

## **Unique Riverfront Redevelopment Opportunity**

Land: 27.03 Acre Residential Zoning: **List Price:** \$880,000

VIEW PROPERTY ONLINE

#### **Details:**

Unique offering totaling 27 acres on three (3) parcels, with 1000' of frontage on the St. Joseph River. Previously used as a summer camp, including an approximate 4,500 SF lodge with central kitchen, dining room, fireplace, sleeping quarters, and large porch. Multiple detached bunk houses, outdoor bath/shower facilities, maintenance buildings, and a gazebo overlooking the river. The buildings are in various states of disrepair, with some in better condition than others. The property slopes nicely to the river and has level accessibility in areas. Located directly across the river from the beautiful Fernwood Botanical Gardens.

Perfect as a family compound, continued retreat center, or developed for estate-like setting or possible multiple lot river development.

Owner may consider selling lots separately.



# **N**ICressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! in X 1 200 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.

**Richard Doolittle** Senior Broker, Principal D 574.485.1535 rdoolittle@cressy.com

# **EXTERIOR PHOTOS**

### **RIVER RETREAT/LAND FOR SALE**

13985 Indian Springs Rd. | Buchanan, MI 49107











# **EXTERIOR PHOTOS**

### **RIVER RETREAT/LAND FOR SALE**

13985 Indian Springs Rd. | Buchanan, MI 49107













# **INTERIOR PHOTOS**

### **RIVER RETREAT/LAND FOR SALE**

13985 Indian Springs Rd. | Buchanan, MI 49107









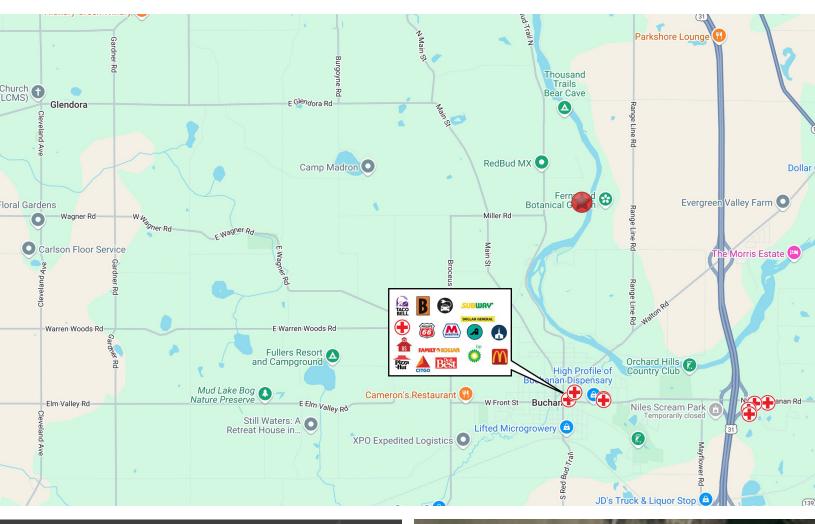




# **LOCATION OVERVIEW**

### **RIVER RETREAT/LAND FOR SALE**

13985 Indian Springs Rd. | Buchanan, MI 49107



Buchanan, Michigan, is a small city located in the southwestern corner of the state, within Berrien County. Nestled in the heart of the Midwest, it lies just a few miles east of the Indiana state line and about 90 miles east of Chicago, making it part of the greater Michiana region. The city is situated near the banks of the St. Joseph River and is surrounded by rolling farmland, woodlands, and a mix of rural and residential areas. Buchanan offers a scenic, small-town atmosphere while remaining within driving distance of Lake Michigan and larger urban centers like South Bend, Indiana. Its location provides both the charm of a quiet, close-knit community and convenient access to regional transportation routes, including U.S. Route 12 and nearby interstates.

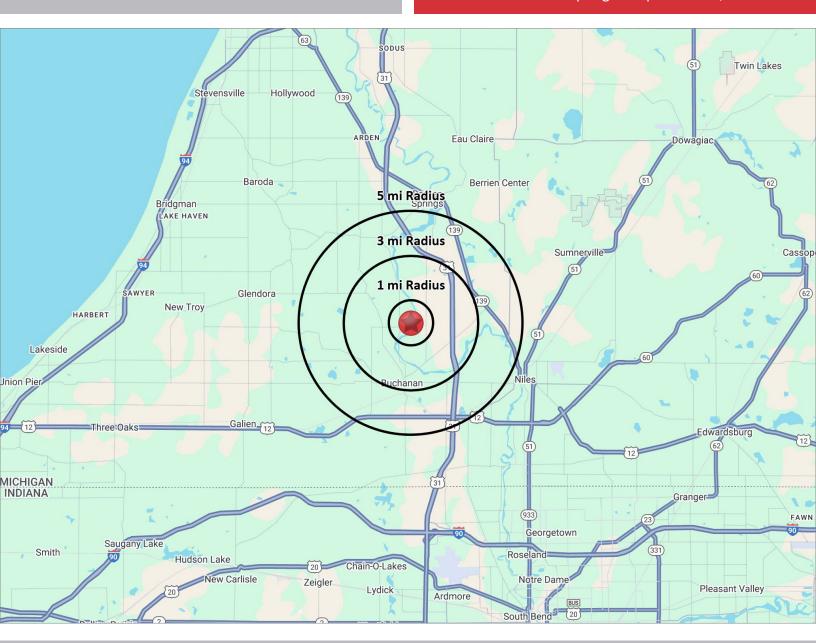




# **2024 DEMOGRAPHICS**

### **RIVER RETREAT/LAND FOR SALE**

13985 Indian Springs Rd. | Buchanan, MI 49107





#### **POPULATION**

1 MILE	495
3 MILE	6,519
5 MILE	15.363



#### NUMBER OF HOUSEHOLDS

1 MILE	179,285
3 MILE	203,149
5 MILE	227,392



#### AVERAGE HOUSEHOLD INCOME

T IVIILE	\$32,221
3 MILE	\$82,056
5 MILE	\$94,103



#### **MEDIAN HOME VALUE**

1 MILE	\$179,285
3 MILE	\$203,149
5 MILE	\$227,392

