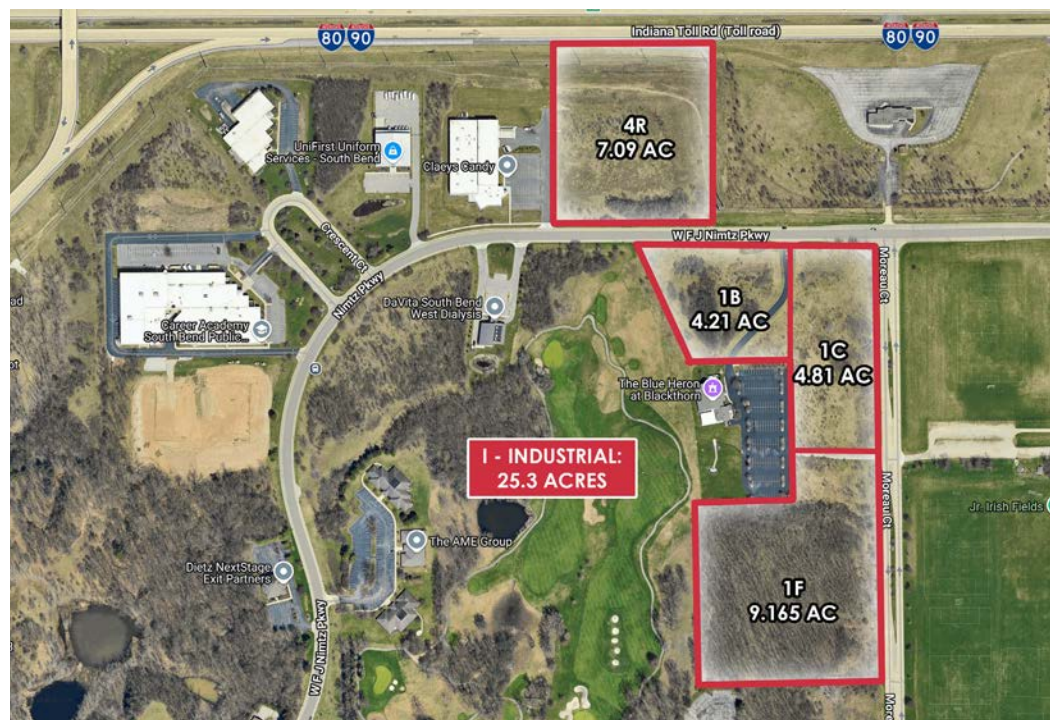


PROPERTY OVERVIEW

Blackthorn Corporate Park provides access to city utilities, the I-80/90 Toll Road, and an advanced communications infrastructure. It offers stunning views of Blackthorn Golf Club.

Located in St. Joseph County, the park benefits from a skilled labor force, low utility costs, a favorable tax environment, real estate tax abatement, cutting-edge fiber optic connectivity, and Foreign Trade Zone designation - making it an exceptional opportunity for investors and developers alike.



PARCEL	ACRES	ZONING	LIST PRICE	PRICE PER ACRE
4D	2.85	COMMERCIAL (NC)	\$356,250	\$125,000
4G	3.15	COMMERCIAL (NC)	\$393,750	\$125,000
4H	1.47	COMMERCIAL (NC)	\$183,750	\$125,000
4I	2.29	COMMERCIAL (NC)	\$286,250	\$125,000
4J	2.78	COMMERCIAL (NC)	\$347,500	\$125,000
3	4.26	COMMERCIAL (NC)	\$532,500	\$125,000

PARCEL	ACRES	ZONING	LIST PRICE	PRICE PER ACRE
1B	4.21	INDUSTRIAL	\$315,750	\$75,000
1C	4.81	INDUSTRIAL	\$360,750	\$75,000
1F	9.165	INDUSTRIAL	\$687,375	\$75,000
4R	7.09	INDUSTRIAL	\$602,650	\$85,000



Six parcels totaling 16.8 acres of Commercial (Neighborhood Center) zoned land for sale at \$125,000 per acre. Four parcels totaling 25.3 acres of Industrial zoned land for sale starting at \$75,000 per acre.



The average daily traffic count on I-80/90 is 32,418, and on US-31 is 25,375.



With the creation of the Amazon Web Services (AWS) Data Center, the Microsoft Data Center, the GM/Samsung SDI EV Battery Plant, St. Joseph County is experiencing over \$16.5 Billion in economic growth with just these three projects. Additionally there is over \$650 Million of development in downtown South Bend.



The site is within the City of South Bend and part of South Bend’s high-speed ChoiceLight fiber network, providing reliable, state-of-the-art broadband connectivity ideal for data-driven businesses. City utilities are at the site.



The NC District is established to promote the development of higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City. The NC District is well connected to surrounding residential neighborhoods.

[LEARN MORE ABOUT \(NC\) ZONING](#) 

The I District is established to provide a location for medium to high intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.

[LEARN MORE ABOUT \(I\) ZONING](#) 



SOUTH BEND, IN. NAMED ONE OF THE “BEST PLACES TO LIVE 2024/2025”

- US NEWS & WORLD REPORT

[READ THE ARTICLE](#)



STRATEGIC GATEWAY TO INNOVATION & GROWTH

Positioned just minutes from the transformative developments in New Carlisle and the vibrant resurgence of Downtown South Bend, Blackthorn Corporate Park offers a strategic location at the heart of Northern Indiana's economic momentum. Nearby, Amazon Web Services is investing \$11 billion in a new data center campus, and GM-Samsung is developing a \$3.5 billion EV battery plant - both projects expected to create thousands of jobs and drive regional growth.

Simultaneously, Downtown South Bend is undergoing a nearly \$1 billion wave of public and private investment, highlighted by major initiatives like the Madison Lifestyle District and Riverfront West. These developments include over 500 new residential units and improvements to infrastructure, green space, and historic preservation - all fostering a dynamic, live-work-play environment. With easy access to these booming hubs, Blackthorn parcels are perfectly positioned for businesses looking to capitalize on the region's unprecedented growth.



UNIVERSITY OF NOTRE DAME

Founded in 1842, the University of Notre Dame continues to be one of the nation's leading undergraduate institutions. It is ranked 12th in the country by College Consensus and with landmarks such as the Grotto of Our Lady of Lourdes, the Golden Dome, and The Word of Life Mural ("Touchdown Jesus"), visitors flock to get a look at this iconic institution. It has a \$3.3B annual economic impact on the region.



DOWNTOWN SOUTH BEND

Downtown South Bend is home to a diverse array of retailers, attractions, entertainment venues, and more. Featuring over 50 restaurants, bars, and cafes; there is something for everyone.

[LEARN MORE](#)





HOWARD PARK & EAST BANK VILLAGE

The subject property is located just across the St. Joseph River from "The award-winning Howard Park" and East Race Waterway (the first man-made whitewater course in North America), the East Bank Village. It is a short walk across the St. Joseph River from Downtown South Bend and is also walking distance to restaurants, coffee shops, East Bank Trail, St. Joseph River, the Farmer's Market, and Seitz Park.



EDDY ST. COMMONS & TRADER JOE'S

Located less than three miles from the subject property and across from the University of Notre Dame, Eddy Street Commons is home to restaurants, shopping, nightlife, and hotel options: Brothers Bar & Grill, 5-Guys, Bru Burger, O'Rourke's Public House, Chipotle, Urban Outfitter, Starbucks, Dave's Hot Chicken, and more.



UNIVERSITY PARK MALL AND GRAPE ROAD MAJOR RETAIL CORRIDOR

This area is the second largest retail corridor in the state of Indiana.



SOUTH BEND FARMER'S MARKET

This landmark was founded in 1911 and has remained a popular destination for residents and visitors. It offers fresh, home-grown produce, meats, poultry, eggs, artwork, jewelry, gift items, and many more unique items. This community asset is within walking distance to downtown South Bend.



SOUTH BEND INTERNATIONAL AIRPORT

South Bend International Airport has non-stop flights to popular destinations and also is home to the South Shore Rail Line which will take you into downtown Chicago, IL.



INDIANA TOLL ROAD (INTERSTATE 80/90)

A 9-minute drive to the transcontinental US Interstate that connects to Chicago in 90 minutes.

PROJECTS IN THE WORKS



GM/Samsung Plant Rendering



Amazon Web Services (AWS) Data Center



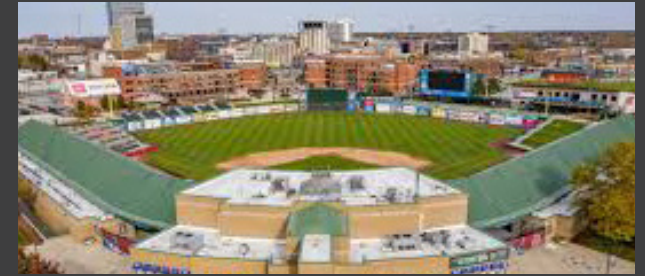
Microsoft Data Center Campus



Possible Additional Data Center



Madison Lifestyle District Rendering



Four Winds Field

INDIANA ENTERPRISE CENTER (IEC) DEVELOPMENTS

[GM/Samsung SDI EV Battery Plant:](#) \$3.5B Investment. The most significant single EV investment in the State of Indiana and largest project investment in St. Joseph County in the past 75 years.

[Amazon Web Services \(AWS\) Data Center:](#) \$11B Investment. Single largest capital investment project in Indiana's history and is expected to create up to 1,000 jobs.

[Microsoft Data Center Campus:](#) Microsoft purchased more than 900 acres of land at the historic St. Joe Farm paying a total of \$77.5M for the farmland and is estimated to be a \$3B project.

[Possible Additional Data Center:](#) Another data center could be heading to Saint Joseph County. Developers are eyeing over a thousand acres just north of downtown New Carlisle for a potential data center campus. The buyer is believed to be a significant player in the tech industry on par with AWS, Meta, Microsoft & Google.

DOWNTOWN SOUTH BEND DEVELOPMENTS

[Madison Lifestyle District and Beacon Memorial Health System:](#) \$330M Investment. The new District calls for the construction of 240 new apartments, a 100-plus-room hotel, 40,000 SF of commercial space, and 900+ parking spaces. The hospital is building a new 10-story tower which is expected to create more than 500 new jobs.

[Four Winds Field:](#) \$48M Investment. The aim is to expand the ballpark capacity to 10,000, making it one of the largest stadiums in the Midwest league.

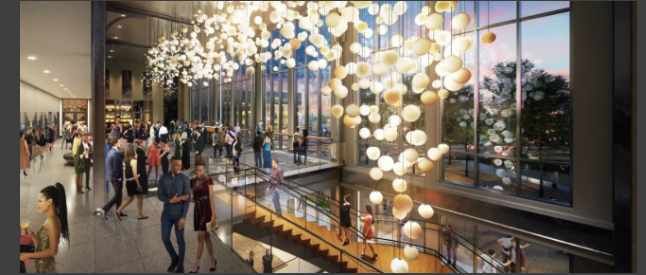
PROJECTS IN THE WORKS



Riverfront West Development



DTSB Tech and Talent Hub



Raclin Murphy Encore Center Rendering



The Liberty Towers



Momentum Entrepreneurship Hub Rendering



1547 Critical Systems Realty

DOWNTOWN SOUTH BEND DEVELOPMENTS (CONTINUED)

Riverfront West Development: \$61.5M Investment. Plans are on the table for a new 291-unit apartment complex on the St. Joseph River.

Downtown South Bend Tech and Talent Hub: Holy Cross College, through a collaboration with the University of Notre Dame, will be building a Center for Leadership and Professional Excellence in downtown South Bend. It will include renovated research and innovation space centered in the historic former South Bend Tribune building, about two miles south of campus. Estimated \$100M.

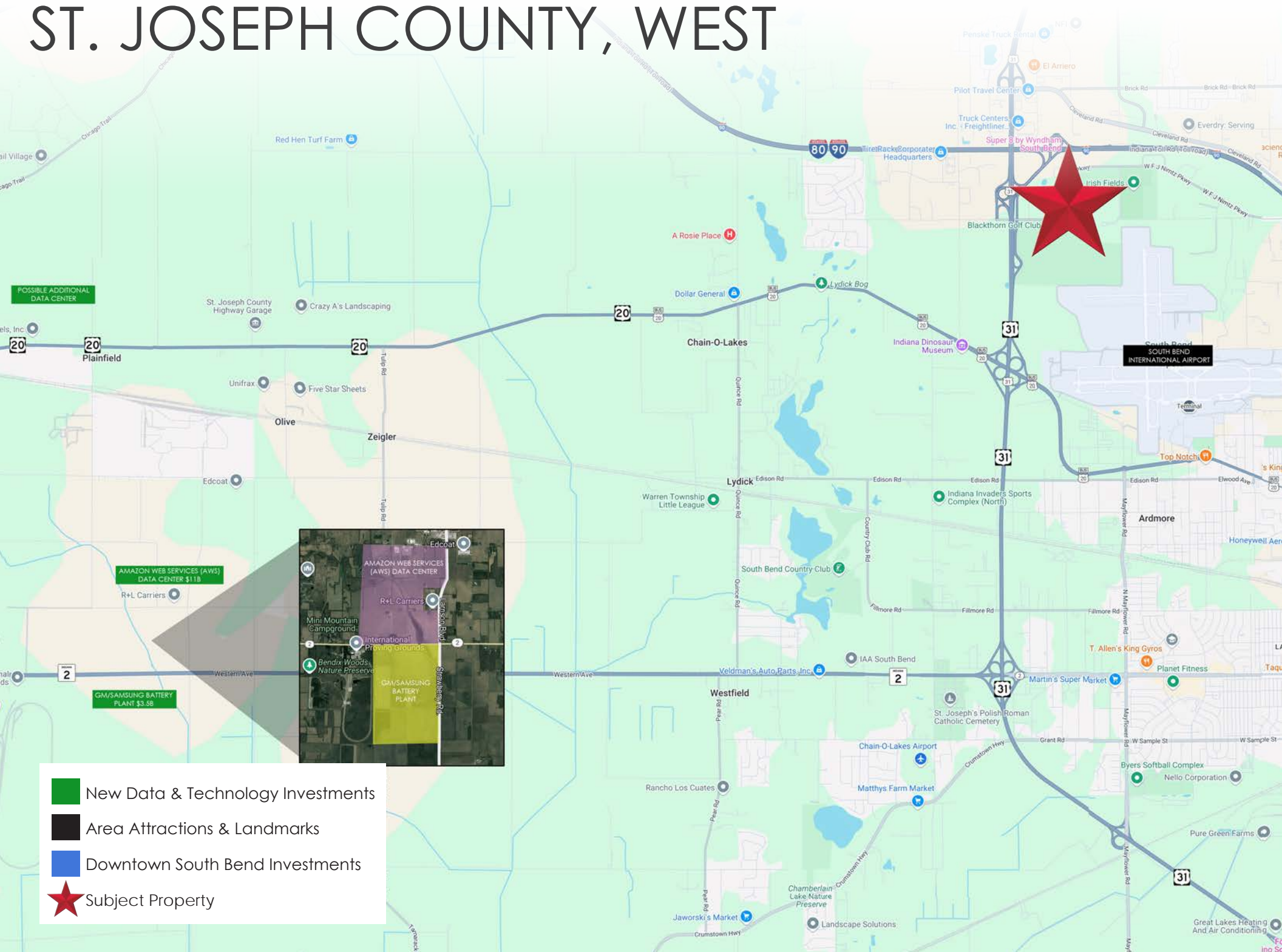
Raclin Murphy Encore Center: The Raclin Murphy Encore Center will serve as an additional lobby space and a hub for local art programs. The 20,000 square foot building will be situated in a parking lot in between the Morris and the LaSalle Apartments. Estimated \$15M expansion project.

The Liberty Towers: 90 apartments that will take over the top 9 floors above the Aloft Hotel that currently reside on the lower levels. Estimated \$14.7M.

Momentum Entrepreneurship Hub: Just opened! Provides workshops, mentorship, and investment opportunities for startup businesses. Estimated \$6.3M.

fifteenfortyseven Critical Systems Realty ("1547"): Situated in the historic Union Station in Northern Indiana, the South Bend data center is ranked among the top U.S. carrier hotels and critical network hubs, offering access to over 20 unique telecommunication network service providers. Estimated \$50M expansion project.

ST. JOSEPH COUNTY, WEST



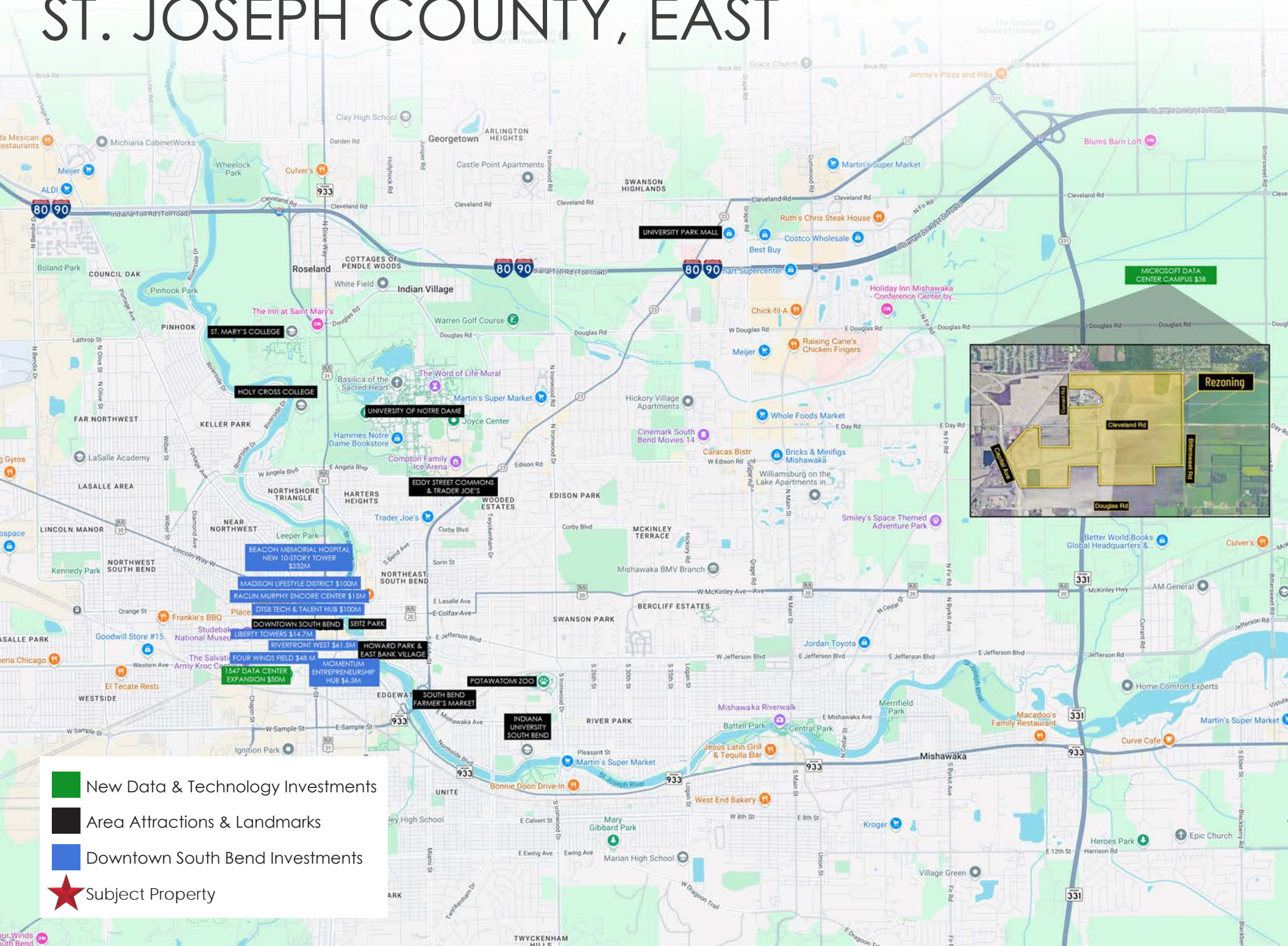
-  New Data & Technology Investments
-  Area Attractions & Landmarks
-  Downtown South Bend Investments
-  Subject Property



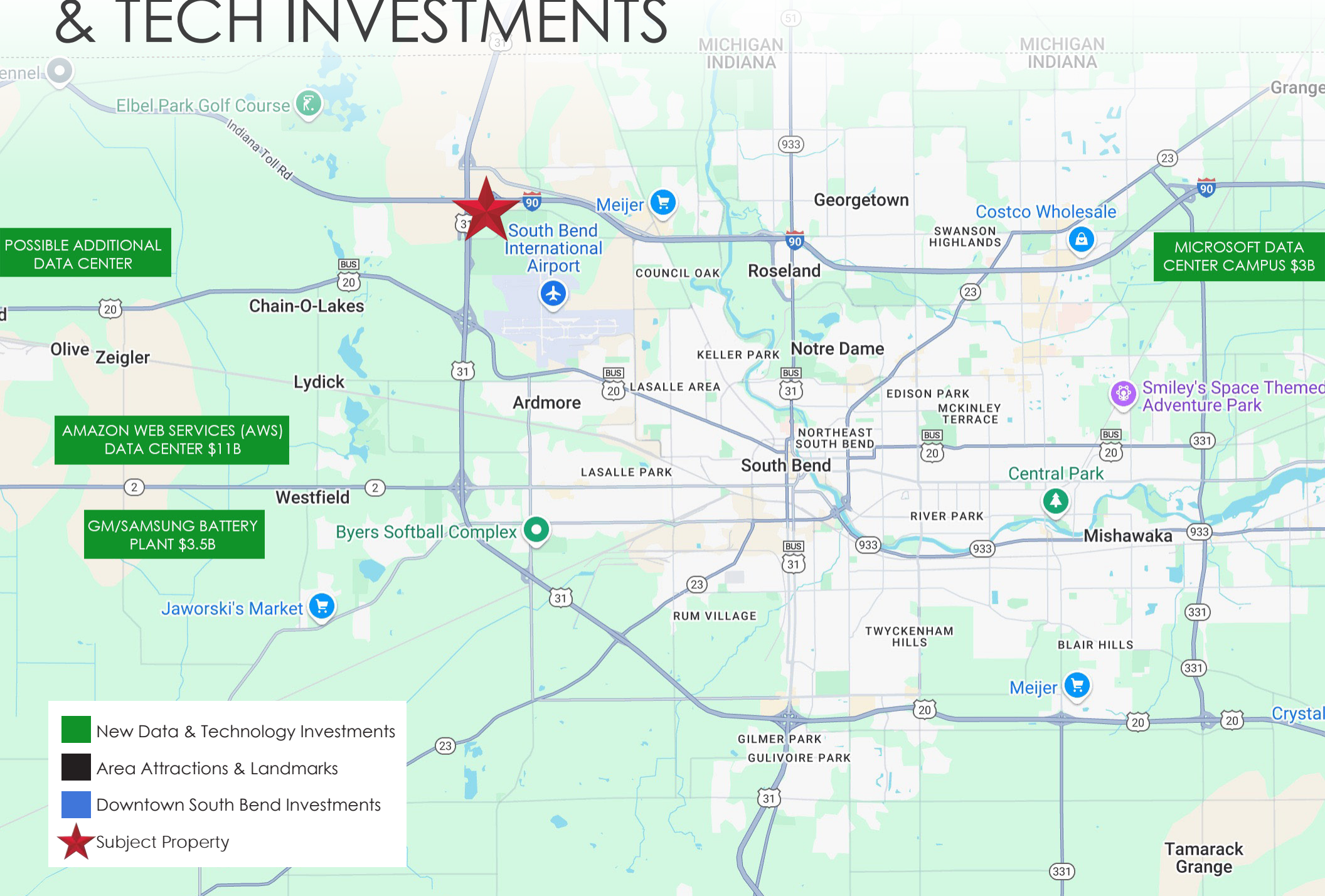
AMAZON WEB SERVICES (AWS) DATA CENTER \$118




GM/SAMSUNG BATTERY PLANT \$3.58

ST. JOSEPH COUNTY, EAST



PROXIMITY TO NEW DATA & TECH INVESTMENTS



-  New Data & Technology Investments
-  Area Attractions & Landmarks
-  Downtown South Bend Investments
-  Subject Property

SURROUNDING INDUSTRIAL COMPANIES



BLACKTHORN CORPORATE PARK LAND PORTFOLIO AUCTION

CONTACT:

Edward F. Bradley, CCIM, SIOR, CPM
Senior Vice President, Principal
574.485.1538
ebradley@cressy.com



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

