

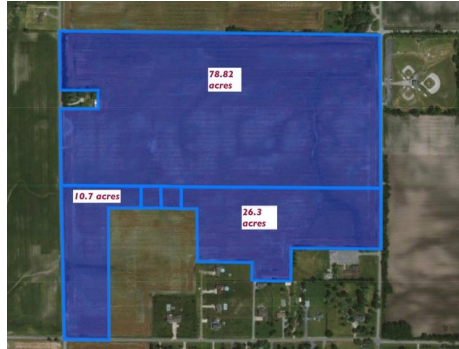
**RESIDENTIAL DEVELOPMENT
121 +/- ACRES
500 W 741 N - AIRPORT RD.
PORTAGE, IN
LOCATION MAPS**



PROPERTY FEATURES

RESIDENTIAL DEVELOPMENT

- Price per Acre: \$35,000.00
- List Price: \$4,235,000.00
- Lot Size: 121+/- Acres
- Utilities: Sewer & Water - in close proximity
- Zoning: R-1 - Partially Annexed PUD
- Potential 300-500 Unit Capacity
- Topography: Farmland
- No Flood Plains



LOCATION OVERVIEW

Portage has numerous amenities to offer, location, conveniently located 40 miles southeast from Chicago and approximately 50 miles west of South Bend. Portage is accessible from the Indiana Tollway, I-80/94 and the South Shore Commuter Rail Line.

500 W 741 N site is 15 minutes from West Beach Indiana Dunes, Lake Michigan which offers many water activities such as fishing, boating and hiking. Portage maintains 15 scenic parks and 10 miles of paved trails. The site is a short distance to Hwy 6 corridor where many retail shops, commercial industries and restaurants are located. Mijer, Bass Pro Shops, AmeriPLEX, small shops and shopping centers and necessities are within 10 minute drive.



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