

THE TIMES

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Wooded parcel in Schererville cleared for commercial development

- Joseph S. Pete

A wooded lot by the Home Depot in Schererville was recently clear-cut to make way for commercial development.

The 4.81-acre lot on Eagle Ridge Drive by the Pennsy Greenway Trail, the railroad tracks and the Golden Corral Buffet is being marketed by Merrillville-based Commercial In-Sites.

The site, zoned for commercial use, has a high profile for both vehicular and pedestrian traffic, as it sits just off one of the Tri-Town's busiest trails. Some trail users cross through, or pass by, the property to access the path after parking down the street.

"We're just getting started, so it's too early to tell what might land there, but we are already fielding several inquiries," Commercial In-Sites Principal David Lasser said.

The property, which is not far from Indianapolis Boulevard, is listed for an asking price of \$1.1 million, or about \$228,833 per acre. The property taxes on the land are about \$16,842 per year.

"Take advantage of Indiana's low taxes and the surge of Illinois business moving to Indiana," the real estate listing states.

The lot sits in a major commercial area, near the AMC Showplace 16 and 12 and many retailers, including Lowe's, Menards, Walmart, Strack & Van Til and Aldi, as well as restaurants like Jalapeno's, Ciao Bella Ristorante, Tomato Bar, Dave's Hot Chicken, Byrd's Hot Chicken, El Salto and Region Ale.

More than 32,357 vehicles per day pass nearby on U.S. 30, while about 39,391 vehicles pass by daily on U.S. 41.