPUS DR	640624402028000006	0.59	25700.4	\$ 4.50	\$115,652	\$196,020
OT-35	840 PORTER CAMPUS DR	640624402027000006	0.57	24829.2	\$ 4.50	\$111,731	\$196,020
OT-36	838 PORTER CAMPUS DR	640624402026000006	0.60	26136.0	\$ 4.50	\$117,612	\$196,020
OT-37	836 PORTER CAMPUS DR	640624402025000006	0.50	21780.0	\$ 4.50	\$98,010	\$196,020
OT-38	834 PORTER CAMPUS DR	640624402024000006	0.50	21780.0	\$ 4.50	\$98,010	\$196,020
OT-39	830 PORTER CAMPUS DR	640624402022000006	0.42	18295.2	\$ 4.50	\$82,328	\$196,020
OT-40	832 PORTER CAMPUS DR	640624402023000006	0.43	18730.8	\$ 4.50	\$84,289	\$196,020
	33 Total Lots		25.73				

LISTING BROKER BIO

**ADRIANA GOMEZ****Commercial Broker**

adrianagomez@mccolly.com

Direct: **317.431.6130****PROFESSIONAL BACKGROUND**

Adriana Gomez is a Commercial Real Estate Broker with McColly Bennett Commercial Advantage serving Northwest Indiana and the South Chicagoland region. With more than a decade of experience spanning business development, sales, executive recruiting, and commercial real estate, she provides strategic guidance to property owners, developers, investors, healthcare providers, retailers, and growing businesses.

Her expertise includes commercial sales and leasing, healthcare real estate, retail development, land assemblages, site selection, and business expansion strategies. Adriana works with clients ranging from local business owners to regional healthcare organizations, helping identify opportunities that create long-term value and support community growth.

Most recently, she brokered the sale of a 43,500-square-foot Class A medical office building in Valparaiso valued at approximately \$15 million, helping bring a leading healthcare organization to Northwest Indiana. She is also actively involved in healthcare site selection initiatives for multi-site providers throughout the region.

Adriana remains engaged with chambers, economic development organizations, industry conferences, and regional business leaders to stay informed on market trends and emerging opportunities.

SPECIALTIES

- Healthcare & Retail Real Estate
- Commercial Sales & Leasing
- Land Assemblages & Development Sites
- Site Selection & Business Expansion
- Buyer, Seller, Landlord & Tenant Representation
- Investment Properties & 1031 Exchanges
- Community & Economic Development

MEMBERSHIPS

Candidate Member, CCIM Institute (Certified Commercial Investment Member)
ICSC Member (International Council of Shopping Centers)

McColly Bennett Commercial Advantage

LISTING BROKER BIO



JEFF BENNETT

Partner

jbenett@mccolly.com
Direct: 815.922.6505

PROFESSIONAL BACKGROUND

Areas of Experience:

- Real Estate Sales and Marketing
- Community Development
- Tax Increment Financing, Enterprise Zone, Sales Tax Sharing, Tax Credit, Incentive Financing
- Property Management

40 years of experience in Community and Real Estate Development. The recent merger with McColly Real Estate has provided the support that creates results throughout NW Indiana and the Chicago Southland, including Kankakee County.

Bennett has owned, developed and sold commercial buildings, industrial parks, and manufacturing home communities while regularly participating in over \$20 million of real estate sales transactions annually, growing Bennett Commercial's Full Service Real Estate Company sales to \$150 million annually with 40 sales agents.

Bennett has provided services to a number of non-traditional users i.e. quarry, landfill and recreational projects requiring zoning, permitting, governmental and public relation services. Bennett has worked with agencies such as Illinois Finance Authority, Kankakee River Enterprise Zone, Kankakee County Revolving Loan Fund, Illinois Department of Transportation and Kankakee Community College to provide assistance for many projects.

Bennett assisted in the development and was an owner of section 42 Housing Tax Credit deals in Watseka, Caseyville, Riverdale, IL and Kankakee, IL and Assisted Living projects in Watseka and Manteno, IL.

He and his wife, Kimberly raised 5 athletic daughters who have graduated from college and now enjoy 15 grandchildren, Nolan, Cole, Camille, Preston, Bryce, Beau, Julia, James, Beau, Ray, Sonya, Bennett, Russell, Elizabeth and Hope.

EDUCATION

Olivet Nazarene University, Bourbonnais, Illinois

McColly Bennett Commercial Advantage
815.929.9381

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McColly Bennett Commercial Advantage in compliance with all applicable fair housing and equal opportunity laws.