



Opportunity for Multi-Family



Opportunity for Retail



Opportunity for Office

Excellent Development Opportunity for Office, Retail, or Multi-Family!

Land: 19.7 +/- acres (12th St. Right Away)

Utilities: Municipal

Zoning: Multi-Family, Previously PUD

Frontage: 1,200+' on 12th Street

Price Reduced: \$49,900 (\$60,000) Per Acre

Details:

This parcel of land is 19.7 +/- acres listed at \$49,900 per acre and can be divided. The property is zoned Multi-Family and was previously PUD - Planned Unit Development, which is established to promote the grouping of contiguous buildings, stores, offices and other uses. Municipal water & sewer available.

This property is ideal for a professional office, bank, medical clinic, furniture store, restaurant or shopping center. Build-to-suit opportunities may be available.

[VIEW PROPERTY ONLINE](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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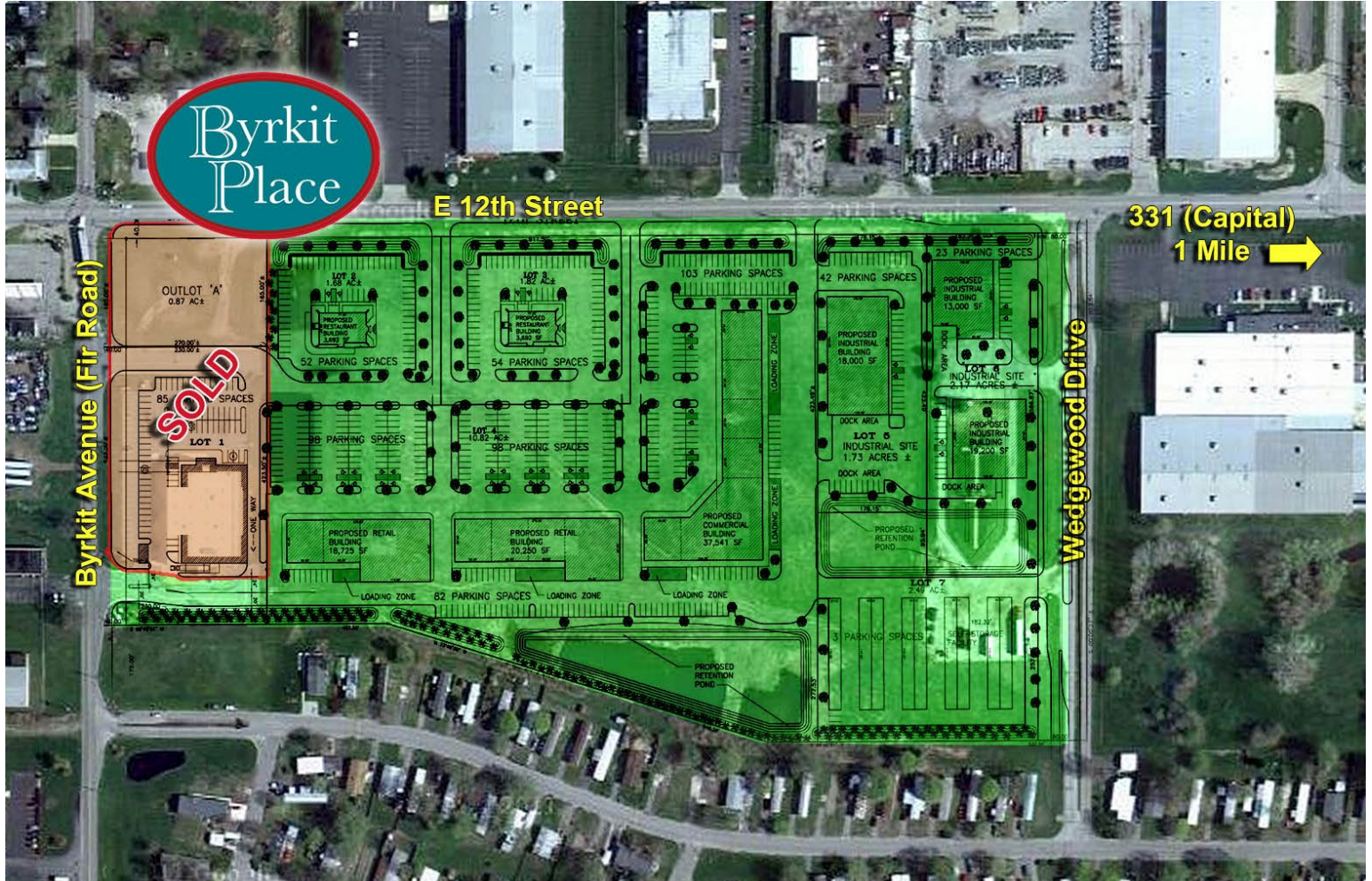
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SITE PLAN

COMMERCIAL LAND FOR SALE

Byrkit Place | 1727 E. 12th St. | Mishawaka, IN 46544



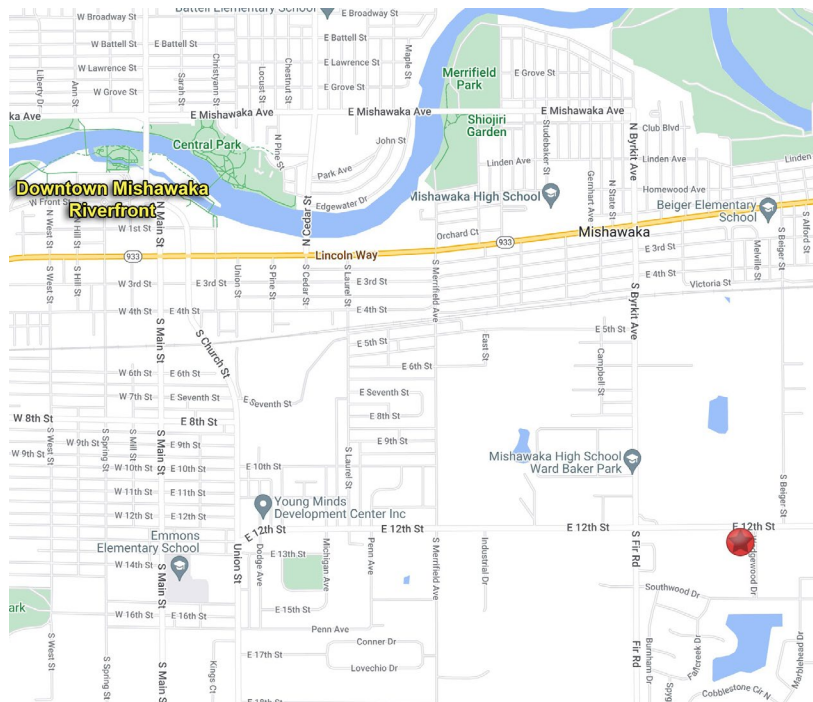
LOCATION OVERVIEW

COMMERCIAL LAND FOR SALE

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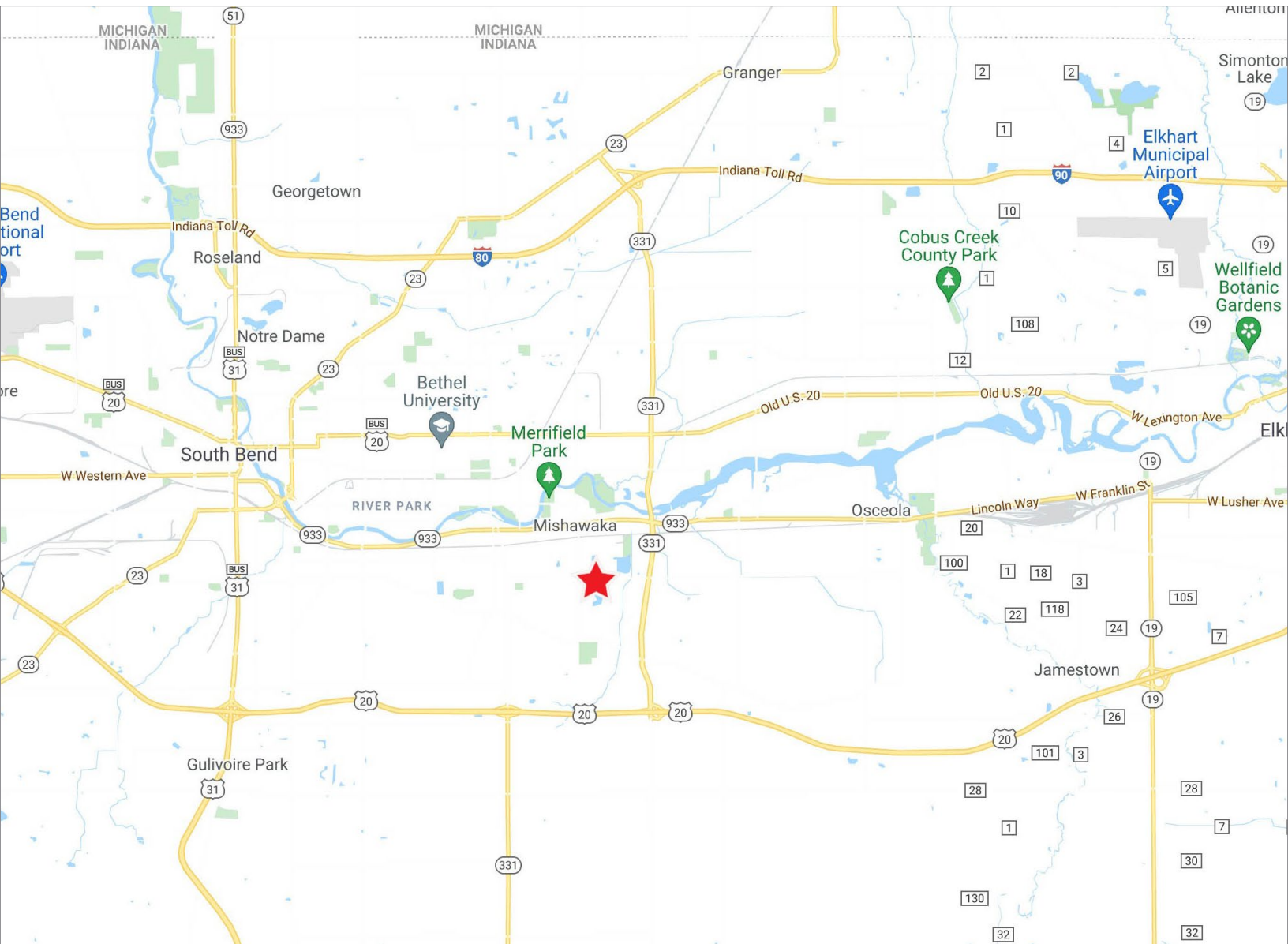
- Mishawaka is seeing rapid growth with the development of new residences and venues as well as the transformation of area parks and trails.
- The Ironworks Cafe and Ice Ribbon, the newest public recreational development from the City of Mishawaka, is located on the St. Joseph River. It is directly across the street from the 230+ unit Mill at Ironworks Plaza, an upscale apartment complex with more apartments planned to the west.
- This property is only 2 miles from the booming transformation of Mishawaka's downtown riverfront. Area establishments include Jesus Latin Grill, Chickory Café, Doc Pierce's, Ball Band Biergarten, Sun King Brewery and many others.



2023 DEMOGRAPHICS

COMMERCIAL LAND FOR SALE

Byrkit Place | 1727 E. 12th St. | Mishawaka, IN 46544



POPULATION

1 MILE	6,185
3 MILE	38,099
5 MILE	105,290



NUMBER OF HOUSEHOLDS

1 MILE	2,467
3 MILE	16,256
5 MILE	45,005



AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,635
3 MILE	\$70,627
5 MILE	\$70,054



MEDIAN HOME VALUE

1 MILE	\$156,170
3 MILE	\$158,391
5 MILE	\$161,055