

# VACANT LAND FOR SALE

Cleveland Ave. | Michigan City, IN 46360



Potential Development Example Only

## Excellent Joint Venture Development Opportunity Motivated Seller!

<b>Land:</b>	29.827 Divisible Acres
<b>Zoning:</b>	B2- General Commercial District
<b>Frontage:</b>	1,320' on Cleveland Ave.
<b>Utilities:</b>	Connected to City Utilities
<b>List Price:</b>	\$2,385,000

[VIEW PROPERTY ONLINE](#)

### Details:

This 29.827 acres of land provides an excellent opportunity for various types of developments. There is currently a high demand for multi-family, industrial as well as mixed-use projects, assisted living and senior housing facilities. The excellent location of this property is a rare opportunity to many developers who are seeking large tracts of land adjacent to major retailers such as Lowes, Walmart Supercenter, and Meijer. In addition, a new warehouse and logistics complex will soon be developed less than one mile from this site.

- Approximately 30 Acres of vacant land near significant retailers with high traffic counts of over 33,000 ADT.
- One of the few large tracts of land remaining available on the busy Franklin corridor.
- B-2 Zoning offers a wide range of commercial uses.
- Vital demographic trade area with a daytime population of over 45,000 people and 3,654 businesses within a 10 miles radius.



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# LOCATION OVERVIEW

## VACANT LAND FOR SALE

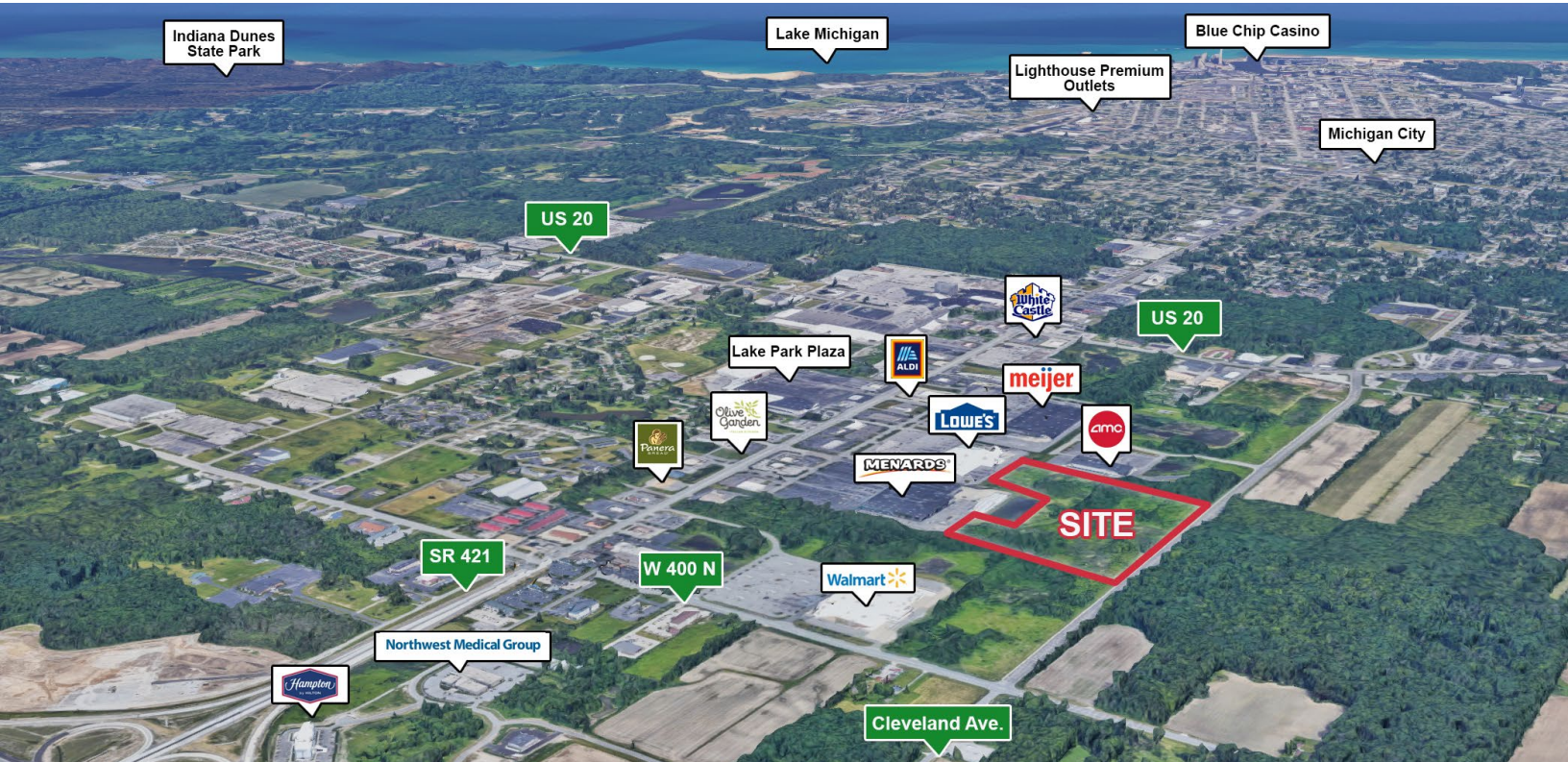
Cleveland Ave. | Michigan City, IN 46360



- The property is conveniently located less than 1 mile from busy I-94 and US 20 in the fast-developing city of Michigan City, IN.
- Michigan City is a charming lakeside city that offers a wealth of exciting and interesting things to do, from arts and culture to shopping, dining out, and enjoying outdoor recreational activities.
- Michigan city is experiencing a growth momentum in the downtown area with the approval of the double-track project that is still in its early stages.
- City officials expect over 800 multifamily units over the next ten years.

### Permitted Uses

- Residential
- Agriculture
- Retail use between 40,000 up to 60,000 SF and any retail use over 60,000 SF
- Accommodation, personal and food service
- Health care and social assistance (medical and dental clinics, nursing homes, senior assisted living)
- Entertainment/Recreation
- Civic/Religious
- Educational services, public administration
- Transportation and warehousing



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### Industrial Facility

- Perfect location to build a Warehouse Facility.
- The property is less than 1 mile from I-94 and from US 20.
- US 20 is a Heavy Haul Truck Route that runs East/West across the United States connecting major cities.
- US 20 allows loads up to 120,000 to 135,000 GVW.
- Indiana's state motto is "The Crossroads of America" because many important roads, waterways and railways in the US are located within Indiana's boundary.
- Average daily traffic count for US 20 is 16,539 and for I-94 40,574.

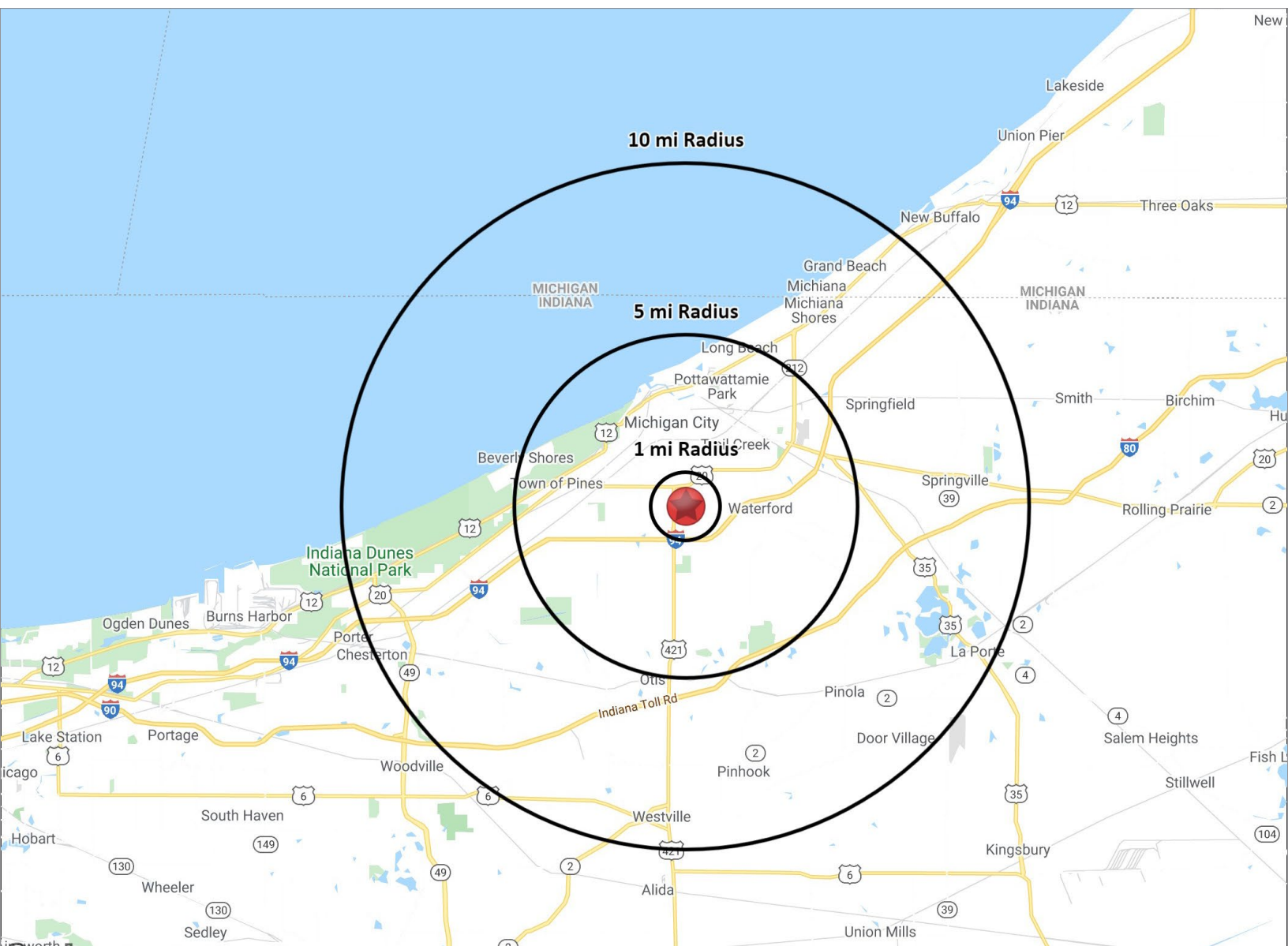
### Single- or Multi-Family Subdivision

- Excellent location to develop a single- or multi-family subdivision.
- In the heart of all the retail and professional services you need.
- Within minutes to elementary, middle and high schools as well as area parks and nature preserves.
- 3 Miles from the restaurants and attractions of downtown Michigan City.
- Centralized location makes day trips to Chicago, South Bend and the quaint towns and beaches of Lake Michigan a breeze.

# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	4,380
3 MILE	31,206
5 MILE	42,728



### NUMBER OF HOUSEHOLDS

1 MILE	1,864
3 MILE	12,382
5 MILE	17,256



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$49,370
3 MILE	\$56,205
5 MILE	\$69,833



### MEDIAN HOME VALUE

1 MILE	\$136,059
3 MILE	\$138,249
5 MILE	\$176,068



is the Global Brokerage Division  
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### Good For Business

**BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.**

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If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.

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Business Facilities: Indiana is the #1 manufacturing state in the nation



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Chief Executive: Indiana is the #5 best state for business in the US



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Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,  
EXPANDING OR RELOCATING  
YOUR BUSINESS...

**Indiana provides the optimal conditions to support solutions to real-world problems.**

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