

LAND FOR SALE

860 W. Michigan Street (US 20) | New Carlisle, IN



Commercial Development Opportunity

Frontage: 463' (On W. Michigan St./US 20)
179' (On County Line Rd.)

Land: 10.05 +/- Acres

Terrain: Flat/Partially Wooded

Zoning: LB-Local Business

Utilities: Municipal Sewer

PARCEL	ACREAGE	TOTAL LIST PRICE
TOTAL COMBINED ACREAGE 10.05 +/-		\$912,000
A	~1 ACRE	CONTACT BROKER
B	~4.4 ACRES	CONTACT BROKER
C	~1.16 ACRES	\$271,870
D	~1.50 ACRES	\$150,000
E	~2 ACRES	\$200,000

Details:

Commercial development opportunity on 10.05 +/- acres with curb-cut and frontage on both W. Michigan Street (US 20) and County Line Road, and is bordered by a high-traffic road which has significant traffic volume coming in from both Indiana and Michigan. Two large industrial companies will soon be locating in the New Carlisle area and will employ over 4,000 personnel. The property is located just west of downtown New Carlisle on a high-traffic commercial corridor surrounded by Phillips 66 gas station, Dollar General, 1st Source Bank and CVS Pharmacy.

Zoned LB-Local Business in New Carlisle which allows a wide range of uses including, but not limited to, retail, recreational, automobile sales, service/repair, ATM, banks, credit unions, assisted living, clinics, bar/tavern, car wash, convenience store, grocery store, hospitality and restaurants. New Carlisle is a growing community located approximately 20 miles from downtown South Bend, and occupies a strategic location situated within close proximity to railway lines, US 20, major electric lines, and near a major water source, the Kankakee Aquifer System.

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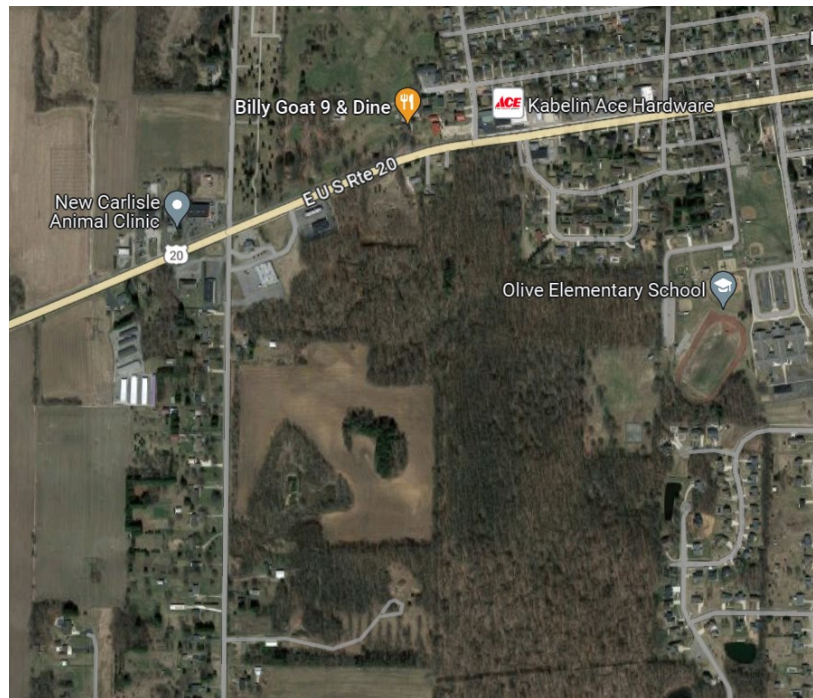
LOCATION OVERVIEW

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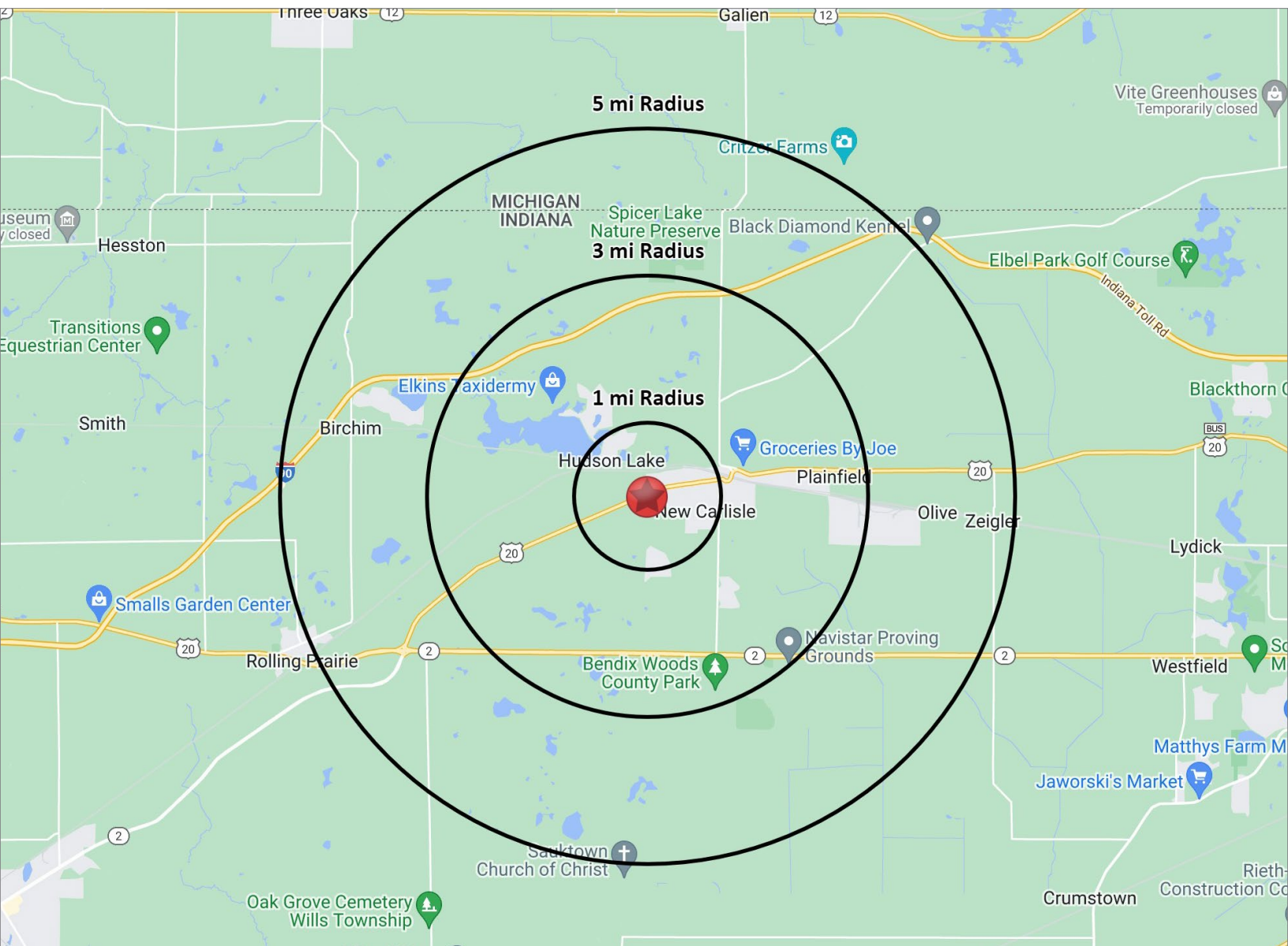
- The property is located on the west side of downtown New Carlisle on business section of a state highway which is part of a commercial corridor that connects St. Joseph and LaPorte Counties (the property is approximately 183' from the LaPorte County line).
- The immediate neighborhood includes commercial, industrial, businesses, residential single family development, public park and a school.
- New Carlisle is a growing community located approximately 20 miles from downtown South Bend, and occupies a strategic location situated within close proximity to railway lines, US 20, major electric lines, and near a major water source, the Kankakee Aquifer System.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	2,598
3 MILE	5,501
5 MILE	8,360



NUMBER OF HOUSEHOLDS

1 MILE	1,016
3 MILE	2,224
5 MILE	3,369



AVERAGE HOUSEHOLD INCOME

1 MILE	\$80,904
3 MILE	\$83,383
5 MILE	\$87,324



MEDIAN HOME VALUE

1 MILE	\$180,826
3 MILE	\$193,868
5 MILE	\$201,434