

# LAND FOR SALE

59010 Magnolia Road | South Bend, IN 46614



## 12.73 Acres of Land with Excellent Frontage on US 20 Bypass

**Land:** 12.73 Acres  
**Zoning:** Residential  
**Utilities:** Sewer & Water to the Site  
**List Price:** \$661,323

### Details:

12.73 acres of developable land with excellent frontage on the U.S. 20 Bypass on the southwest side of South Bend, Indiana. The property has convenient access to State Road 23 and the U.S. 20 Bypass and has level topography which helps minimize site development cost. Sewer and water is currently being installed to the site by the City of South Bend. The site is not only strategically located for serving Northern Indiana and Southwestern Michigan but also for the fourteen state Great Lakes and Upper Midwest region of the country.

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[VIEW PROPERTY VIDEO](#)



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**Roy Roelke**  
Senior Broker

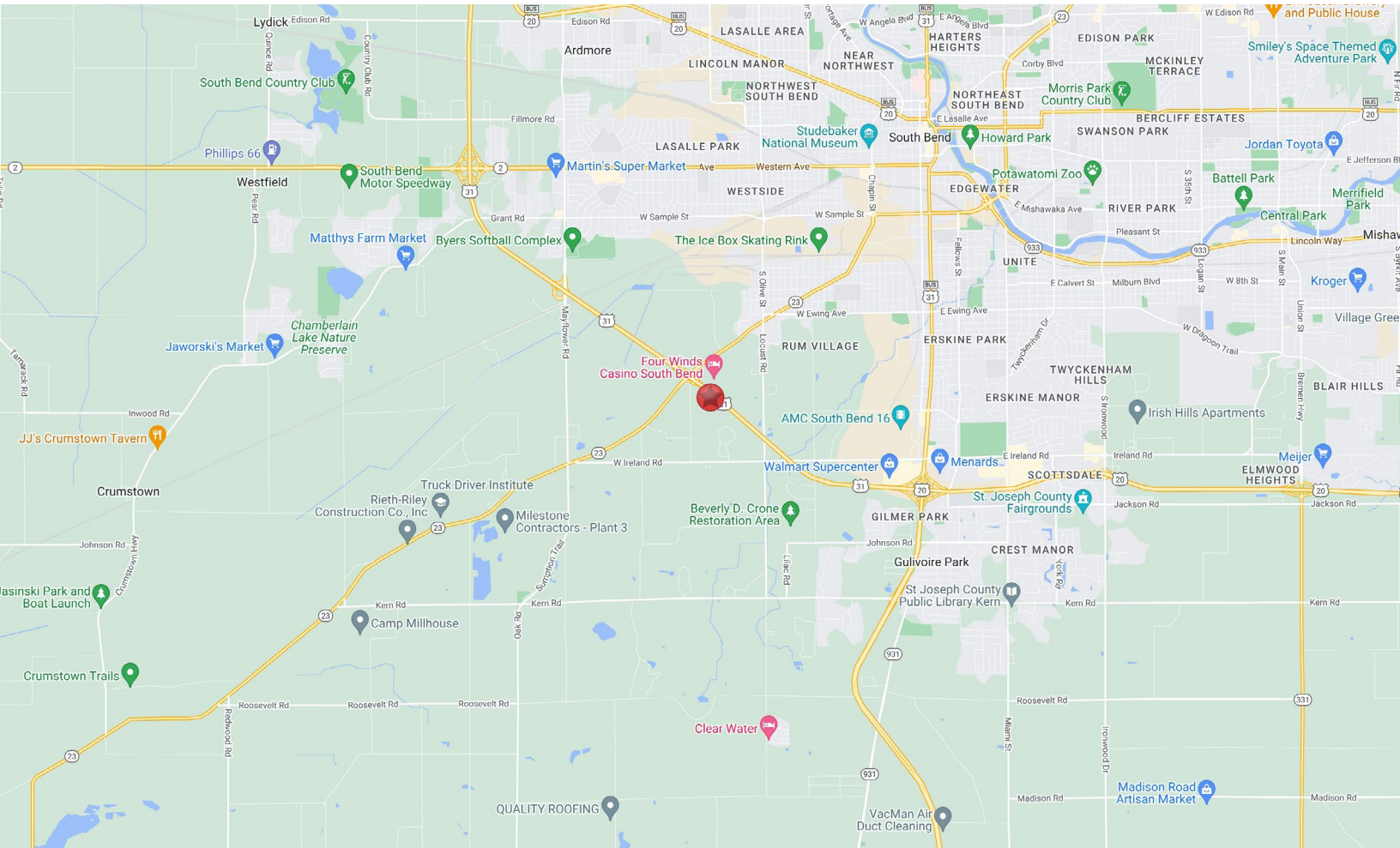
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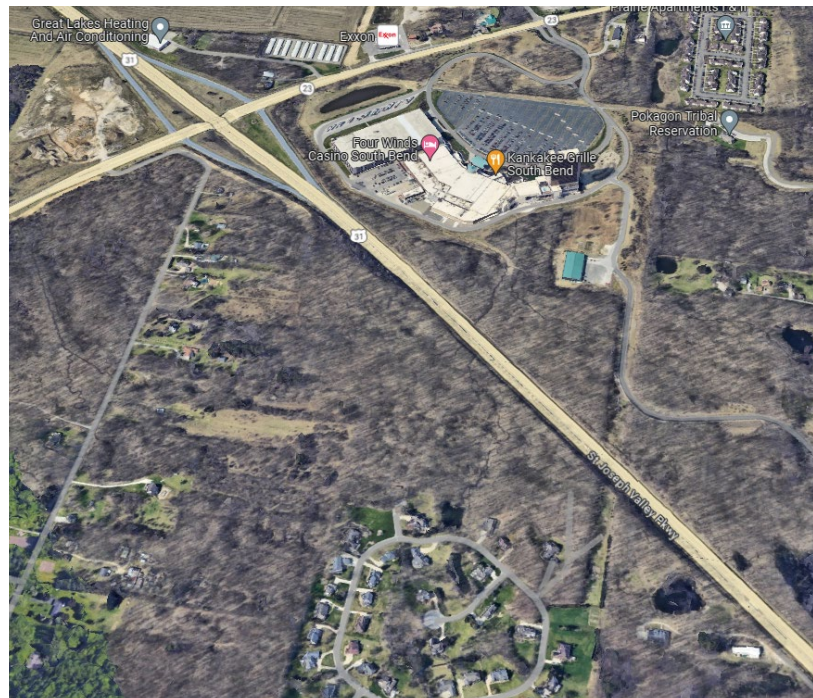
# LOCATION OVERVIEW

## LAND FOR SALE

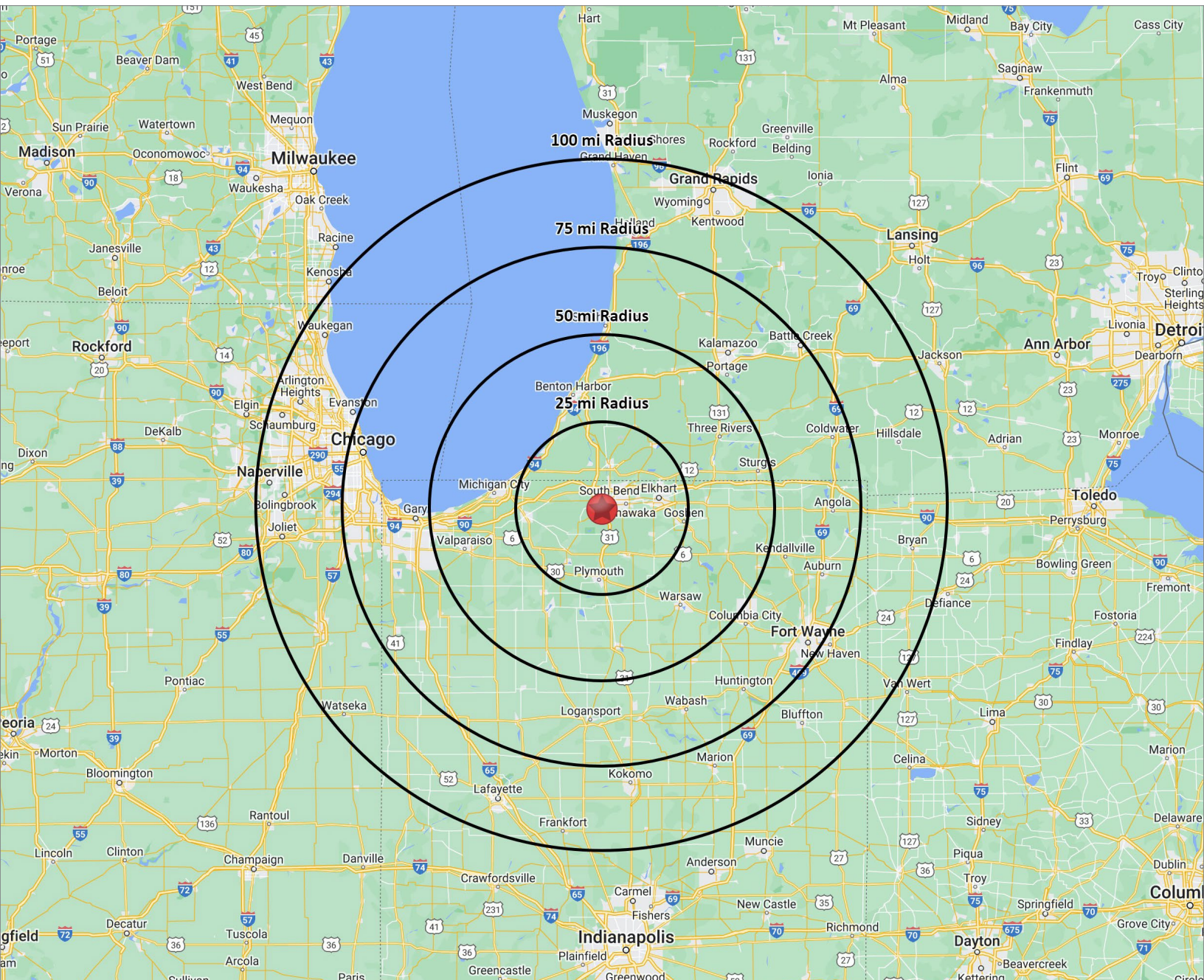
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- This property is located in a rapidly developing commercial and light industrial area surrounding the U.S. 20 Bypass and State Road 23 Exit.
- Heavy infrastructure is in the area including Indiana Heavy Haul Truck Route designation for both highways.
- Double lane exit ramps at intersection. One exit to the south is the U.S. 31 Bypass to Indianapolis and nearby exits to the north including the Indiana Toll Road (I-80/90) and State Road 2, both leading to nearby Chicago.







## DISTANCE TO AREA CITIES

MICHIGAN CITY, IN	34 MILES	INDIANAPOLIS, IN	139 MILES
FORT WAYNE, IN	87 MILES	TOLEDO, OH	154 MILES
CHICAGO, IL	90 MILES	MILWAUKEE, WI	187 MILES
GRAND RAPIDS, MI	116 MILES	DETROIT, MI	221 MILES