



## COMMERCIAL LAND FOR DEVELOPMENT

Nimtze at Moreau Court | South Bend, IN 46628

### Located In Blackthorn Corporate Park

<b>Land:</b>	19.180 Acre
<b>Zoning:</b>	I-Industrial
<b>Utilities:</b>	Municipal; MetroNet
<b>Improvements:</b>	Street, Gas, Water, Sanitary Sewer, Fiber, Electricity
<b>Land Uses:</b>	Retail, Office, Industrial
<b>List Price:</b>	\$863,100.00

[VIEW PROPERTY ONLINE](#)

#### Details:

19.18 +/- acres of buildable land on the north side of the Blackthorn Corporate Office Park featuring Blackthorn Golf Course, and a mix of Class A office buildings, warehouse and distribution facilities. The site is ideal for warehousing, distribution or corporate headquarters. There are design guidelines and covenants in place to assure quality construction.

Blackthorn Corporate Park is serviced by municipal utilities, available access to the "ChoiceLight" which is a vendor neutral network providing dark fiber network. There can be access to the South Bend International Airport directly from a hangar and secured access.



# NAI Cressy

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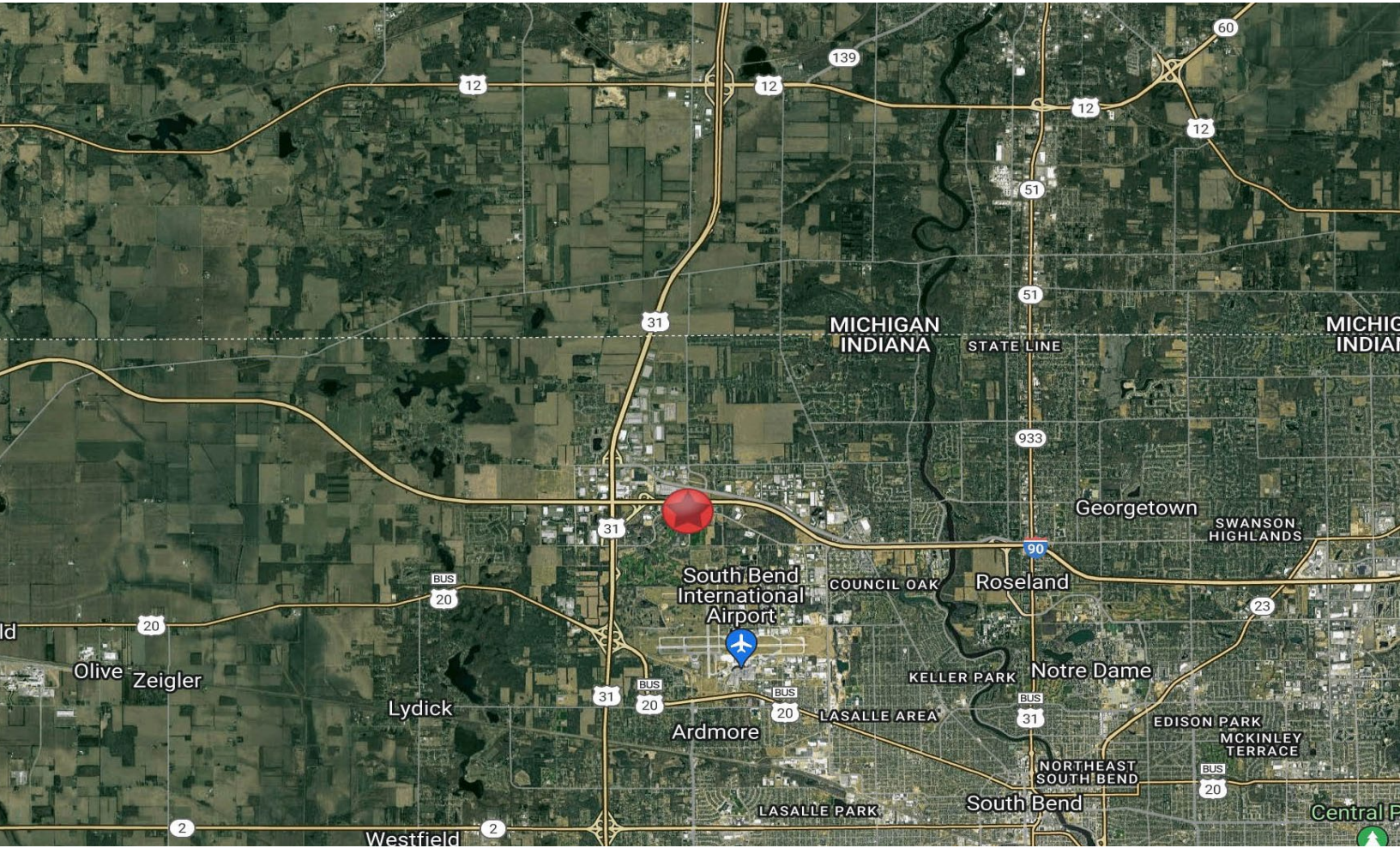
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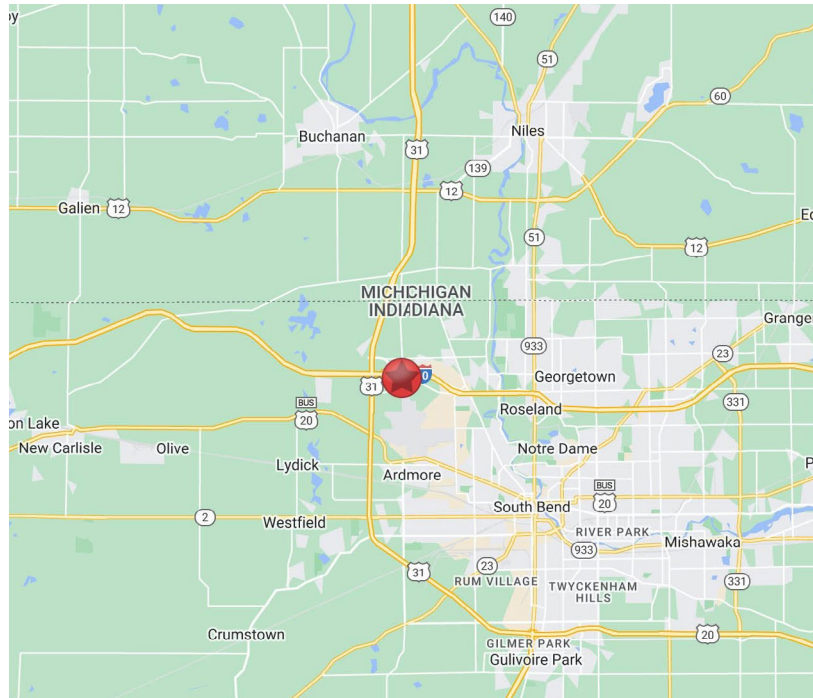
# LOCATION OVERVIEW

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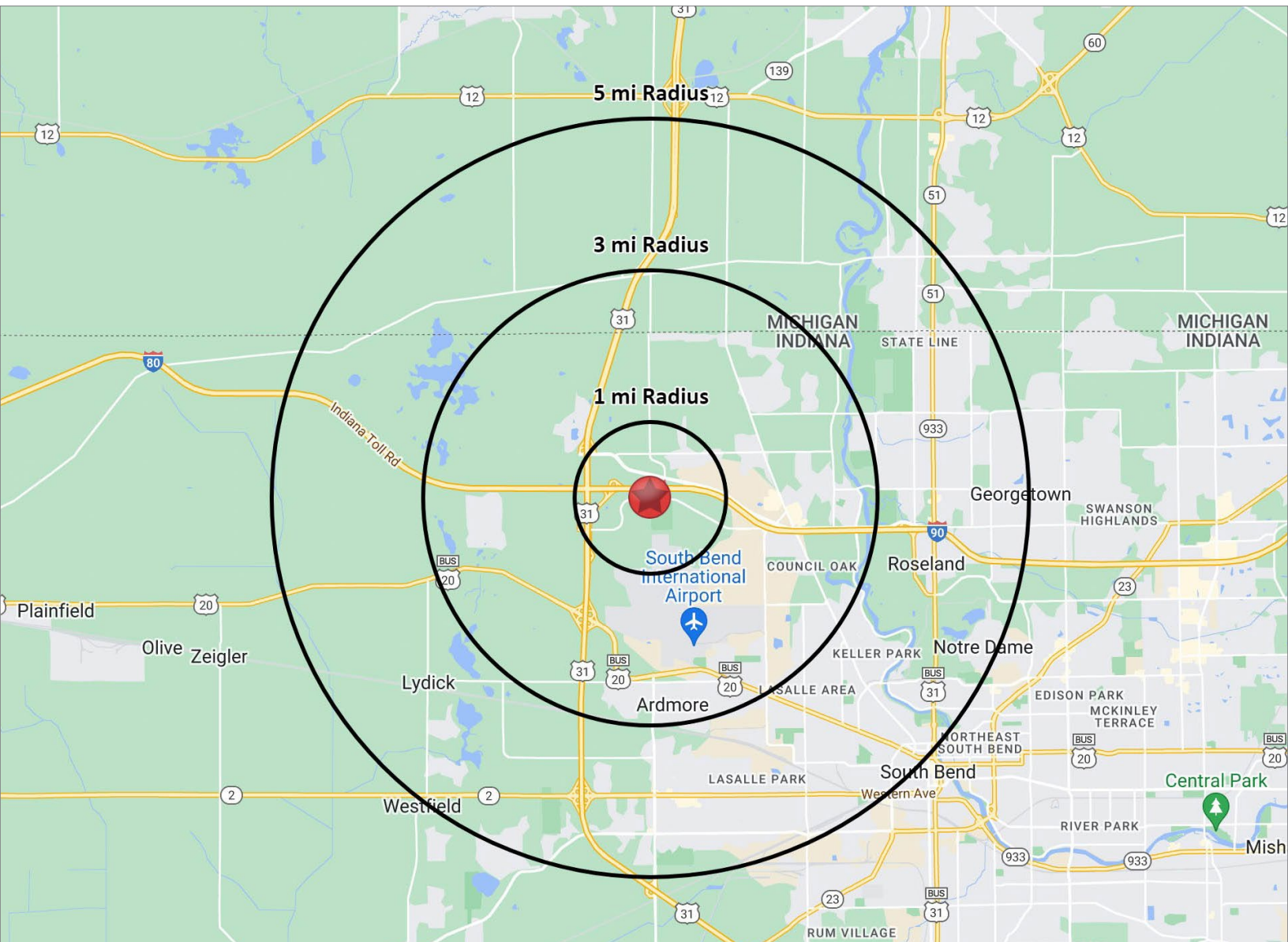
Blackthorn Corporate Park is located in north central Indiana in St. Joseph County which is 2nd in the nation for over-the-road distribution. The Blackthorn Corporate Park enjoys almost immediate access to I- 80/90 Toll Road; US 20/31 ByPass and SR 933 North connecting to other major thoroughfares nationally and is adjacent to the north of South Bend Regional Airport and South Shore including UPS / Fed Ex/Air Freight services. National distribution operations have selected the county because it allows the ability to provide superior service to a significant portion of the country's population. UPS' one-day service can reach 40.2 million. FedEx's one-day service can provide service to 41.4 million people. DHL's growing one-day service currently serves 30.7 million. All three carriers have facilities at the South Bend Regional Airport, which is the 6th largest feeder airport in the country. The South Bend Regional Airport is the only multimodal transportation facility in the country offering interstate electric rail service (the South Shore Railroad linking our community directly to Chicago). network linking to local users to long-haul trunk line points-of-presence (POPs).



# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	371
3 MILE	17,629
5 MILE	77,539



### NUMBER OF HOUSEHOLDS

1 MILE	152
3 MILE	7,301
5 MILE	27,076



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$134,296
3 MILE	\$98,213
5 MILE	\$91,068



### MEDIAN HOME VALUE

1 MILE	\$173,314
3 MILE	\$162,654
5 MILE	\$147,214