

LAND FOR SALE

3737 Ardmore Tr. | South Bend, IN 46628



Vacant Land Across from Unity Gardens - One Mile South of South Bend International Airport

Land: 1.13 Acre
Zoning: Industrial
List Price: \$50,000

Details:

This vacant industrial land, located just 1 mile south of South Bend International Airport, offers an excellent opportunity for development. Spanning 1.1 acres, the property is ideally positioned near Unity Garden, making it a prime location for businesses seeking proximity to transportation hubs and a vibrant community. Zoned for industrial use, the land is ready for a variety of commercial or industrial projects, providing ample space for development with convenient access to major roadways and the airport. Its strategic location and zoning make it an attractive option for companies looking to expand or establish operations in the area.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US!    
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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.

Samuel Cressy
Broker

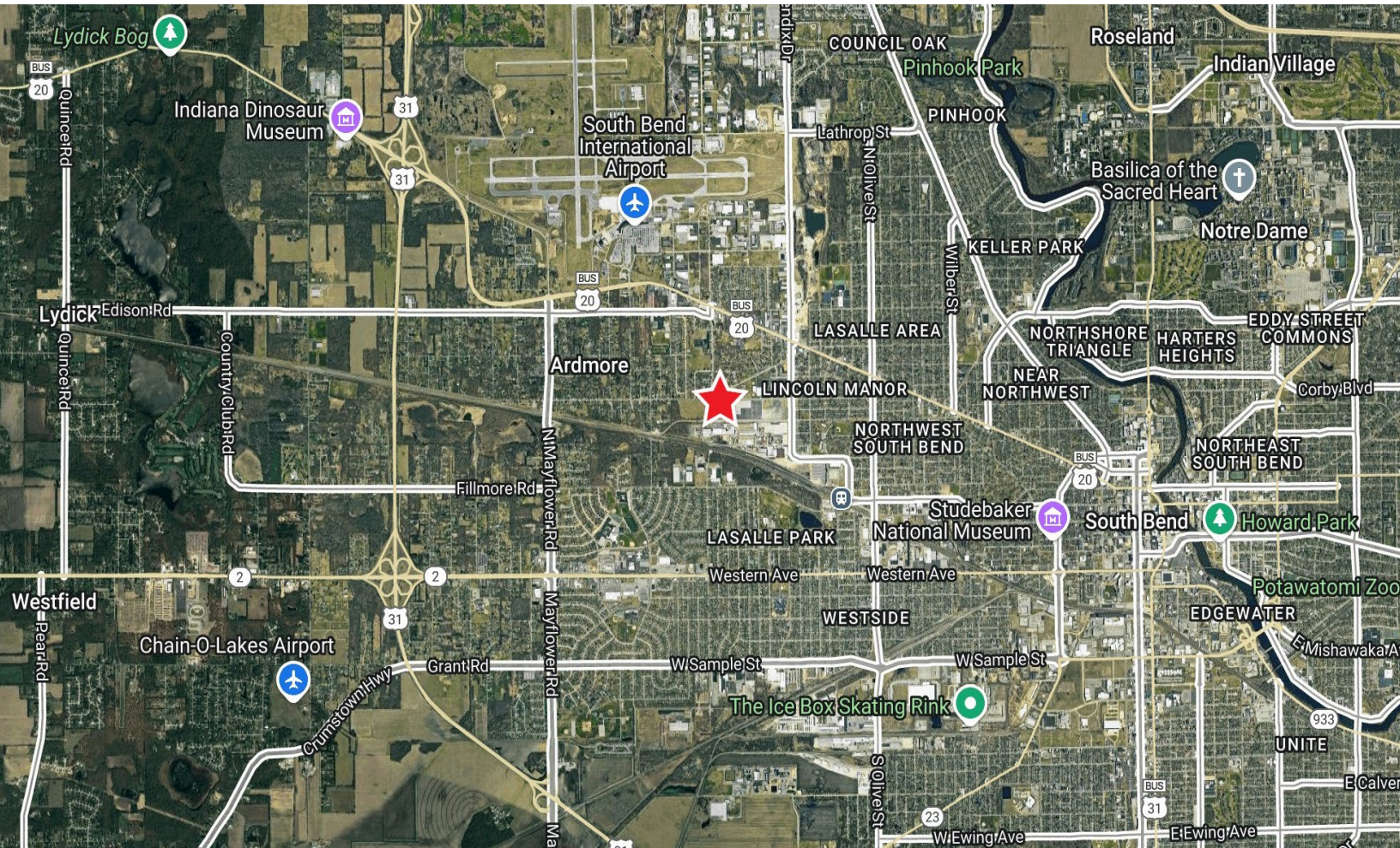
D 574.485.1556 C 574.344.9588
scressy@cressy.com



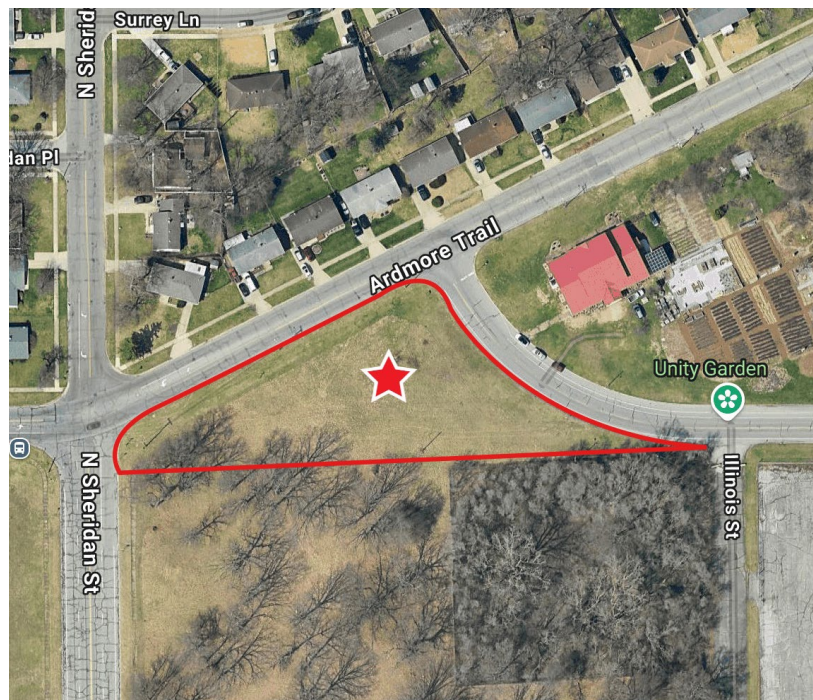
LOCATION OVERVIEW

LAND FOR SALE

3737 Ardmore Tr. | South Bend, IN 46628



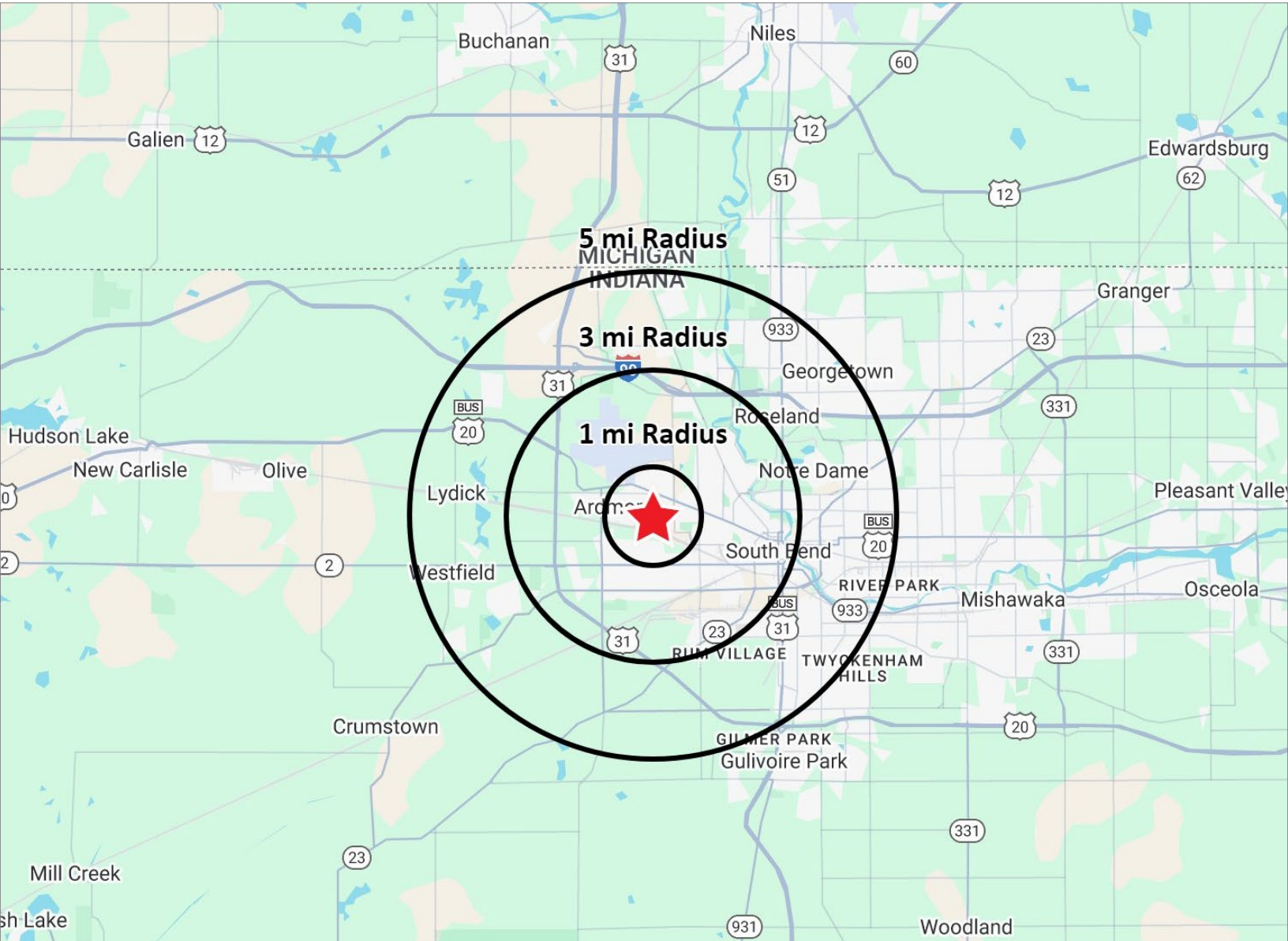
The vacant industrial land located one mile south of South Bend International Airport in South Bend, Indiana, offers a prime location for development with excellent access to transportation hubs. Its proximity to the airport makes it an ideal site for businesses in logistics, manufacturing, or aviation-related industries. The area is situated within a well-established industrial corridor, with a solid infrastructure that includes major roadways and utilities nearby. This location benefits from being part of a growing region, with easy access to both regional and national markets. With available land and zoning flexibility, it presents an attractive opportunity for companies looking to expand or establish operations in the heart of the Midwest.



NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Samuel Cressy
Broker

D 574.485.1556 C 574.344.9588
scressy@cressy.com



POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	7,897
3 MILE	52,615
5 MILE	120,835

1 MILE	1,781
3 MILE	10,537
5 MILE	26,698

1 MILE	\$53,238
3 MILE	\$69,748
5 MILE	\$81,152

1 MILE	\$98,857
3 MILE	\$125,086
5 MILE	\$159,668