



LAND FOR SALE

Filbert Road at Catalpa Drive | Mishawaka, IN 46545

Property Can Be Divided Seller Will Assist With Rezoning

Land:	10 Acres
Frontage:	330' +/- (On Filbert Road)
Zoning:	R-Residential
List Price:	\$75,000/Acre or \$750,000 Total

Details:

10 acres ideal for multi-family, villa, assisted living, mixed-use office/medical. The property is on the west side of Filbert Road south of Park Place. Catalpa dead ends into the west side of the property, so potential for road to continue through to Filbert Road. The property is currently zoned R-Residential and the owner will assist with rezoning efforts.

Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

[VIEW PROPERTY ONLINE](#)

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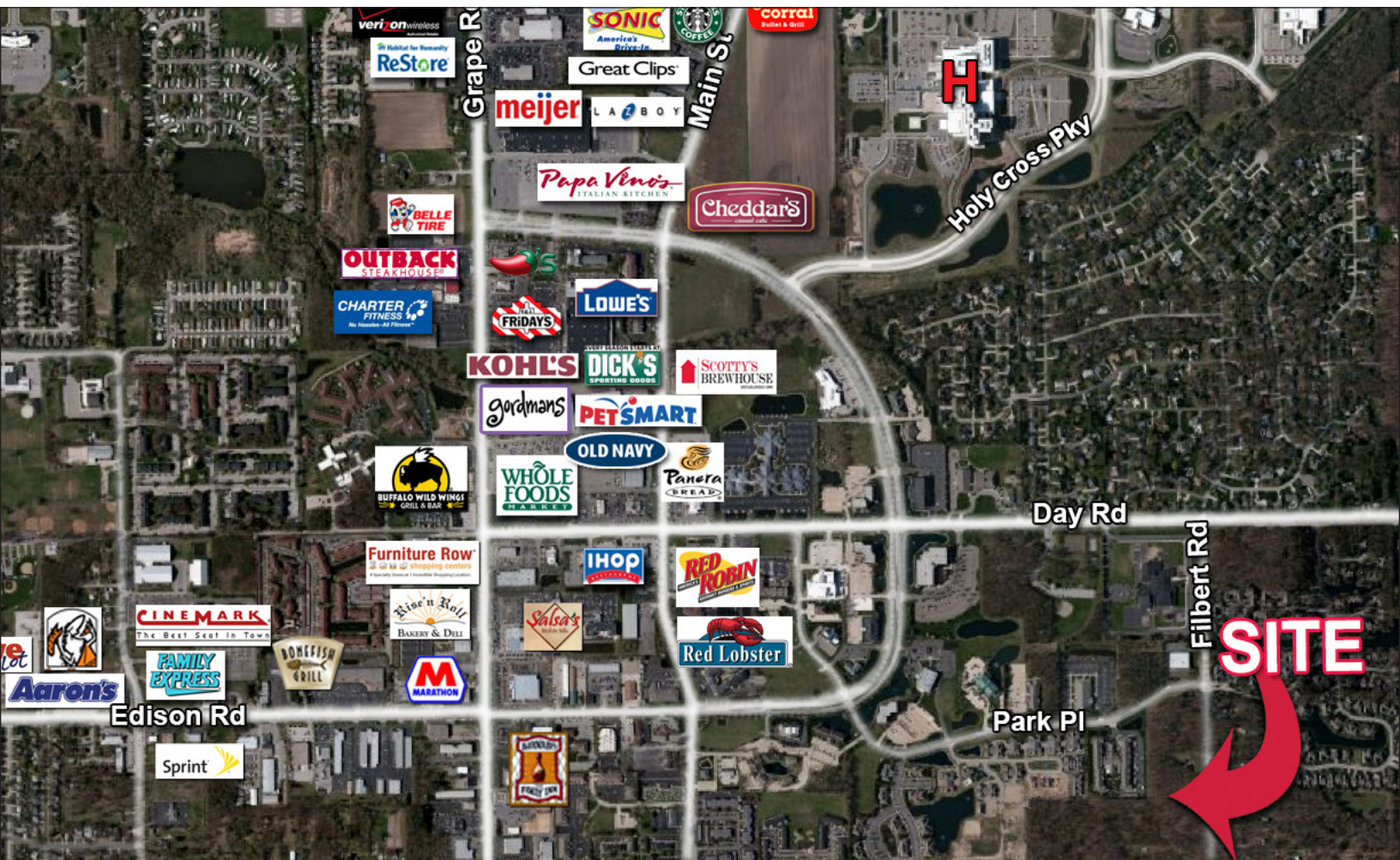
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LOCATION OVERVIEW

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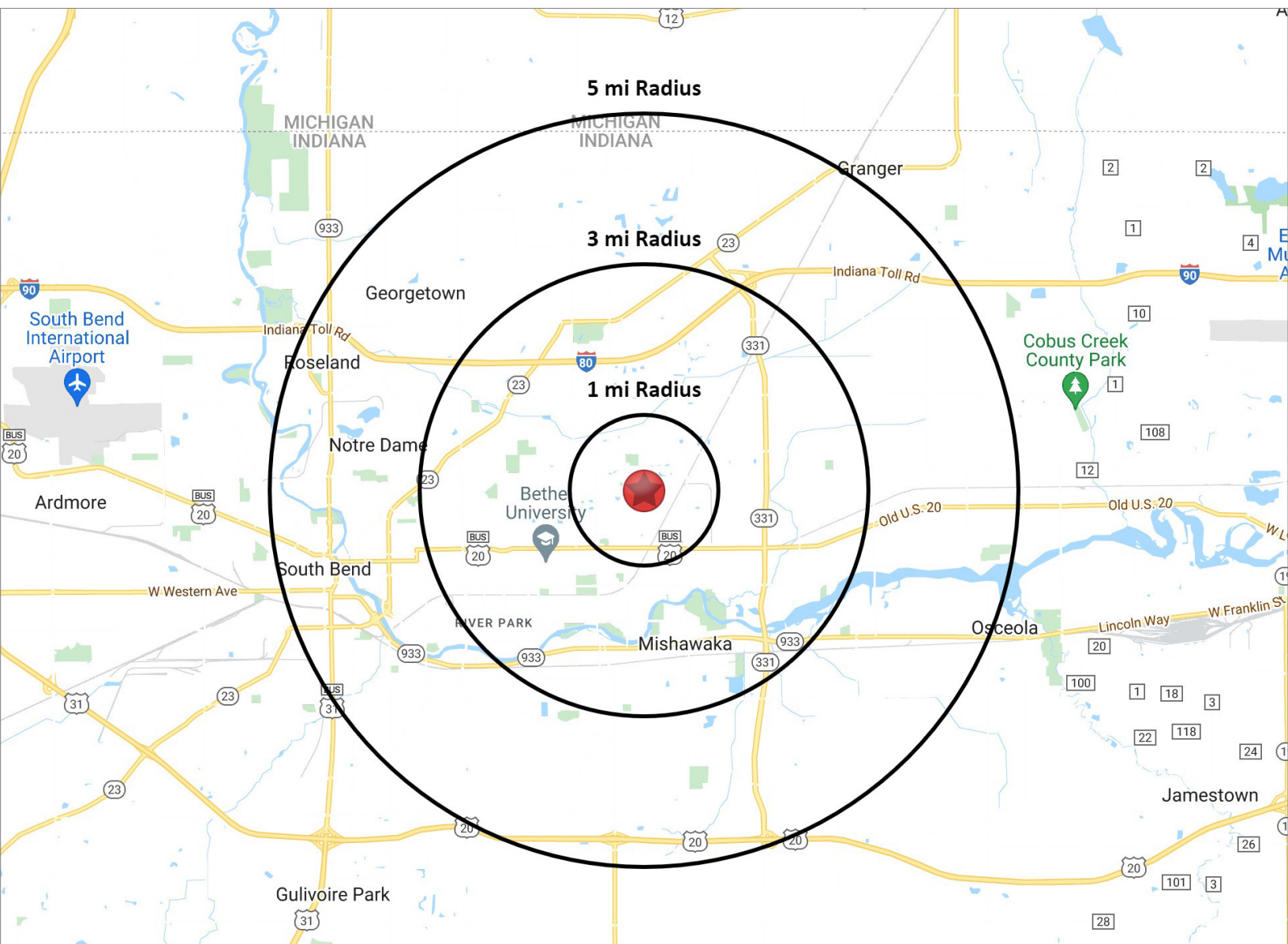
- The property is located on the west side of Filbert Road —a moderately traveled road in Mishawaka connecting McKinley Highway to the south and Day Road to the north.
- The property is located near the Edison Lakes Corporate Park which includes over 700,000 SF of office space, and is easily accessible to the surrounding communities via the I-80/90 Indiana Toll Road, the Capital Avenue extension (SR 331), Beacon Parkway and the US 20/31 Bypass.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	8,493
3 MILE	64,030
5 MILE	160,182



NUMBER OF HOUSEHOLDS

1 MILE	4,508
3 MILE	28,164
5 MILE	63,917



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,831
3 MILE	\$85,612
5 MILE	\$100,082



MEDIAN HOME VALUE

1 MILE	\$191,386
3 MILE	\$178,406
5 MILE	\$182,184