Land for Sale Development Opportunity

17710 UNION ST. | HEBRON, IN 46341

Excellent land parcel for residential subdivision or commercial development in a fast growing area of Northwest Indiana.

NAI Cressy

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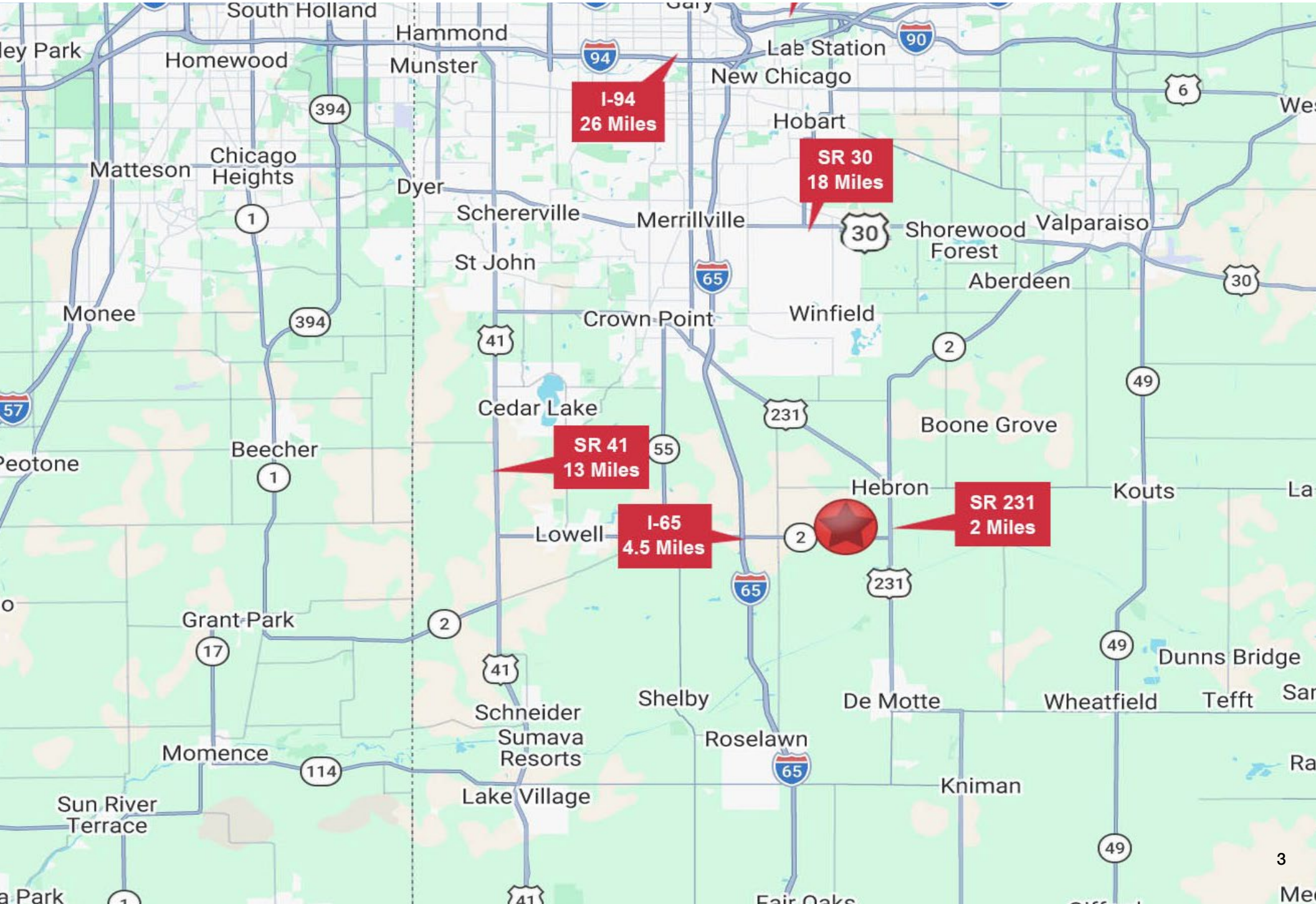
Property Overview

This 20.44-acre land parcel presents an excellent opportunity for residential development in the rapidly growing Northwest Indiana area. A majority of the property is already cleared, helping reduce site preparation and development costs, and a curb cut is already in place for convenient access. With ample acreage to accommodate numerous homes following the installation of streets and stormwater retention infrastructure, this property offers strong potential for a residential subdivision. Combining the appeal of a peaceful rural setting with convenient access to Northwest Indiana communities and Chicago-area employment centers, this parcel is ideally suited for a homebuilder or developer seeking to capitalize on the area's continued growth.

VIEW LISTING ONLINE



Road Map


South Holland
Hammond
Homewood
Munster
Lake Station
New Chicago
I-94
26 Miles
Hobart
SR 30
18 Miles
Matteson
Chicago Heights
Dyer
Schererville
Merrillville
Shorewood Forest
Valparaiso
St John
Aberdeen
Monee
Crown Point
Winfield
Cedar Lake
Boone Grove
SR 41
13 Miles
Beecher
Hebron
SR 231
2 Miles
Kouts
I-65
4.5 Miles
Lowell
Grant Park
Dunns Bridge
Shelby
De Motte
Wheatfield
Tefft
Schneider
Sumava Resorts
Roselawn
Momence
Knimian
Lake Village
Sun River Terrace

Land:
20.44 AC

Zoning:
A - 1

Land Improvements:
Gas, Water, Phone and Electricity

Land Uses:
Residential

Sale:
$1,810,000





Property Photos



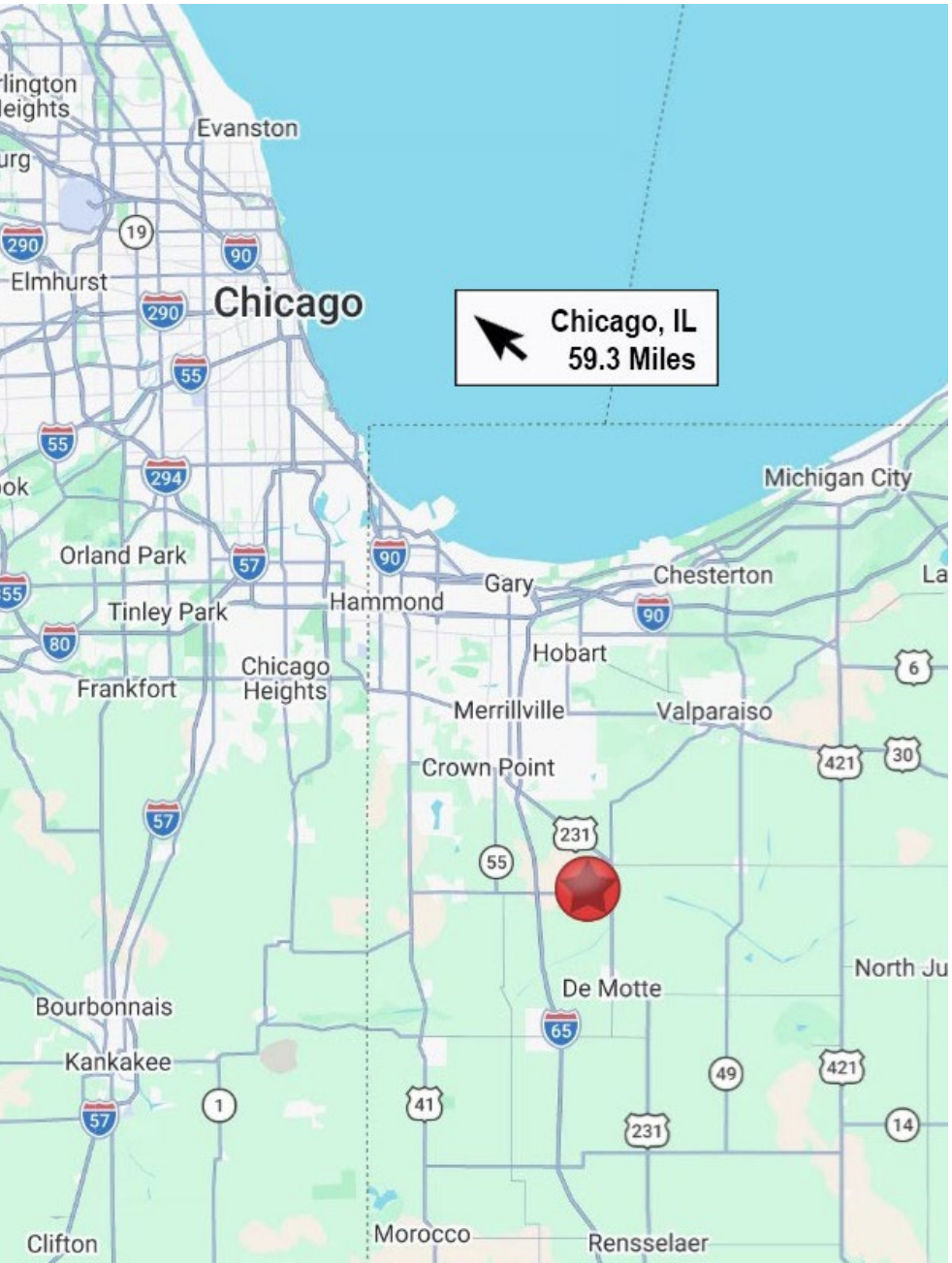




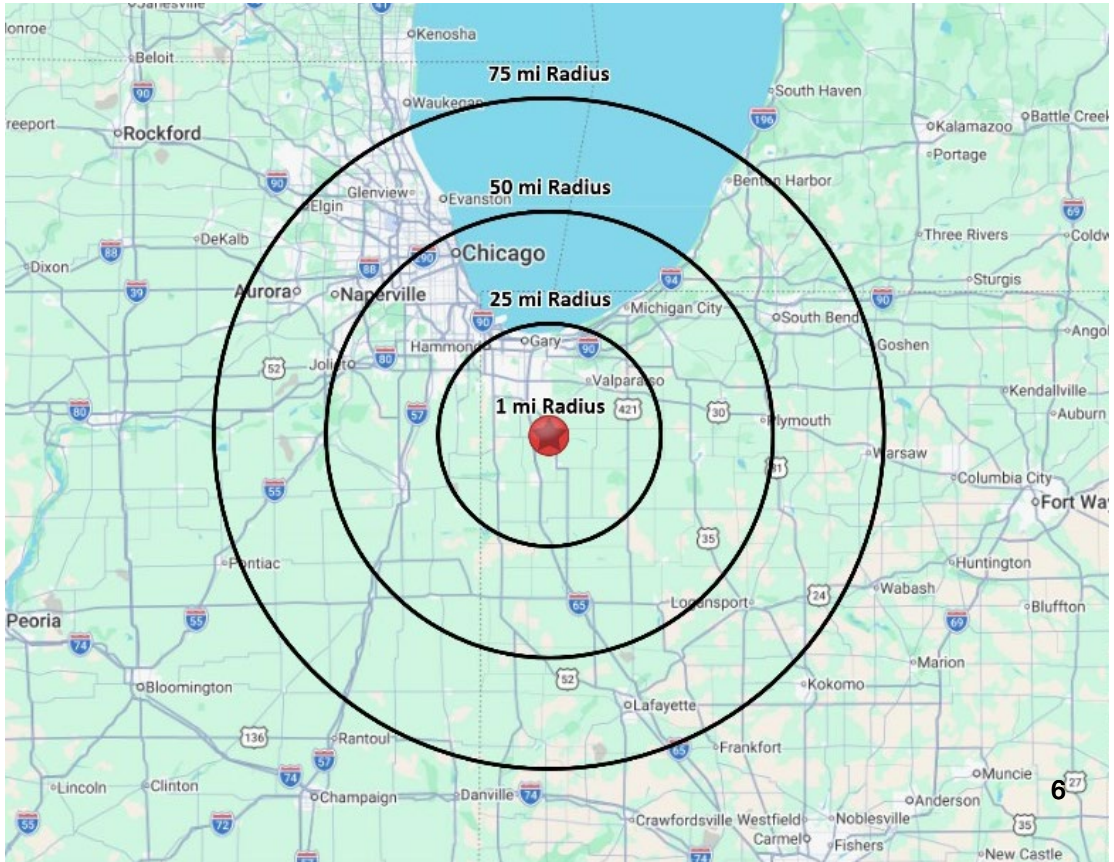


Location Overview

Hebron is on the southern border of a fast growing area which is now considered the Northwest Indiana Chicago submarket. Hebron is part of the area just south of Crown Point and Merrillville which is showing tremendous growth.



2026 DEMOGRAPHICS	1 MILE	25 MILES	50 MILES	75 MILES
POPULATION	88	742,455	4,463,465	9,636,000
HOUSEHOLDS	35	217,543	1,036,212	2,353,582
AVERAGE HOUSEHOLD INCOME	$121,785	$110,556	$124,332	$135,870
MEDIAN HOME VALUE	$332,733	$261,745	$312,316	$346,497



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CONTACT:
Roy Roelke
Senior Broker
574.485.1537 | rroelke@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060

NAI Cressy

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