

# PRIME UNDEVELOPED LAND FOR SALE

1702 E Highway 12 | Michigan City, IN 46360



## Undeveloped Land for Sale at Prime Location, Development Costs to a Minimum

- Land:** 6.17 Acres  
**Zoning:** R1-E  
**Land Uses:** Residential, Single Family, Multi Family, Apartment, Condo  
**Improvements:** Street, Water, Sanitary Sewer, Electricity  
**List Price:** \$1,198,000

[VIEW PROPERTY ONLINE](#)

### Details:

This 6.178-acre parcel offers a prime development opportunity in the rapidly growing north side of Michigan City, located less than a quarter mile from the beautiful beaches of Lake Michigan. Situated directly across the northern boundary street from an established Lake Michigan beachfront community, the property is ideally positioned for residential growth. City infrastructure runs along both the northern and eastern borders, providing convenient access to utilities and helping streamline the development process. The land is flat, keeping site preparation and construction costs to a minimum. With its exceptional location and development-friendly features, this property is perfectly suited for individual homes, duplexes, or a small apartment complex. Less than a five minute drive to South Shore commuter train station to Chicago.

# NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

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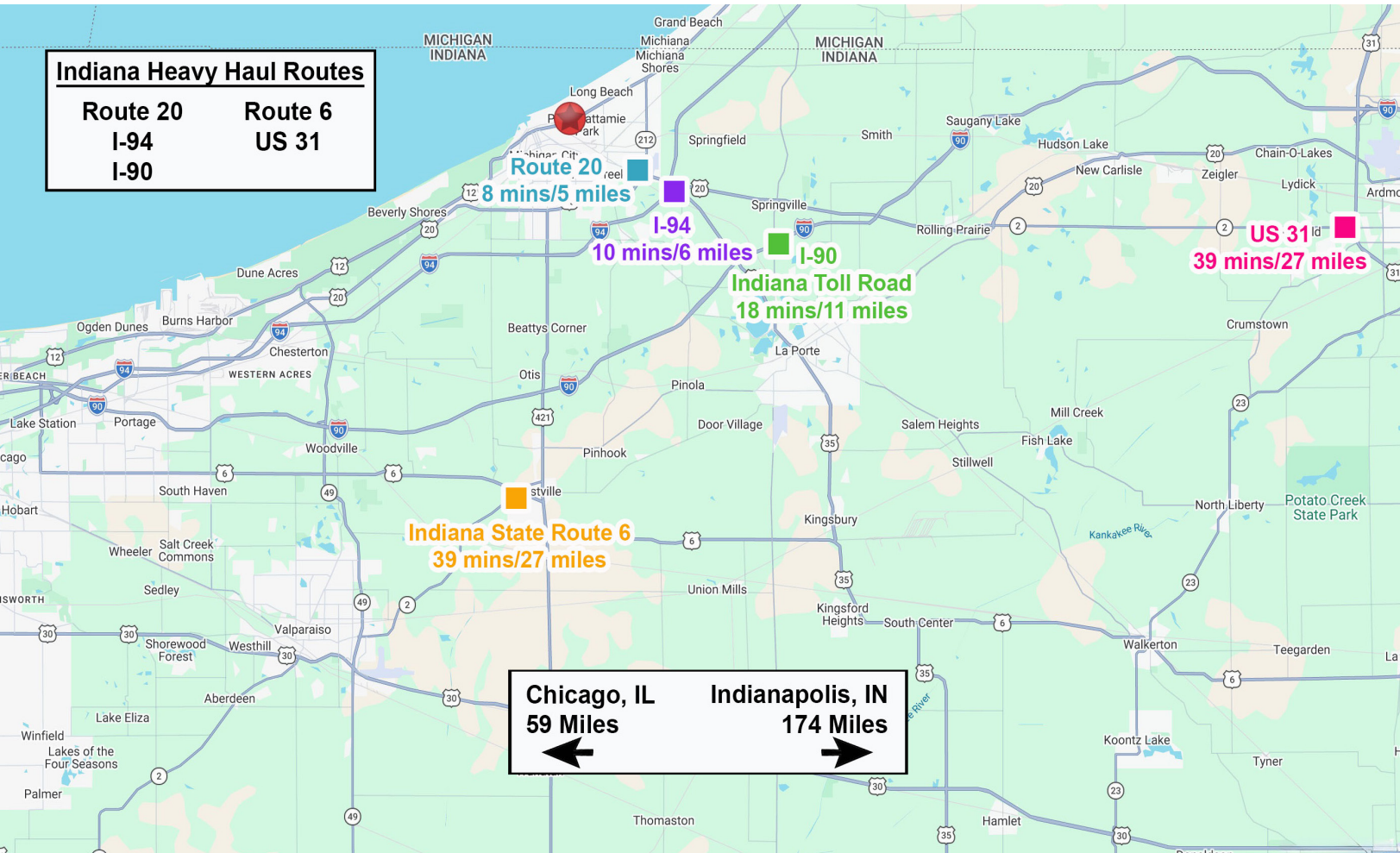
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# LOCATION OVERVIEW

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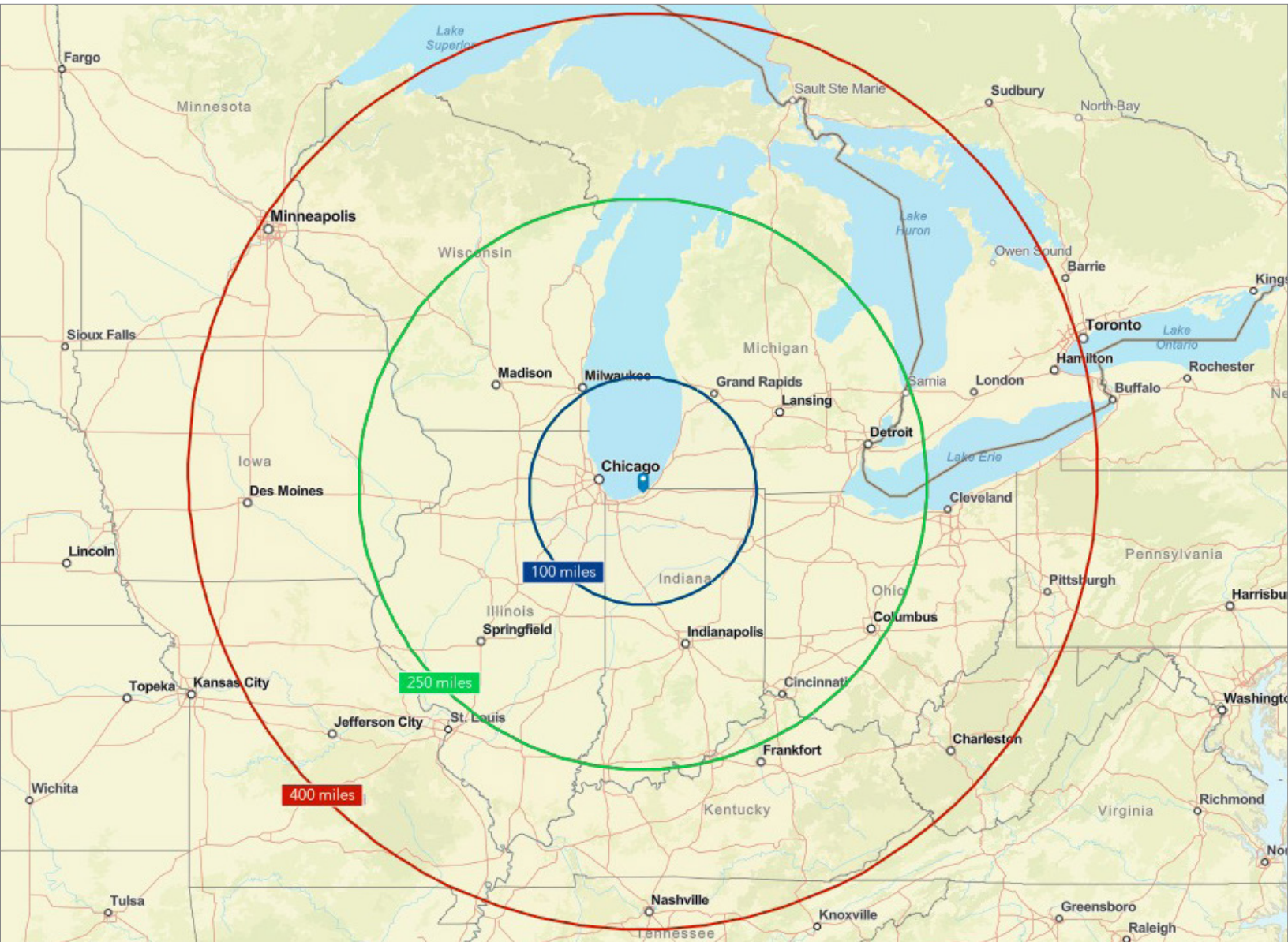


Ideally situated in a high-end area bordering Long Beach, Michiana Shores, and the far east side of Michigan City, this location offers both prestige and convenience. Enjoy quick access to nearby state and interstate highways, with Chicago just an hour and ten minutes away.



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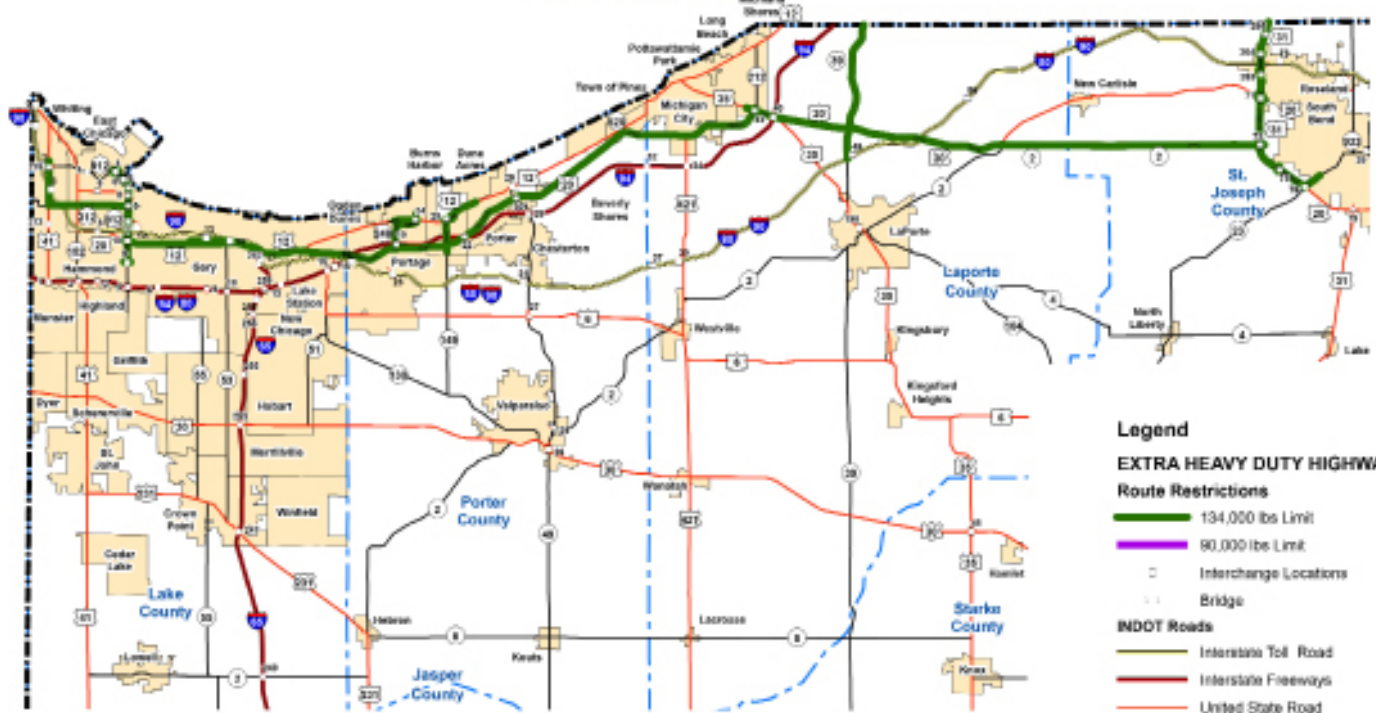


### DISTANCE TO MAJOR CITIES

ELKHART, IN	53 MILES
CHICAGO, IL	59 MILES
FORT WAYNE, IN	115 MILES
GRAND RAPIDS, MI	119 MILES
MILWAUKEE, WI	159 MILES

INDIANAPOLIS, IN	174 MILES
TOLEDO, OH	190 MILES
DETROIT, MI	224 MILES
PITTSBURGH, PA	407 MILES
NASHVILLE, TN	462 MILES

### INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



- Legend**
- EXTRA HEAVY DUTY HIGHWAYS**
- Route Restrictions**
- 134,000 lbs Limit
  - 90,000 lbs Limit
  - Interchange Locations
  - Bridge
- INDOT Roads**
- Interstate Toll Road
  - Interstate Freeways
  - United State Road
  - State Road
  - Interchange Ramps
  - INDIANA State Boundary
  - County Boundaries

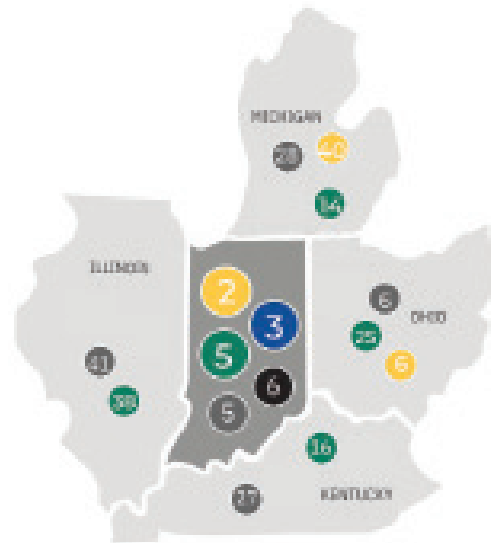
# WHY INDIANA?

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## AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)

**INDIANA FOR THE BOLD**  
Economic Development Corporation



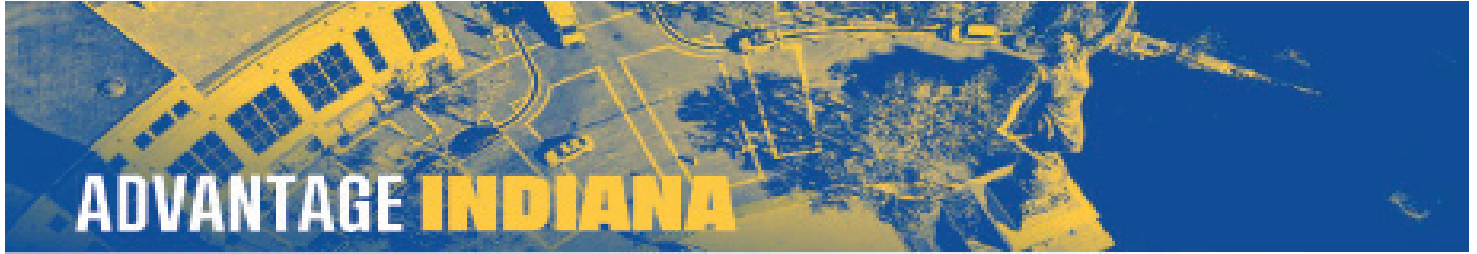
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## 4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

## 2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

## \$238 UI TAX FOR NEW EMPLOYERS

## COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

## 2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

## 7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

## AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 202-9)

## BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No



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