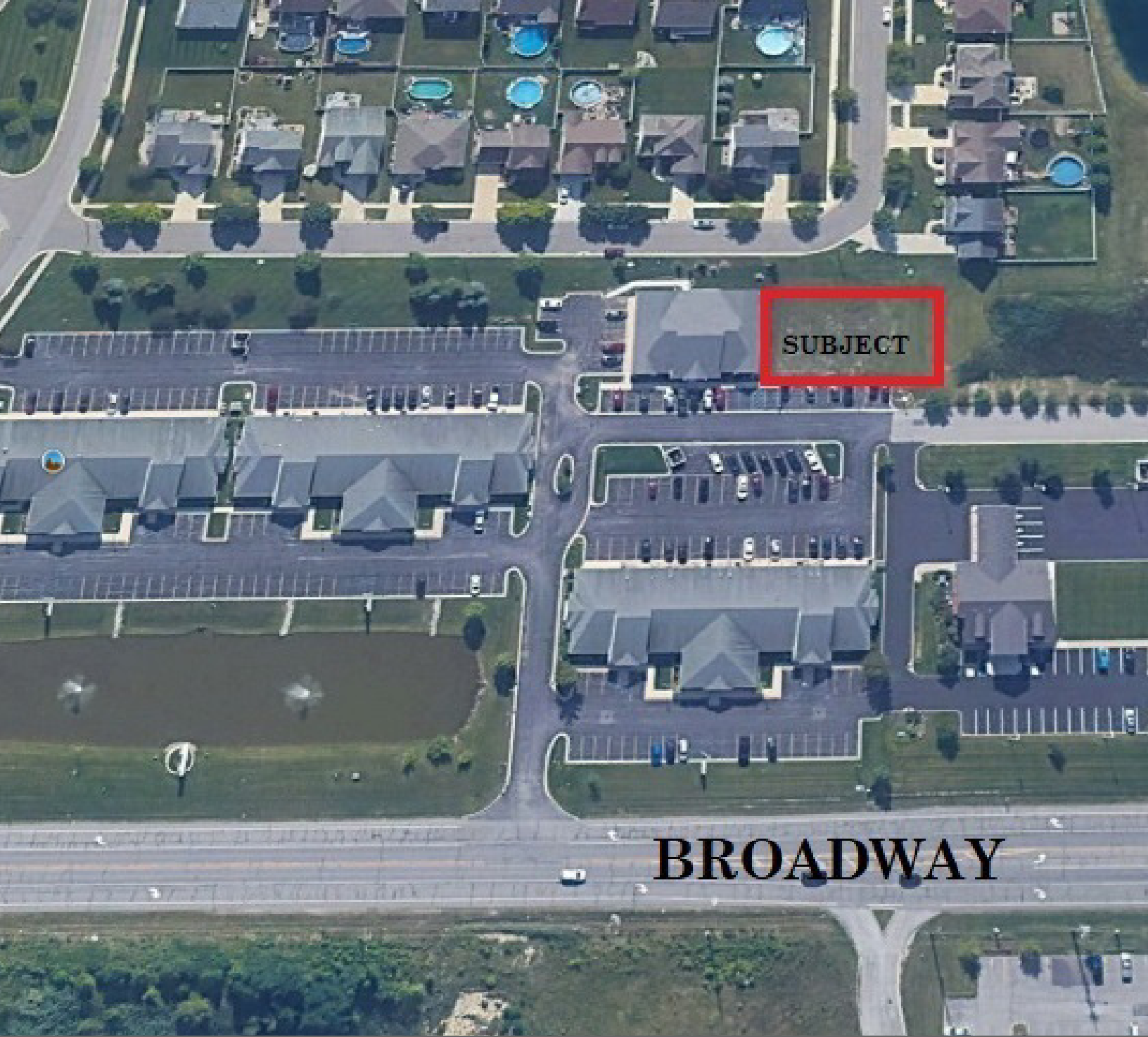


NWI COMMERCIAL
PROPERTY SOLUTIONS, LLC

APPROXIMATELY 11362 BROADWAY, CROWN POINT, IN 46307

LAND FOR SALE



SUBJECT

An aerial photograph of a commercial property complex. The image shows several large, single-story buildings with dark roofs, surrounded by extensive parking lots filled with cars. A red rectangular box is drawn around one of the buildings, with the word 'SUBJECT' written inside it. The property is bordered by a road at the bottom, which is labeled 'BROADWAY' in large, bold, black letters. The surrounding area includes green spaces, trees, and other commercial structures.

BROADWAY



OFFERING SUMMARY

Sale Price:	\$349,900
Lot Size:	+/- .15 Acres

PROPERTY DESCRIPTION

Rare, last remaining fully improved Pad site, in the Chessington Pointe Office Park. Zoned for office use, and maintained by the POA. This site is ready for construction of a +/- 5,500 SF office building. Seller is available to custom build the property to users specifications and a Build to Suit Lease structure is available as well.

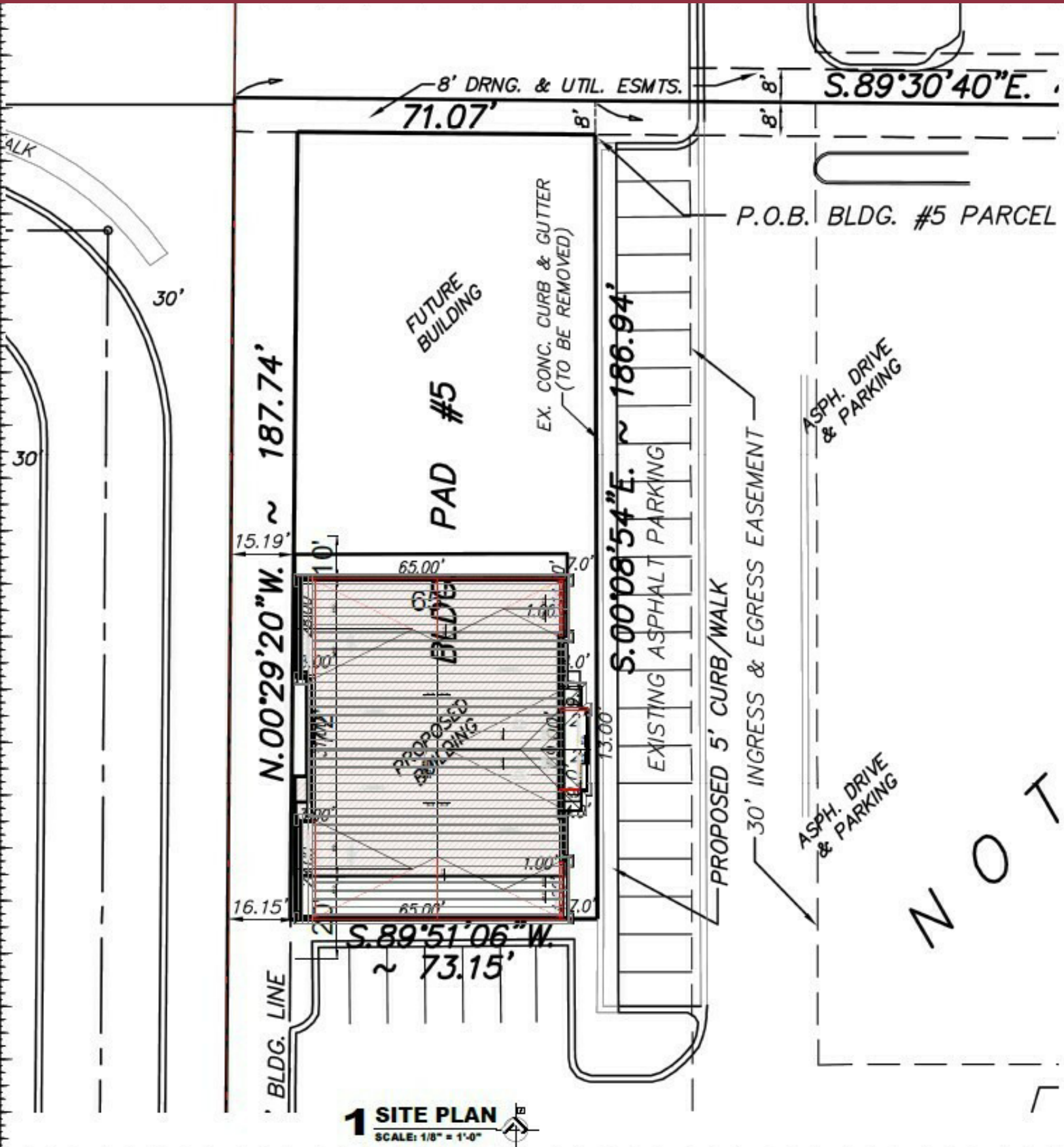
Estimated Rental Rate is \$24.00/NNN and estimated NNN expenses are \$5.00 once stabilized.

LOCATION DESCRIPTION

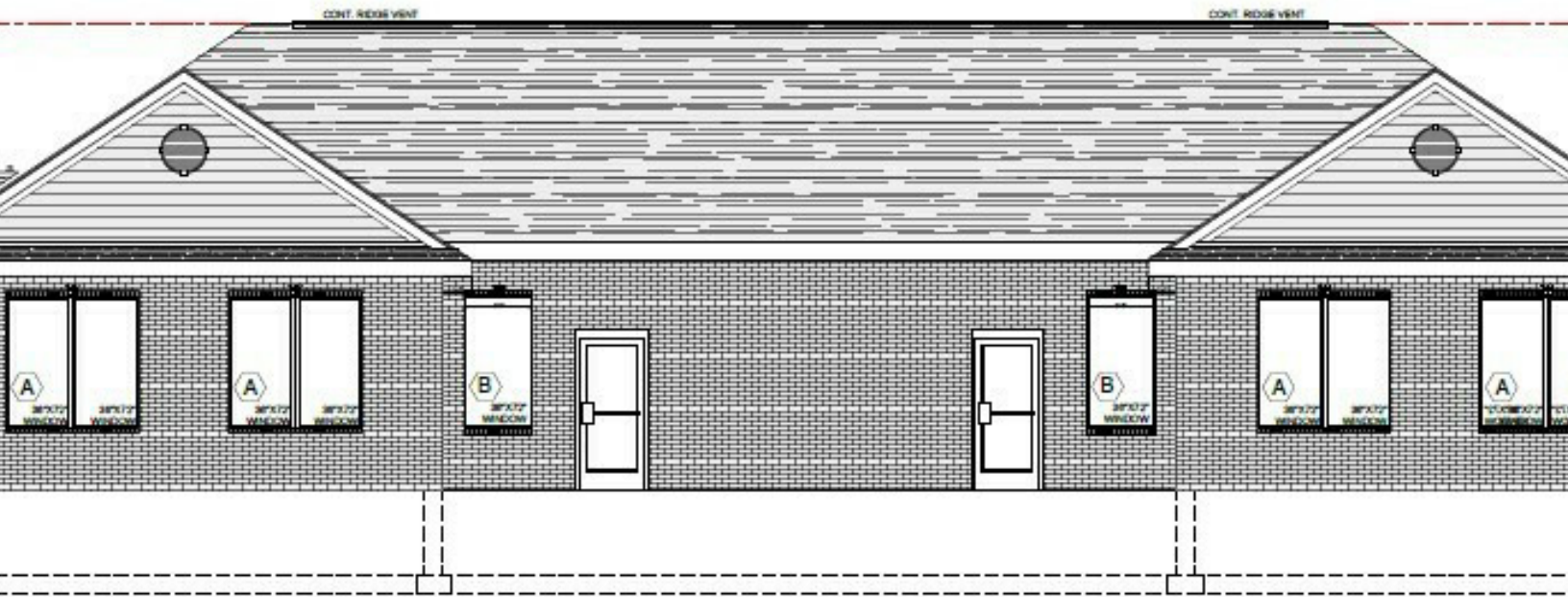
This Property is located in the Crown Point Broadway Commercial Corridor. The site is centrally located to both I-65 interchanges, and the historic downtown Square. Crown Point is a vibrant growing community. Come be a part of it!



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2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0" ON 36X24"

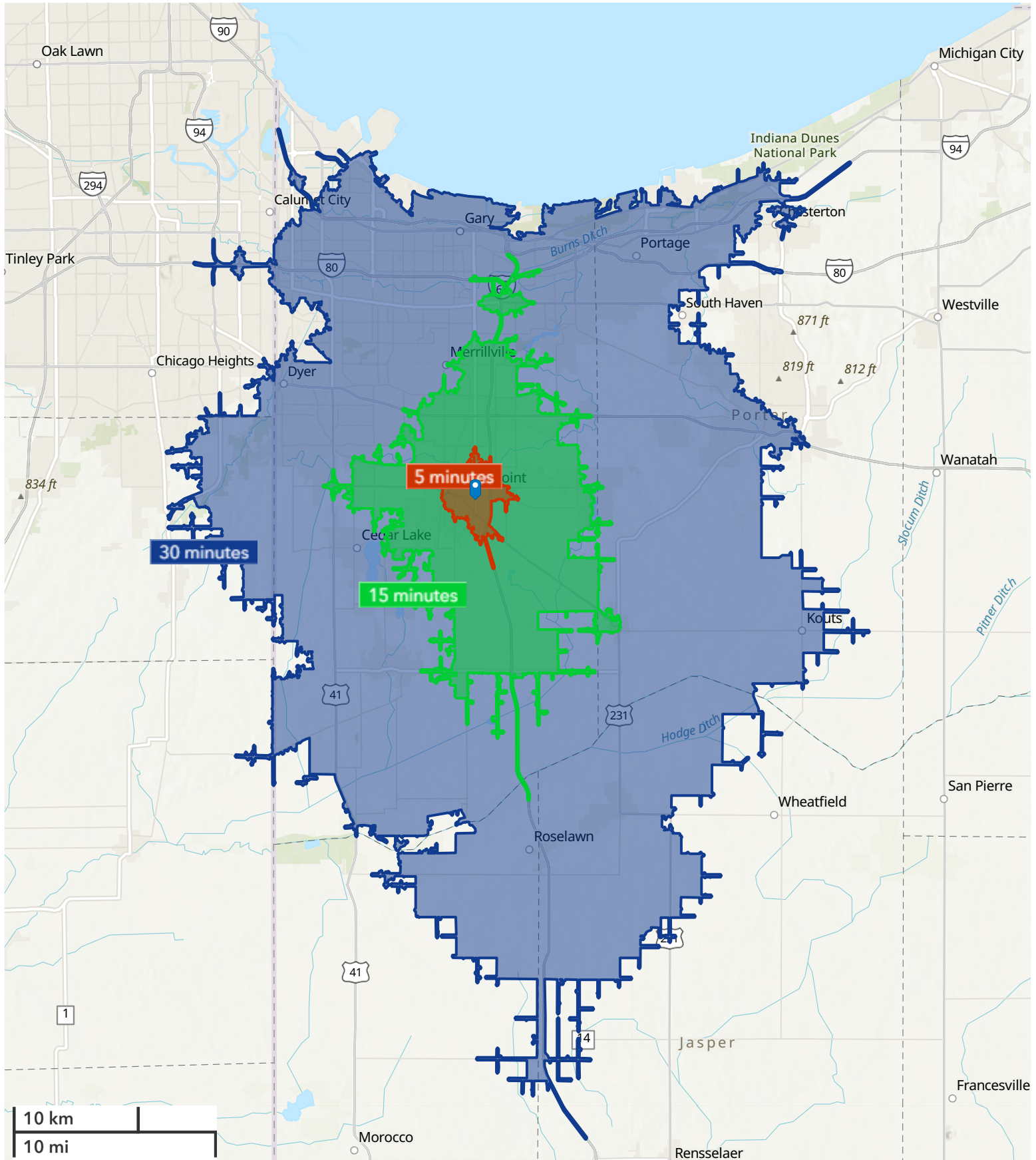


1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0" ON 36X24"



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Drive Time Map 5 15 30 Mins



Executive Summary

11362 Broadway, Crown Point, Indiana, 46307 3
11362 Broadway, Crown Point, Indiana, 46307
Drive time: 5, 15, 30 minute radii



Population	5 minutes	15 minutes	30 minutes
2010 Population	10,186	83,602	559,599
2020 Population	12,442	95,039	570,279
2025 Population	13,265	100,054	577,203
2030 Population	13,529	103,169	581,245
2010-2020 Annual Rate	2.02%	1.29%	0.19%
2020-2025 Annual Rate	1.23%	0.98%	0.23%
2025-2030 Annual Rate	0.39%	0.62%	0.14%

Age			
2025 Median Age	41.4	41.1	40.7
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	78.3%	63.9%	59.6%
Black Alone	4.4%	19.4%	21.9%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	4.0%	2.2%	1.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.3%	4.3%	6.4%
Two or More Races	9.6%	9.7%	10.2%
Hispanic Origin	12.7%	14.1%	17.7%
Diversity Index	51.2	65.4	70.4

Households			
2010 Total Households	4,140	31,493	211,702
2020 Total Households	4,872	36,240	222,123
2025 Total Households	5,256	38,535	229,042
2030 Total Households	5,399	40,200	233,470
2010-2020 Annual Rate	1.64%	1.41%	0.48%
2020-2025 Annual Rate	1.46%	1.18%	0.59%
2025-2030 Annual Rate	0.54%	0.85%	0.38%
2025 Average Household Size	2.48	2.54	2.50
Wealth Index	96	96	86

Mortgage Income	5 minutes	15 minutes	30 minutes
2025 Percent of Income for Mortgage	18.5%	20.1%	21.8%
Median Household Income			
2025 Median Household Income	\$99,904	\$91,957	\$76,223
2030 Median Household Income	\$111,308	\$105,624	\$87,354
2025-2030 Annual Rate	2.19%	2.81%	2.76%
Average Household Income			
2025 Average Household Income	\$114,578	\$112,572	\$99,973
2030 Average Household Income	\$128,280	\$126,168	\$111,571
Per Capita Income			
2025 Per Capita Income	\$45,608	\$43,621	\$39,729
2030 Per Capita Income	\$51,409	\$49,437	\$44,874
2025-2030 Annual Rate	2.42%	2.53%	2.47%
Income Equality			
2025 Gini Index	35.5	40.9	43.4
Socioeconomic Status			
2025 Socioeconomic Status Index	56.8	52.5	48.6
Housing Unit Summary			
Housing Affordability Index	125	113	103
2010 Total Housing Units	4,396	33,721	232,719
2010 Owner Occupied Hus (%)	77.3%	74.9%	72.2%
2010 Renter Occupied Hus (%)	22.7%	25.1%	27.8%
2010 Vacant Housing Units (%)	5.8%	6.6%	9.0%
2020 Housing Units	5,103	38,346	242,644
2020 Owner Occupied HUs (%)	80.1%	75.7%	72.0%
2020 Renter Occupied HUs (%)	19.9%	24.3%	27.9%
Vacant Housing Units	4.4%	5.6%	8.4%
2025 Housing Units	5,490	40,735	249,777
Owner Occupied Housing Units	82.4%	78.2%	74.0%
Renter Occupied Housing Units	17.6%	21.8%	26.0%
Vacant Housing Units	4.3%	5.4%	8.3%
2030 Total Housing Units	5,647	42,154	254,618
2030 Owner Occupied Housing Units	4,498	31,744	175,530
2030 Renter Occupied Housing Units	901	8,456	57,941
2030 Vacant Housing Units	248	1,954	21,148

LOCATION MAP



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners and entrepreneurs to nurture an ecosystem that supports your business objectives.

From advanced manufacturing and life sciences to logistics and emerging technologies, Indiana companies benefit from strong industry networks and a culture of collaboration. Strategic partnerships, competitive costs and access to a skilled workforce allow businesses to grow with confidence while staying connected to national and global markets.

CONNECTED BY DESIGN

Indiana's interstate and cargo networks connect businesses to markets worldwide.

World's **2nd** largest **FedEx** hub

World's **3rd** largest **DHL** hub

World's **1st** largest **UPS** hub



INDIANA

#2

**BEST PLACE TO START
A BUSINESS** (Forbes, 2024)

MI: #40 | OH: #6 | KY: #24 | IL: #28

#3

COST OF DOING BUSINESS
(CNBC, 2025)

MI: #4 | OH: #2 | KY: #9 | IL: #19

#4

**PROPERTY TAX
INDEX RANK** (Tax Foundation, 2026)

MI: #29 | OH: #5 | KY: #30 | IL: #41

#5

**STATE BUSINESS FRIENDLINESS
SCORE** (CNBC, 2025)

MI: #14 | OH: #25 | KY: #16 | IL: #38

#9

**BEST STATES FOR
BUSINESS** (Chief Executive, 2026)

MI: #24 | OH: #7 | KY: #19 | IL: #48

ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 2.75% | KY: 3.5% | IL: 4.95%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMP PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT-TO-WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No

AAA INDIANA BOND RATING

MI: AA | OH: AAA | KY: A+ | IL: A-
(S&P Global)

LOGISTICALLY CENTERED

Indiana is at the median center of the U.S. population.

