

LAND FOR SALE

Land Adjacent to 23761 Western Ave. | South Bend, IN 46619



Ready to Develop on High Traffic Corridor

Land: 156' x 251' or 0.89 Acres
Zoning: B - Business
Taxes: \$1,100.40 (2019 pay 2020)
List Price: \$320,000

Details:

Vacant land approximately 0.89 acres near mixed-use corridor. Land is 156' x 251' located next to Northwest Bank Branch.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

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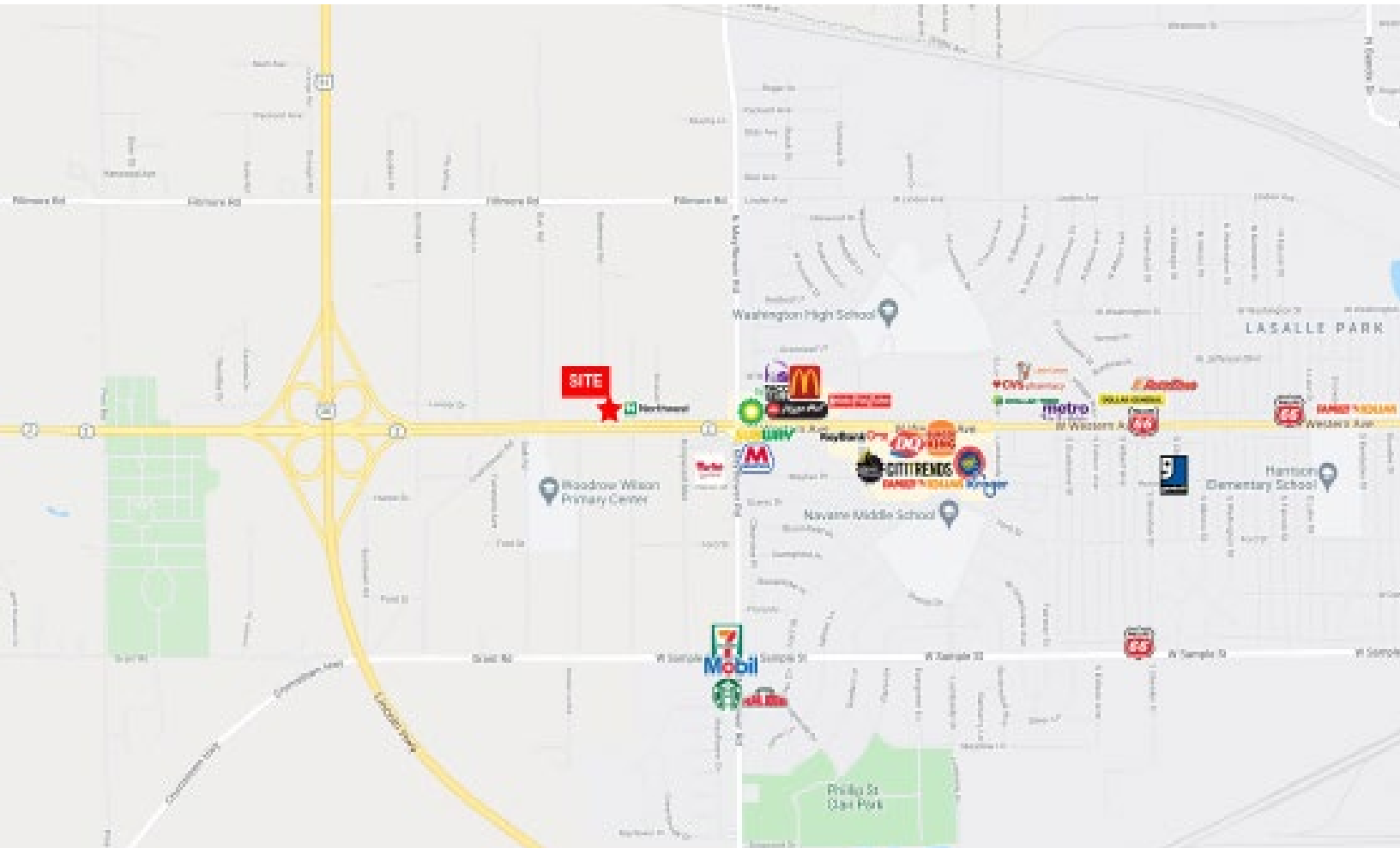
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LOCATION OVERVIEW

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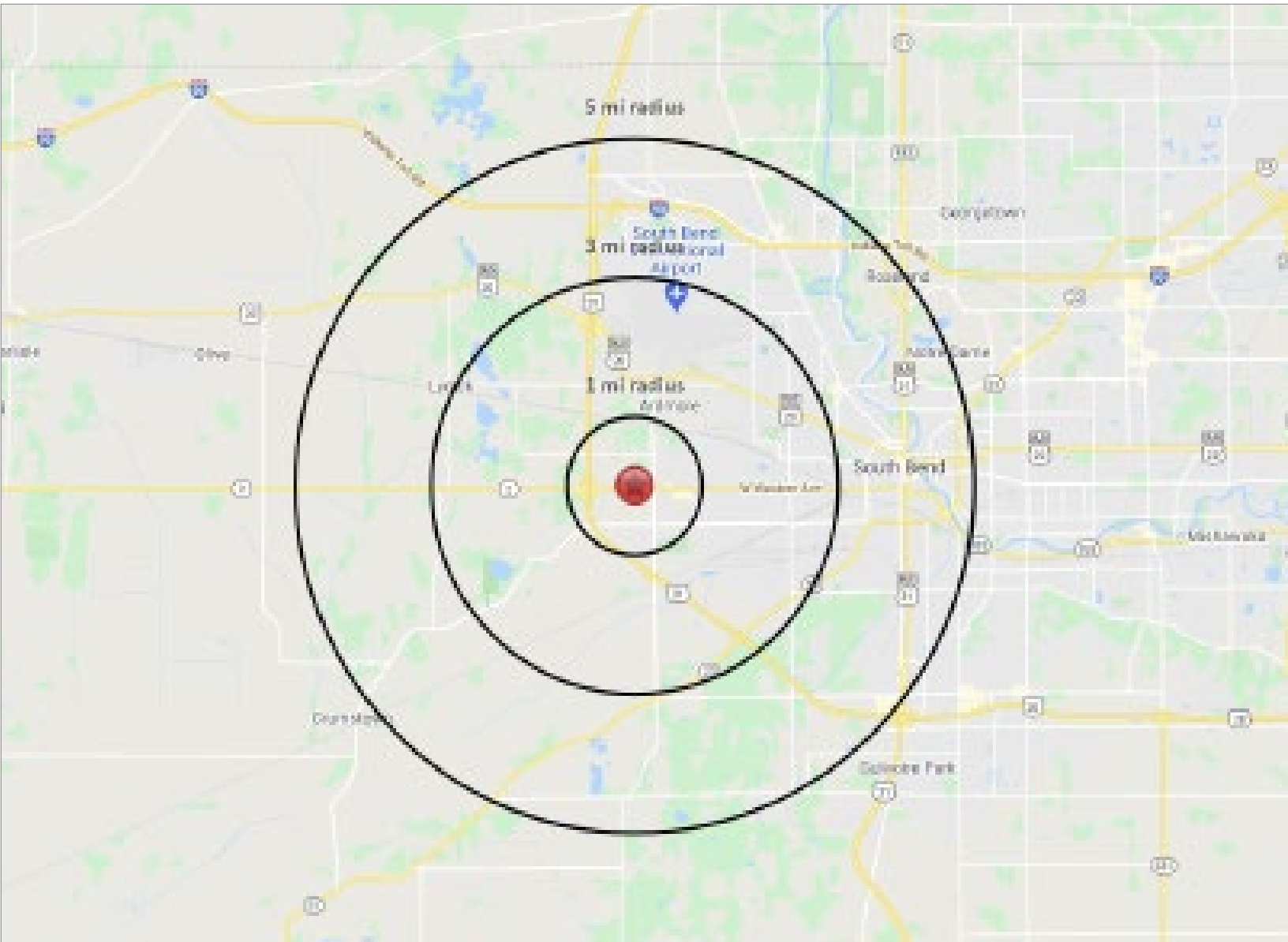
- This property is located on Western Avenue (SR 2) adjacent to Northwest Bank.
- It is less than a mile to the SR 2 and US 31 interchange 4 miles west of downtown South Bend.
- The property is surrounded by commercial and retail businesses and residential neighborhoods.
- Western Avenue has undergone new street improvements which includes sidewalks and improved lighting.



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POPULATION

| | |
|--------|---------|
| 1 MILE | 10,795 |
| 3 MILE | 47,434 |
| 5 MILE | 115,068 |



NUMBER OF HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 3,782 |
| 3 MILE | 17,749 |
| 5 MILE | 42,698 |



AVERAGE HOUSEHOLD INCOME

| | |
|--------|----------|
| 1 MILE | \$52,037 |
| 3 MILE | \$70,392 |
| 5 MILE | \$83,123 |



MEDIAN HOME VALUE

| | |
|--------|-----------|
| 1 MILE | \$81,519 |
| 3 MILE | \$106,864 |
| 5 MILE | \$141,234 |