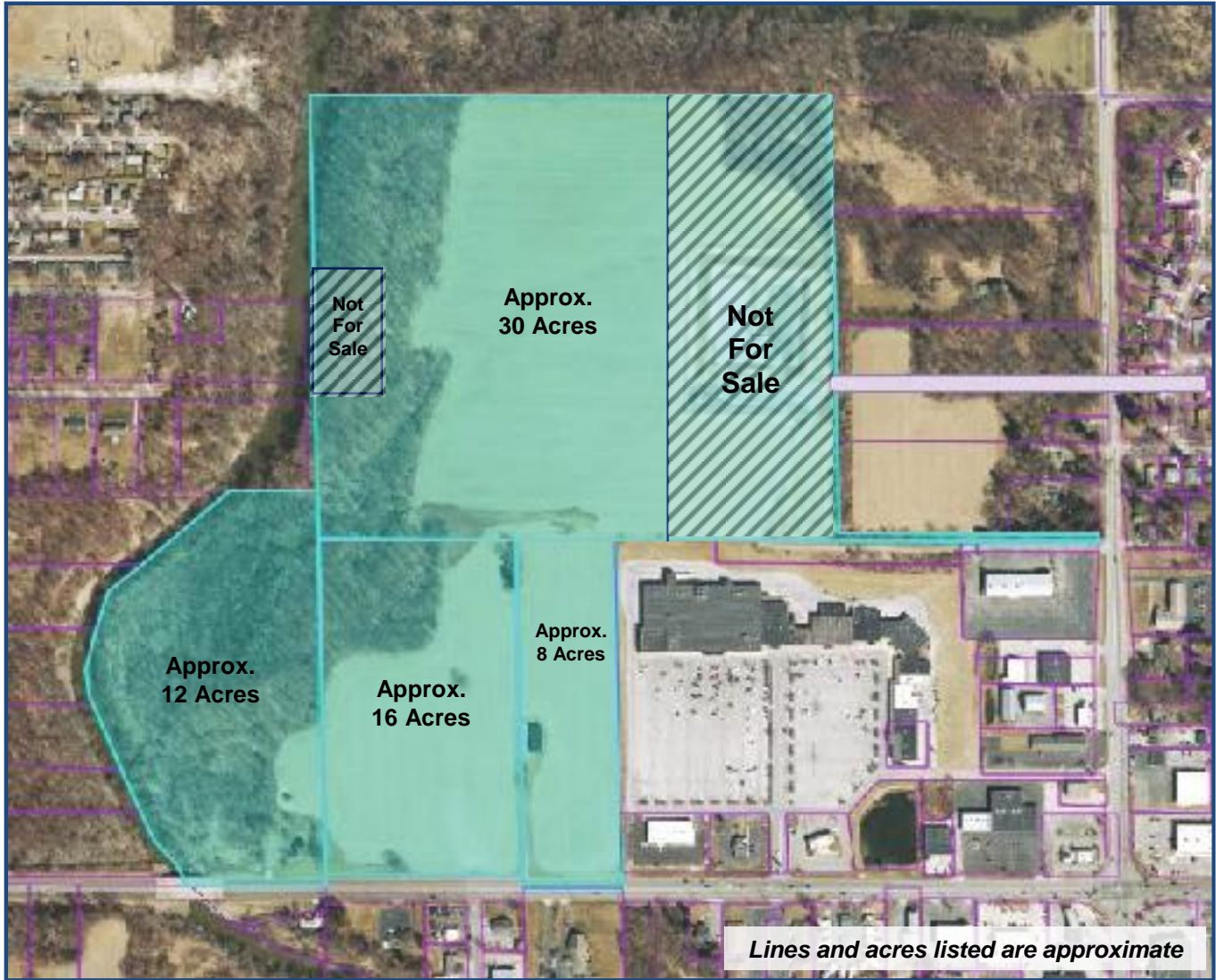




Land For Sale:  
 3400 Montgomery Street  
 7022 - 7410 East Ridge Road  
 Hobart, IN



### PROPERTY DETAILS

- Approximately 66 acres for sale
- May be rezoned for mixed-use development
- 2 miles to I-94; 3 miles to I-65
- Serviced by utilities
- Traffic Count: E. 37<sup>th</sup> Ave. & N. Hobart Rd.
  - Avg. Daily Volume: 17,670 (MPSI)

<b>Population:</b>	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
2022 Estimate:	4,204	49,278	103,009
2027 Projection:	4,213	49,979	104,496
<b>Households:</b>	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
2022 Estimate:	1,672	18,978	39,417
Owner Occupied:	71.59%	74.13%	67.03%
Renter Occupied	28.41%	25.87%	32.97%

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