

3435 Swanson Road

PORTAGE, IN 46368

For Sale

RESIDENTIAL LAND



- ▶ 15-acre residential land site available for sale
- ▶ Possibility for 21-24 quarter to half-acre lots with single-family homes
- ▶ Land is heavily wooded abutting a pristine creek with direct access to the Prairie Duneland Trail
- ▶ Located in a high-growth market with rising demand for new residential development and adjacent to a booming commercial hub
- ▶ Minutes from major retail, dining, and everyday conveniences along the US-6 corridor
- ▶ Strategically positioned 45 minutes from downtown Chicago with easy access to major highways

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	7,579	44,391	96,279
Adj. Daytime Demographics	7,769	37,885	80,495
Estimated Households	3,105	17,325	37,994
Estimated Average Household Income	\$76,666	\$83,036	\$82,377

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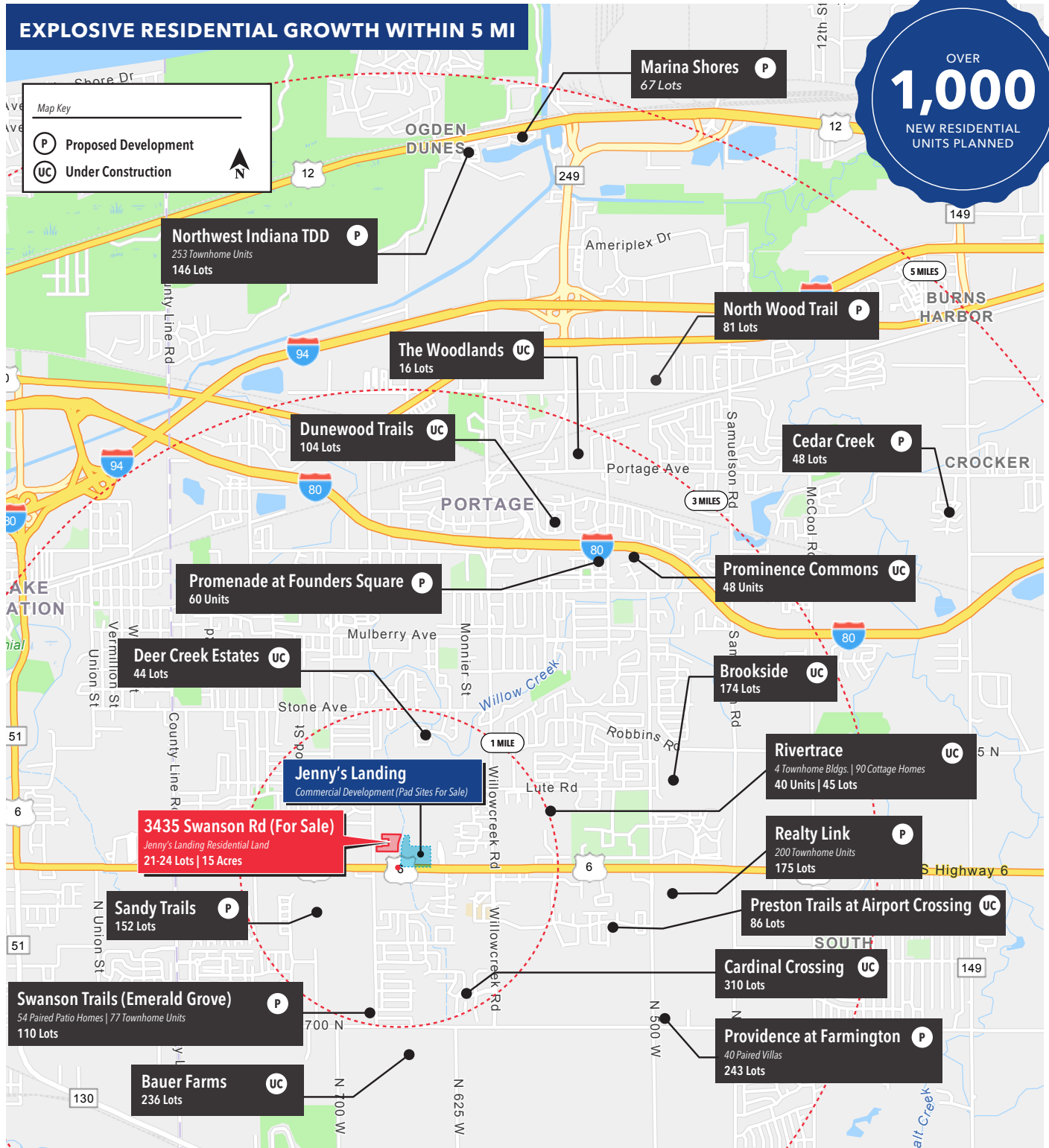
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