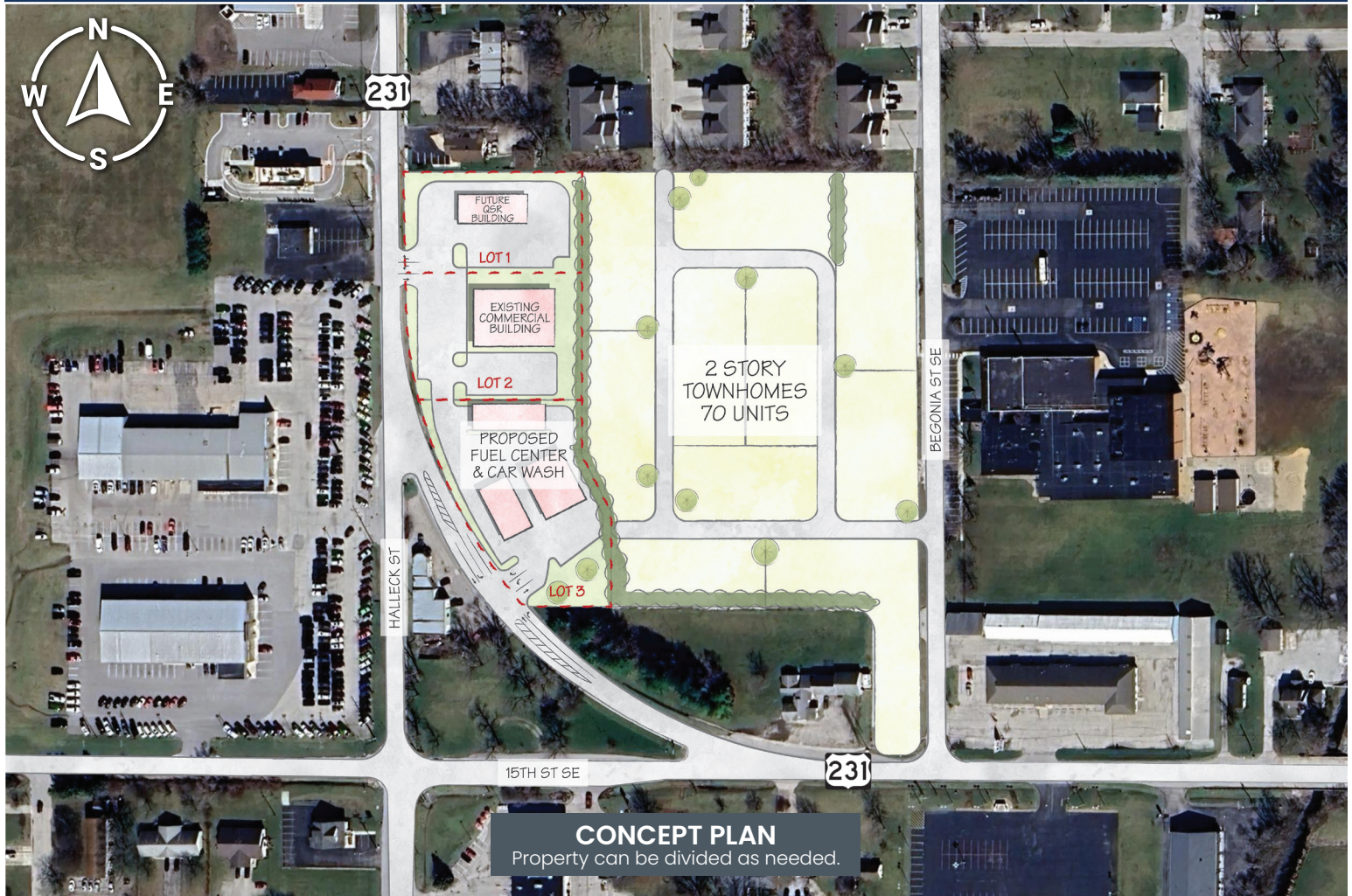


# AVAILABLE

Mixed-Use Property



**1305 S Halleck St, De Motte, IN 46310**

## Property Overview

Proposed mixed-use development featuring three prime commercial lots and a 70-unit residential townhome community.

## Property Highlights

- Strategic Location: High-visibility frontage on S Halleck St (US-231), the primary commercial artery of De Motte.
- Proposed Concept: Includes 3 Commercial Lots for retail or professional use and 70 Units of two-story townhomes.
- Acreage: Approximately 10 Acres.
- Utilities: Direct access to municipal water, sewer, natural gas, and electric.
- Zoning: Ideal for mixed-use development to meet growing local housing and retail demand.

## SITE DATA

|                     |                     |
|---------------------|---------------------|
| Net Acreage:        | 10                  |
| Net Sq. Ft          | 434,293             |
| Market              | Jasper County       |
| Traffic Count       | ~10,400+ VPD        |
| <b>Demographics</b> | <b>DeMotte 2024</b> |
| Total Population    | 4,250               |
| Median HH Income    | \$70,051            |

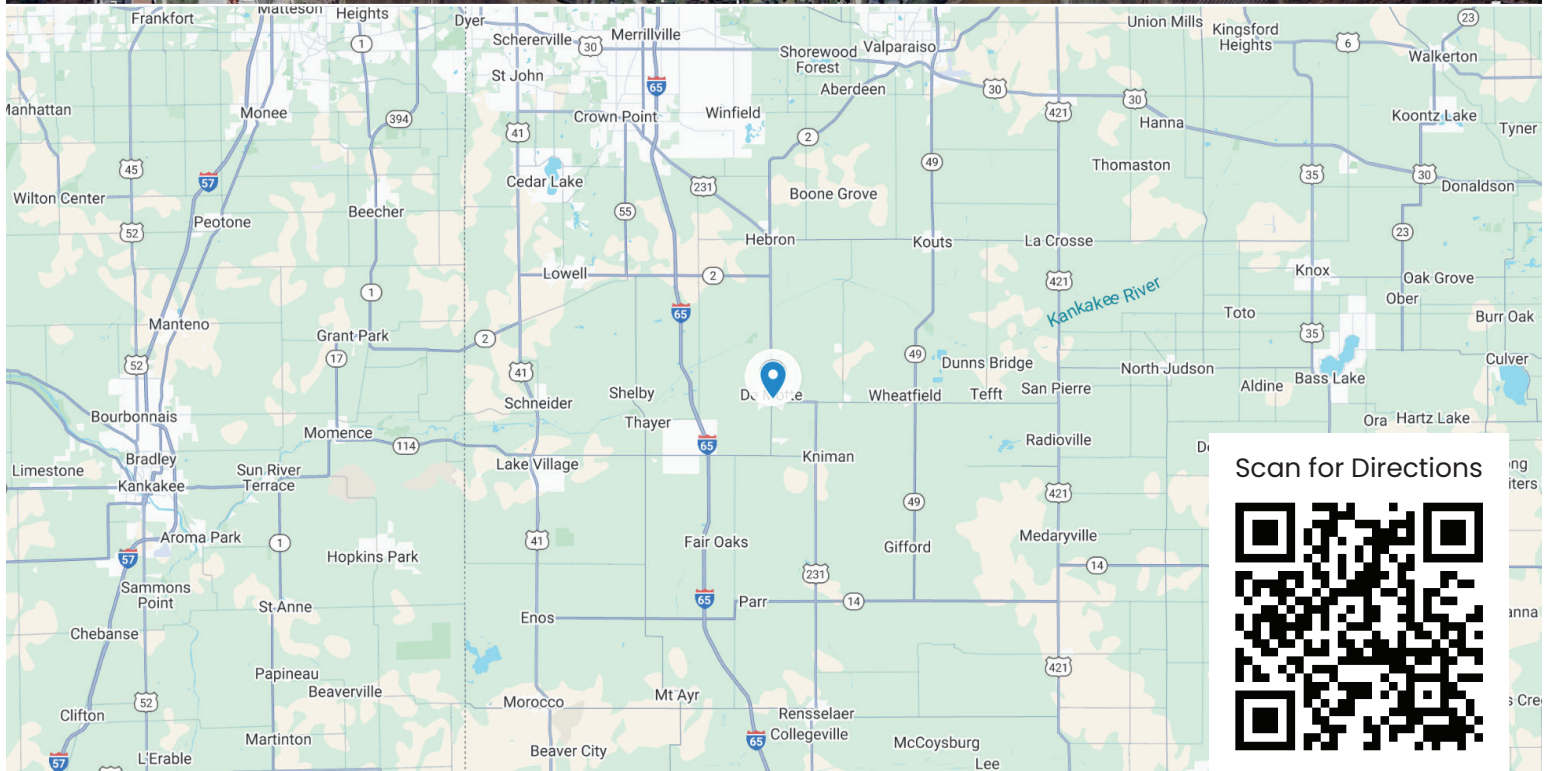
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