

SHOPS AT
WestGate

WestGate
COMMERCIAL PARK

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COMMERCIAL PARK & SHOPS

**PRIME COMMERCIAL PAD
SITES & INDUSTRIAL LOTS**
**23 ACRE DEVELOPMENT:
ZONED CM & I-2**
**CROSS STREETS:
IN HWY 130 & 250 W/TOWER ROAD**

- HEAVILY TRAFFICKED LOCATION
- SEWER LOCATED AT PROPERTY
- UTILITIES AT THE PROPERTY

Amazing new opportunity on the western entry to Valparaiso off Highway 130. Fast food commercial pad sites and industrial flex building sites available. Build-to-suit opportunity working with developer as GC or bring your own builder. Lots available with sewer and water. On the way to Hobart, Portage and the Burns Harbor mills. 16,000 cars/trucks pass by per day!!! Key parcel being divided is APN#64-09-16-100-007.000-003). Zoned I2 General Industrial and CM Moderate Commercial. Brisk high-end and mid-level residential development just east, south and north of subject property. **All offerings are subject to final plat approval with the County.**

**FOR MORE INFORMATION:
Matt Evans 219.241.8401
mattevansrealestate@gmail.com**



MATT EVANS TEAM
RESIDENTIAL, COMMERCIAL & INVESTMENT REAL ESTATE





**HAVE AN IDEA TO BUILD?
BUILD-TO-SUIT AVAILABLE
OR BRING YOUR OWN BUILDER.**

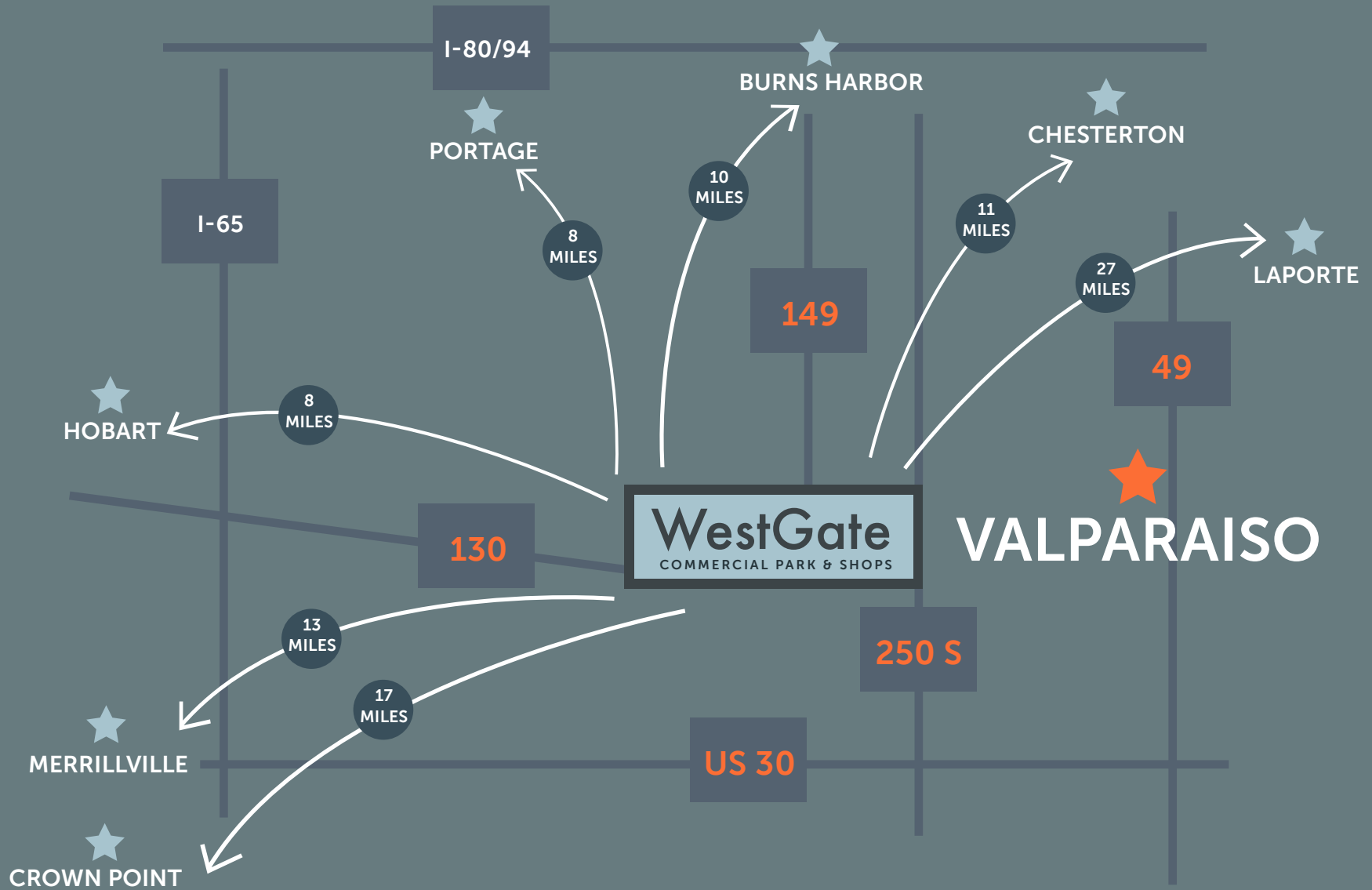
COMMERCIAL PARK

	ACRES	SF	PRICE
Lot 1	1.74	75,794	\$229,657
Lot 2	1.33	57,934	\$129,774
Lot 3	1.52	66,211	\$158,907
Lot 4	2.22	96,703	\$218,549
Lot 5	1.20	52,272	\$129,112
Lot 6	1.01	43,995	\$98,990
Lot 7	1.19	51,836	\$159,138

THE SHOPS

	ACRES	SF	PRICE
Lot 8	0.64	27,898	\$195,286
Lot 9	0.75	32,580	\$228,060
Lot 10	0.75	32,626	\$228,382

WESTGATE IS PERFECTLY POSITIONED FOR YOUR GROWTH!



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