

823

East Jefferson

Premier Redevelopment Opportunity

Rare 3.15 acre city block in downtown South Bend, Indiana is now available. Walkable to all the amenities the city has to offer and only 0.9 miles from the University of Notre Dame.



PROPERTY OVERVIEW



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This 3.15-acre property, formerly the site of Everwise Credit Union, is located at the corner of Notre Dame Avenue and Jefferson Boulevard in South Bend. Zoned for Neighborhood Center and Urban 2 redevelopment, the site offers significant potential for various uses. The property is divisible and currently features a 6,572-square-foot Everwise Credit Union bank building. Positioned within a TIF district, an Opportunity Zone, and the Riverfront Development District Expansion, it provides an attractive investment opportunity, including eligibility for a three-way liquor license available to qualified establishments for a nominal amount.

[VIEW PROPERTY VIDEO](#)

Seller seeks to retain rights to an ITM/ATM location on site and can work with Buyer on future integration.



Sale Price: \$3,000,000



3.15 Acres encompassing an entire city block in downtown South Bend.



Everwise Credit Union branch building with 6,572 SF on the main level and 6,572 SF on the lower level with one passenger elevator.



Building was built in 1974 and remodeled in 2019.



14' ceiling heights on the main level and 8' ceiling heights on the lower level.



The southern half of the property is zoned Neighborhood Center (NC) and the northern half of the property is zoned Urban Neighborhood 2 (U2).



Property is in a TIF District, an Opportunity Zone, and part of the Riverfront Development District Expansion Project.



Annual Taxes 23 Pay 24: \$30,481.88



The downtown South Bend area is experiencing nearly \$1B of economic growth.



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

- US NEWS & WORLD REPORT

[LEARN MORE](#)



A RARE URBAN CANVAS FOR VISIONARY DEVELOPMENT

Situated at the vibrant intersection of Notre Dame Avenue and East Jefferson Boulevard, this 3.15-acre city block offers an unparalleled opportunity for mixed-use development in downtown South Bend. With flexible Neighborhood Center (NC) and Urban Neighborhood 2 (U2) zoning, developers can create a dynamic urban destination integrating residential, retail, office, hospitality, and entertainment.

The property is situated just east of downtown South Bend, approximately 0.9 miles south of the University of Notre Dame. It features well-maintained landscaping with lush green spaces, mature trees, shrubs, and decorative plantings, creating an inviting atmosphere. Parking is conveniently located at the rear of the building, providing ample space for both employees and clients.

St. Joseph County, branded the South Bend Region, is located in North Central Indiana with a population of 272,912, the fifth largest county in the state. The city of South Bend, population 103,453, is the economic and cultural hub of a multi-county, bi-state greater region, population 924,820, with a labor force of 505,574. South Bend also ranks as the fourth largest city in Indiana and is home to the iconic University of Notre Dame. Neighboring Mishawaka has one of the largest concentrations of retail stores in the state, and the entire region boasts affordable housing, over a dozen institutions of higher learning, easy transportation access and convenient commute times that average 21.3 minutes. Target industries include Advanced Manufacturing, Healthcare, IT and Transportation & Logistics.

[LEARN MORE](#)



LOCATION & AMENITIES

South Bend, Indiana boasts a mix of established attractions and exciting new developments that are revitalizing the area into a lively hub for both residents and visitors. Here are some of the standout attractions that shape South Bend into a top destination for living, working, and entertainment.



UNIVERSITY OF NOTRE DAME

5-minute drive or 8-minute bike.

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.



DOWNTOWN SOUTH BEND

3-minute drive, 5-minute bike, 18-minute walk.

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 1 block away from “The award-winning Howard Park” and East Race Waterway and within the East Bank Village. It is walking distance to restaurants, coffee shops, East Bank Trail, St. Joseph River, and the Farmer’s Market. It is also close to Seitz Park which is a 10-minute walk or 3-minute bike.



EDDY ST. COMMONS & TRADER JOE’S

3-minute drive, 6-minute bike, 23-minute walk.

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

10-minute drive.

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



SOUTH BEND FARMER'S MARKET

3-minute drive, 7-minute bike, 18-minute walk.

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.



SOUTH BEND INTERNATIONAL AIRPORT

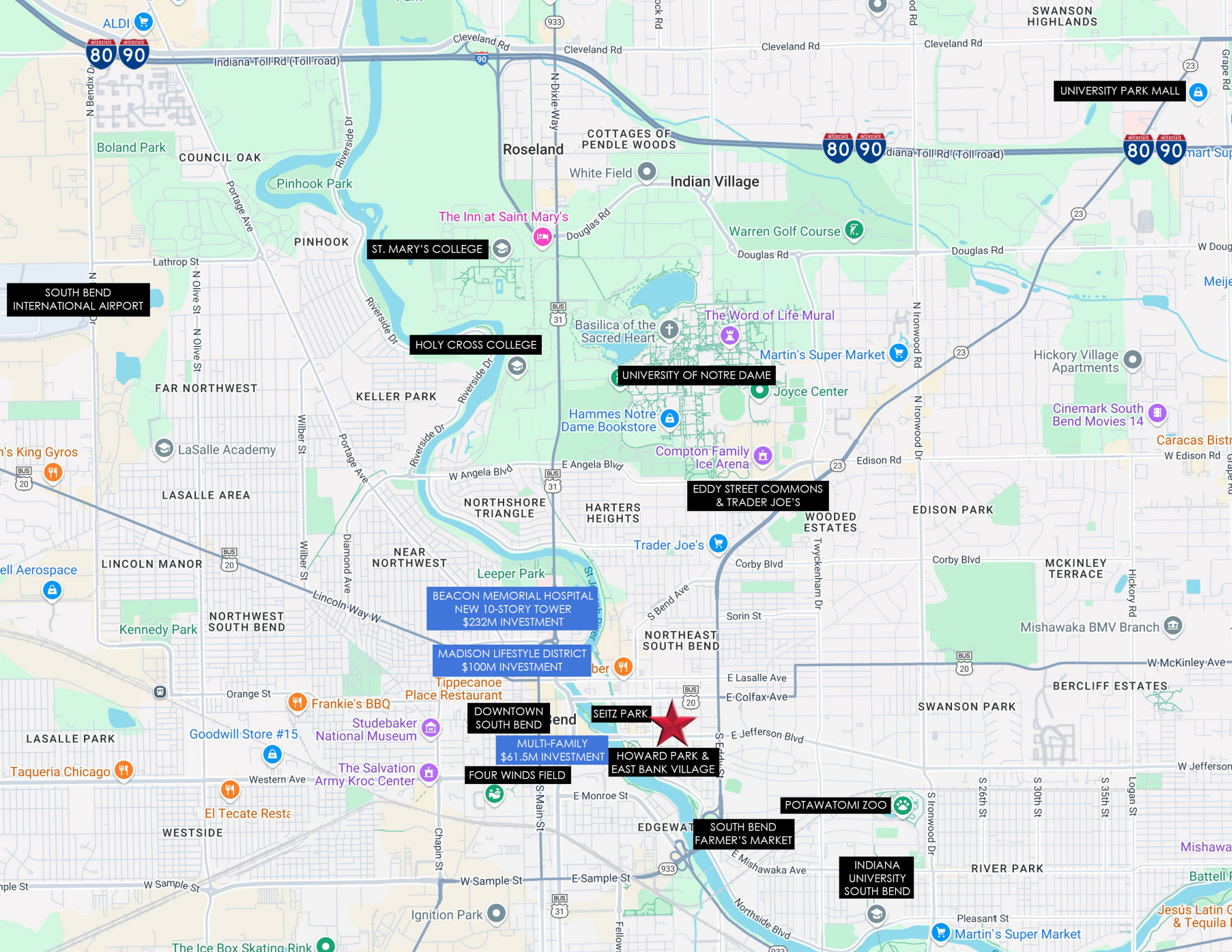
14-minute drive.

South Bend International Airport has non-stop flights to popular destinations and also is home to the South Shore 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.



The Inn at Saint Mary's

ST. MARY'S COLLEGE

HOLY CROSS COLLEGE

UNIVERSITY OF NOTRE DAME

EDDY STREET COMMONS & TRADER JOE'S

BEACON MEMORIAL HOSPITAL
NEW 10-STORY TOWER
\$232M INVESTMENT

MADISON LIFESTYLE DISTRICT
\$100M INVESTMENT

DOWNTOWN SOUTH BEND

MULTI-FAMILY
\$61.5M INVESTMENT

FOUR WINDS FIELD

HOWARD PARK & EAST BANK VILLAGE

POTAWATOMI ZOO

SOUTH BEND FARMER'S MARKET

INDIANA UNIVERSITY SOUTH BEND

SOUTH BEND INTERNATIONAL AIRPORT

UNIVERSITY PARK MALL

80 90

80 90

Roseland

Indian Village

COUNCIL OAK

PINHOOK

FAR NORTHWEST

KELLER PARK

NORTHSHORE TRIANGLE

HARTERS HEIGHTS

WOODED ESTATES

EDISON PARK

LASALLE AREA

LINCOLN MANOR

NORTHWEST SOUTH BEND

NEAR NORTHWEST

NORTHEAST SOUTH BEND

MCKINLEY TERRACE

LASALLE PARK

SWANSON PARK

BERCLIFF ESTATES

WESTSIDE

RIVER PARK

Ignition Park

EDGEWATER

INDIANA UNIVERSITY SOUTH BEND

RIVER PARK

The Ice Box Skating Rink

Martin's Super Market

Jesús Latin C & Tequila

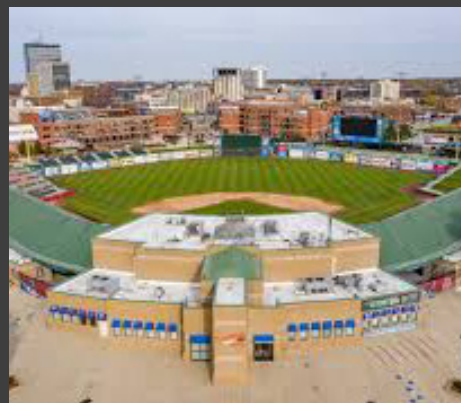
PROJECTS IN THE WORKS



GM/Samsung Plant Rendering



Madison Lifestyle District Rendering



Four Winds Field



Plans for Riverfront West

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.

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.

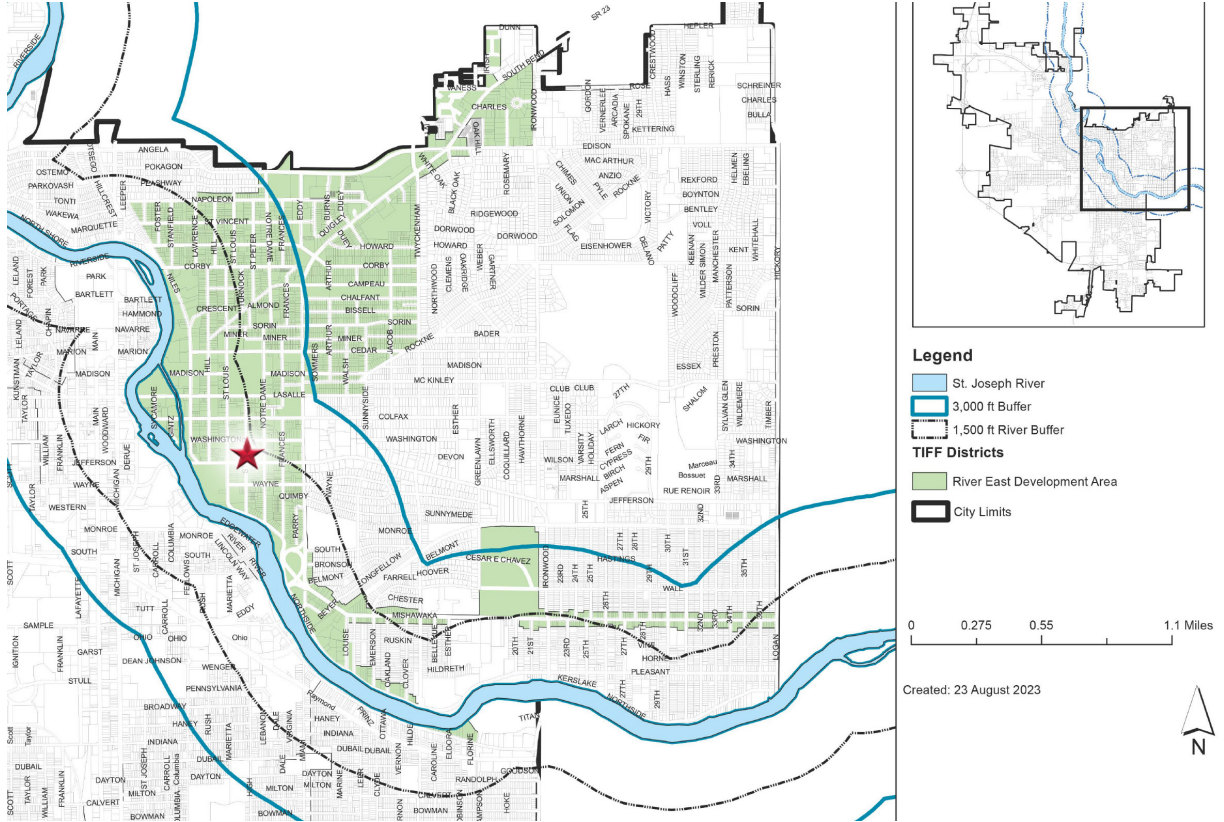
[Four Winds Field](#): \$48M Investment. The aim is to expand the ballpark capacity to 10,000, making it one of the largest stadiums in the Midwest league.

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

RIVERFRONT DEVELOPMENT EXPANSION PROJECT

The downtown South Bend Municipal Riverfront Development District is a project where 3-way liquor licenses are made available to eligible dining, entertainment, and cultural establishments for \$1,000 annually plus an annual \$1,000 community partnership contribution to Downtown South Bend, Inc. This District was spearheaded and is administered by DTSB as a way to spur development along and near our river by saving businesses \$58,000 or more in start-up costs. This program was made possible via state legislation and an Ordinance passed by the City of South Bend Common Council that designated the District and adopted eligibility requirements.

[LEARN MORE](#)



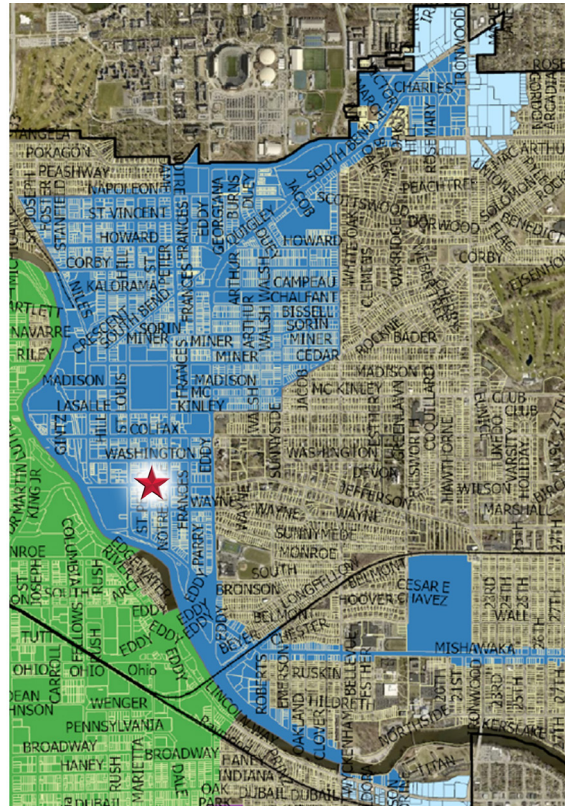
ECONOMIC BENEFITS

Being in a TIF District: The South Bend Redevelopment Commission approved a proposal to expand the Tax Increment Financing (TIF) Districts in the River East, River West, and South Side Development Areas. These adjustments added properties to these development areas and their corresponding acquisition lists also approving an updated development plan for each development area. TIF revenues can be used to pay for local public improvements needed to encourage private development or to facilitate additional development in the TIF area.

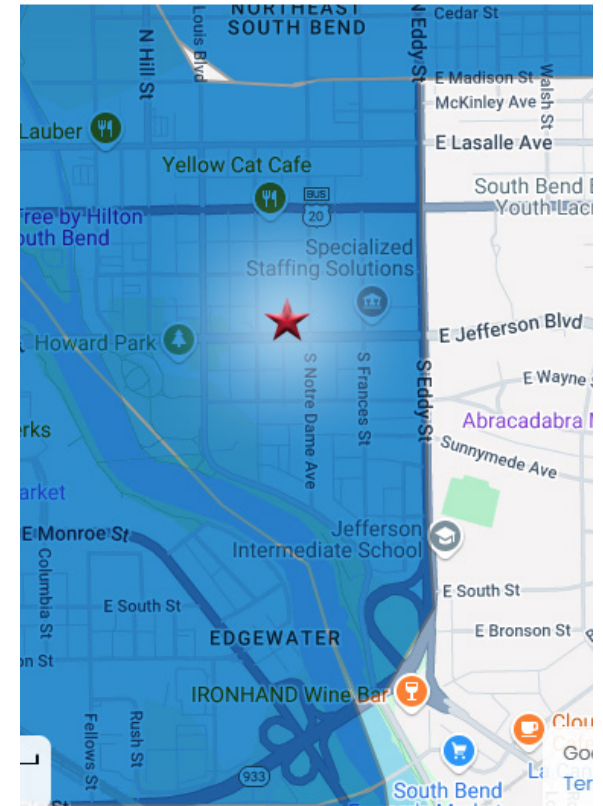
Being in an Opportunity Zone: The Community benefit of the Opportunity Zone program is the incentive it provides for increased investment in business and property in distressed areas. The benefit to the Investor is the deferral or elimination of capital gains taxes in return for long term (10 years) investment in an Opportunity Zone Project.



Zoning Map



TIF Expansion includes 823 E. Jefferson.



Opportunity Zone includes 823 E. Jefferson.

PROPERTY ZONING

Neighborhood Center (NC):

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

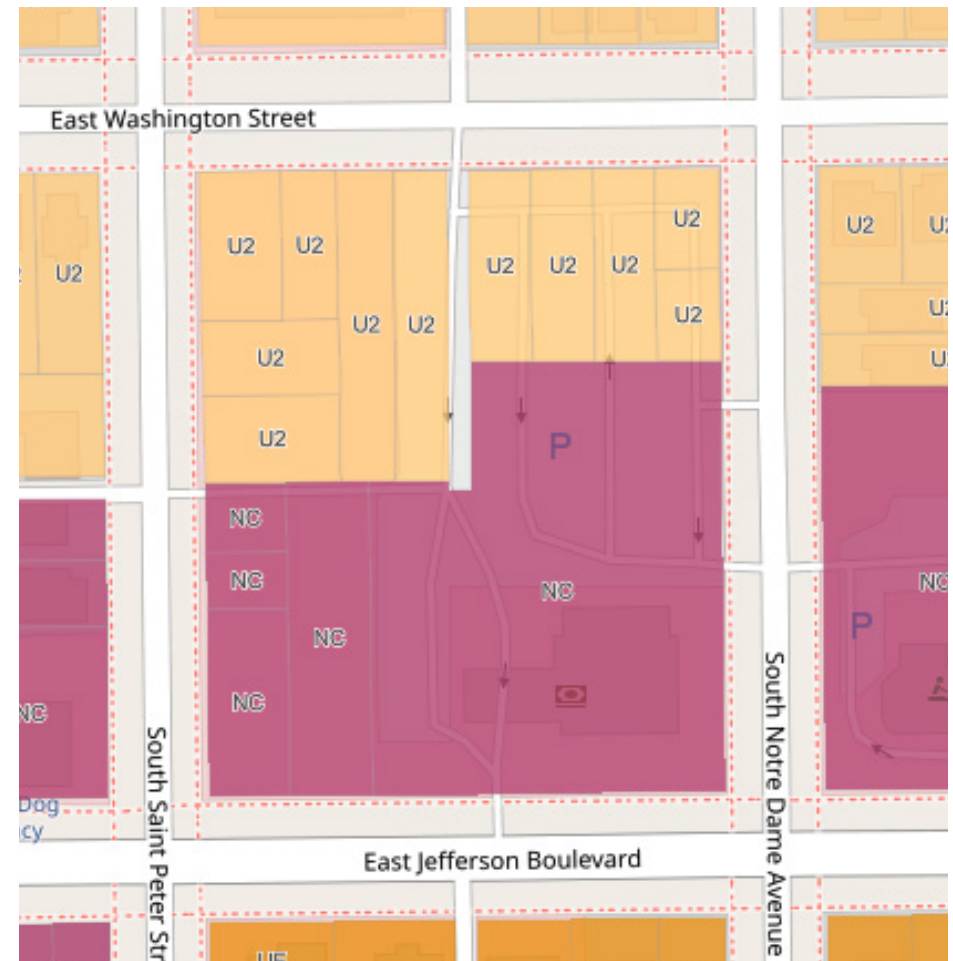
A mixture of storefront retail, professional offices, and dwelling units located in townhouses, apartment buildings, and in the upper stories or rear of mixed-use buildings. Buildings with active building frontages set at or close to the sidewalk. Pedestrian-oriented scale with sidewalks and street trees.


Urban Neighborhood 2 (U2):

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Primarily single and two unit residential development, allowing up to four units and the addition of ADUs. Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks. Detached garages accessed from an alley. Pedestrian-oriented scale with sidewalks and street trees.

[LEARN MORE](#)



 Neighborhood Center (NC)

 Urban Neighborhood 2 (U2)



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