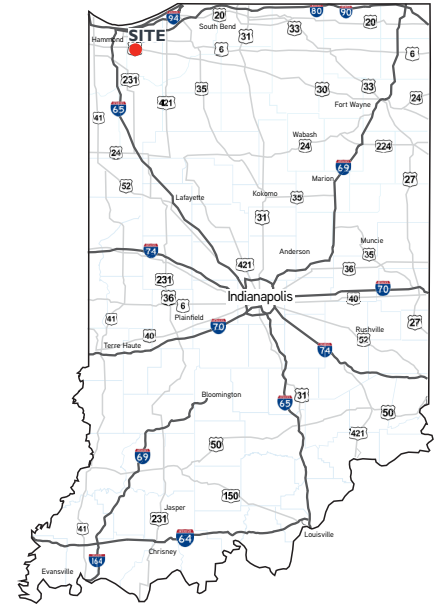


AUCTION

LAND

1.005 ACRES
NEC OF SR 2 & SR 49
VALPARAISO, IN 46383



AUCTION DETAILS

Sealed Bids Due: Must be received by Wednesday, October 29th 2025, 3:30 PM EDT.

Send Bids To:

Bradley Company Auction Services

Attn: Nathan Smith

310 E. 96th St., Suite 100

Indianapolis, IN 46240

Re: STATE OF INDIANA SEALED BID #2025-64-08

PROPERTY DETAILS

- + Porters Vale Shopping Center Outparcel Development Site
- + Potential for easement to facilitate access/commercial development
- + Visible to over 14.7K vehicles per day
- + Zoned CG (Commercial, General)
- + Please Note: The subject parcel currently has limited public access or right of entry. The buyer will be responsible for gaining legal access to the property. Ingress/Egress permits may be submitted to the local municipality with jurisdiction or the Department of Transportation and approved or denied at their sole discretion. No assurance of such a permit is expressed or implied.

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

CONTACT

Nathan Smith
Senior Vice President
Direct 317.663.6535
Mobile 317.525.2130
nsmith@bradleyco.com

AU11300133 // AC31100033

Sealed bid form available at:
www.IndianaStateSurplus.com

Owner: State of Indiana
10% Buyer's Premium

INDOT Code 1752 - 56 EL - Porter County

BRADLEY COMPANY

310 E. 96th St., Suite 100
Indianapolis, IN 46240