

**CAN BE SUBDIVIDED INTO  
20, 10 AND 5 ACRE SECTIONS**

**VACANT LAND FOR SALE**  
Pine Road & Old US 30 Land | Plymouth, IN 46563



## Excellent Land for Development Located Near U.S. Highway 30, a Major Regional Commerce Route

**Land:** 46.362 Acres  
**Zoning:** Industrial  
**Land Uses:** Industrial  
**Improvements:** Street, Water, Sanitary Sewer, Fiber, Electricity  
**List Price:** \$2,987,470 (\$64,438 Per Acre)

[VIEW PROPERTY ONLINE](#)

### Details:

This 46.362-acre rectangular property offers a prime opportunity for industrial development, featuring a mostly level landscape that is currently farmed and ready for immediate use. With an impressive 2,150 feet of frontage along Pine Road, the site provides excellent visibility and access, positioned just off U.S. Highway 30—a major regional commerce corridor. U.S. Highway 30 connects Chicago to Columbus, Ohio and also Interstate 65, 69, US Highway 31 to Indianapolis, Indiana. Its proximity to the well-established Plymouth Industrial Park further enhances its appeal for businesses seeking a strategic location within a thriving commercial community. Development costs are expected to remain low due to the land being cleared and level, with existing infrastructure running along both Pine Road and Old US 30. Zoned for industrial use, the property allows for an expedited development and construction process. Located within an eight-hour trucking radius of major metropolitan areas such as Nashville, Minneapolis, and St. Louis, this site is ideally suited for logistics, warehousing, transportation, manufacturing, and agricultural-related operations.

### Northeast Smaller Section of Property Bordering Pine Road.



**NAI**Cressy

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# LOCATION OVERVIEW

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Starbucks  
**Marshalls**  
**ROSS** DRESS FOR LESS  
**cricket**  
**GameStop** **bealls** **OLLIE'S** GOOD STORY CREEP  
 MURPHY USA **Arbys** **SALLY BEAUTY**  
 Bath & Body Works Great Clips  
 Applebees **SHOE SHOW**  
**Bob Evans**  
**CATO**  
**maurices**  
**DOLLAR TREE** **TRACTOR SUPPLY CO** **goodwill**

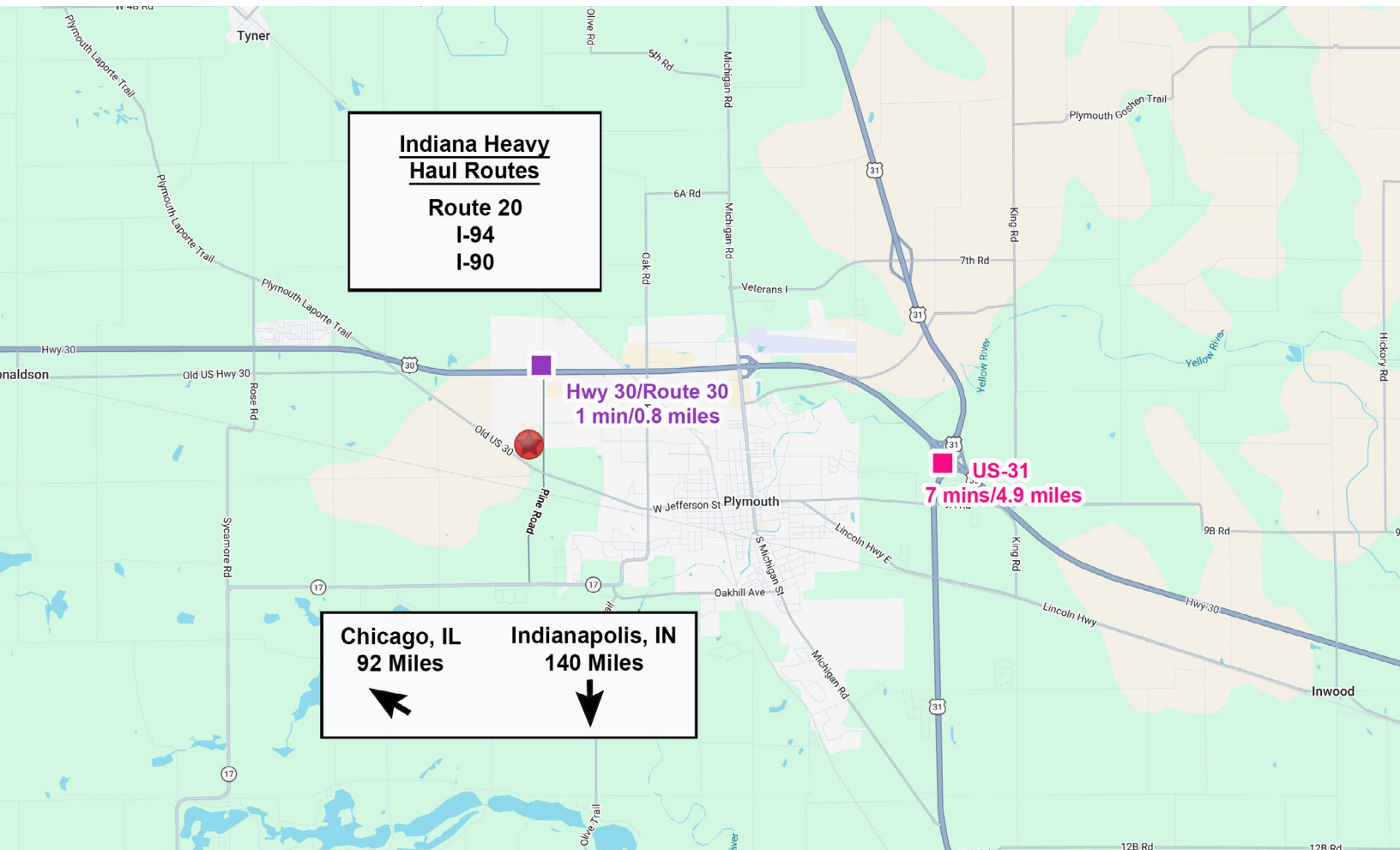
**SUNOCO**  
**RAM**  
**DODGE**  
**CHRYSLER**  
 Comfort Express **Jeep**  
**NAPA** **Shell**

**POPEYES** **SUBWAY**  
**HARBOR FREIGHT**  
 Kentucky Fried Chicken Planet Fitness **CITGO**  
**Calver's** **O'Reilly** **UPS**  
**RFS** **Days Inn**  
**DOLLAR GENERAL** **T** **S**  
 Dental Care Alliance **Speedway**  
**TACO BELL** **BURGER KING** **McDonald's** **Pizza Hut**  
**AutoZone**  
**Kroger** **CVS pharmacy**  
**ADVANCE** **Walgreens**  
**PAPA JOHN'S** **Little Caesars**

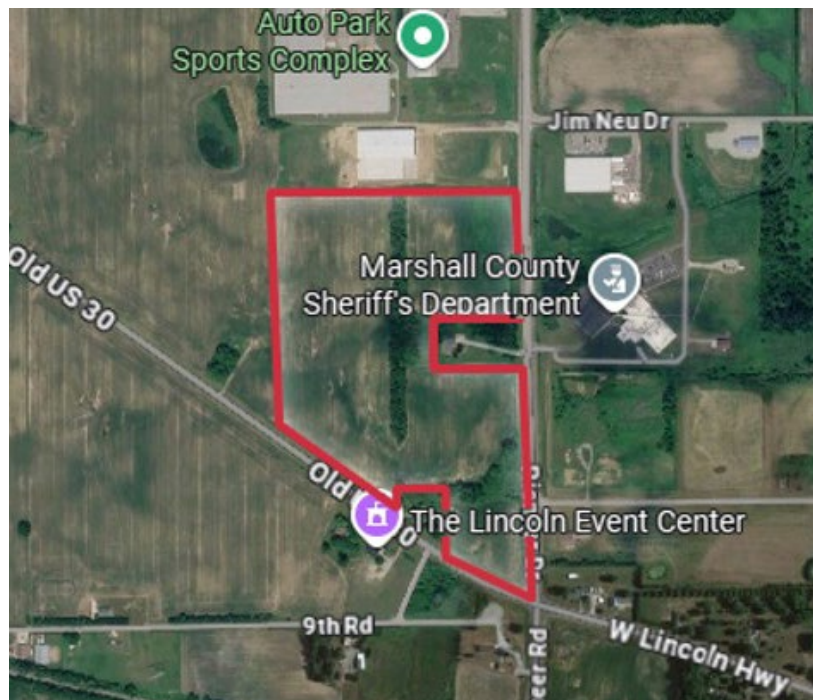
**Plymouth Industrial Park**

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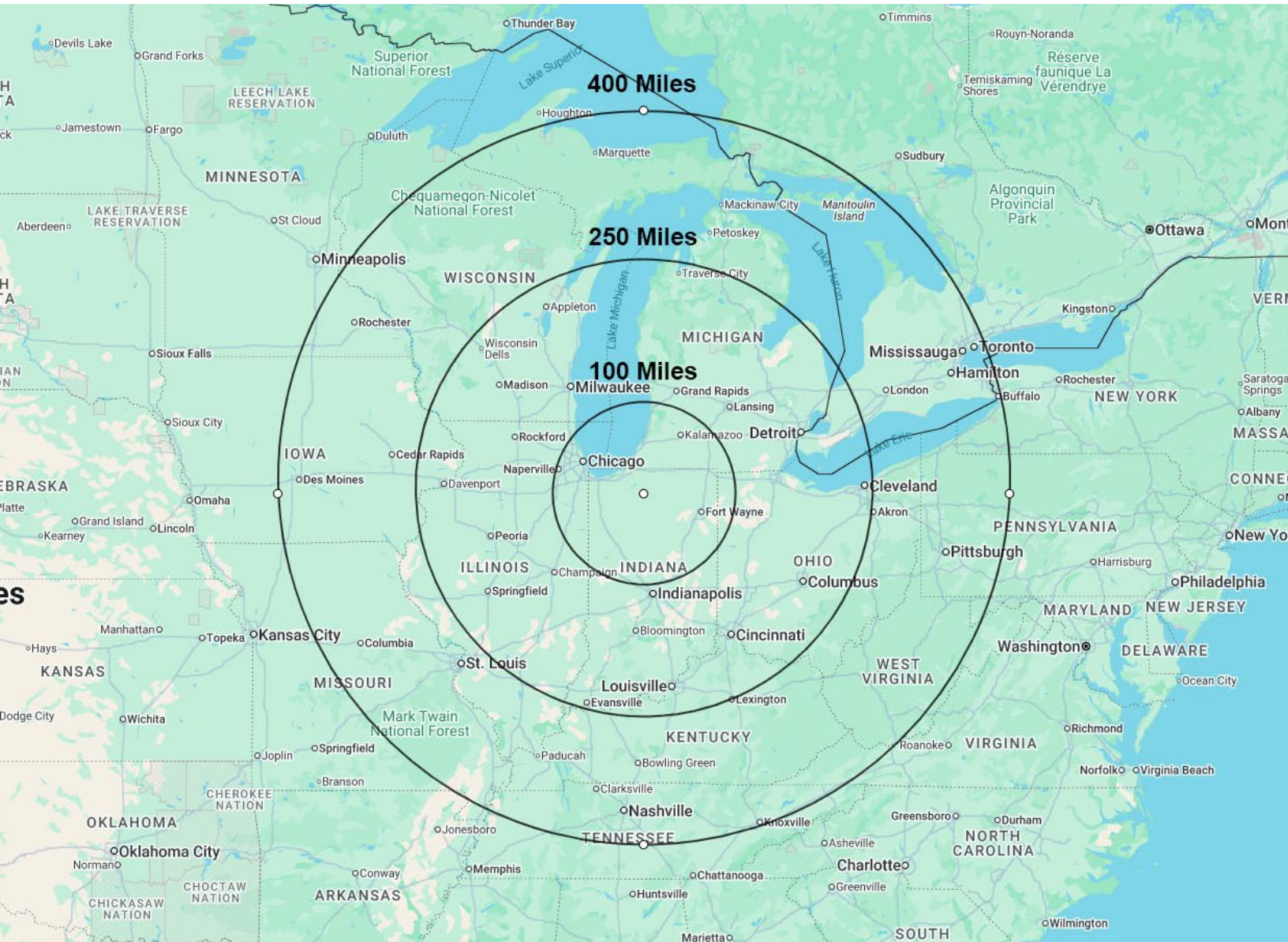


Strategically positioned near U.S. Highway 30, a key regional commerce corridor, this site offers exceptional access for business operations and distribution. Its location just moments from the well-established Plymouth, Indiana Industrial Park places it within a strong and active business environment, ideal for companies seeking connectivity and growth opportunities. The property also benefits from its placement within an eight-hour trucking radius of numerous major metropolitan areas, making it a highly efficient hub for regional and national reach. With these advantages, the site is particularly well-suited for logistics, warehousing, transportation, manufacturing, and agricultural-related businesses looking to optimize operations and streamline supply chains.



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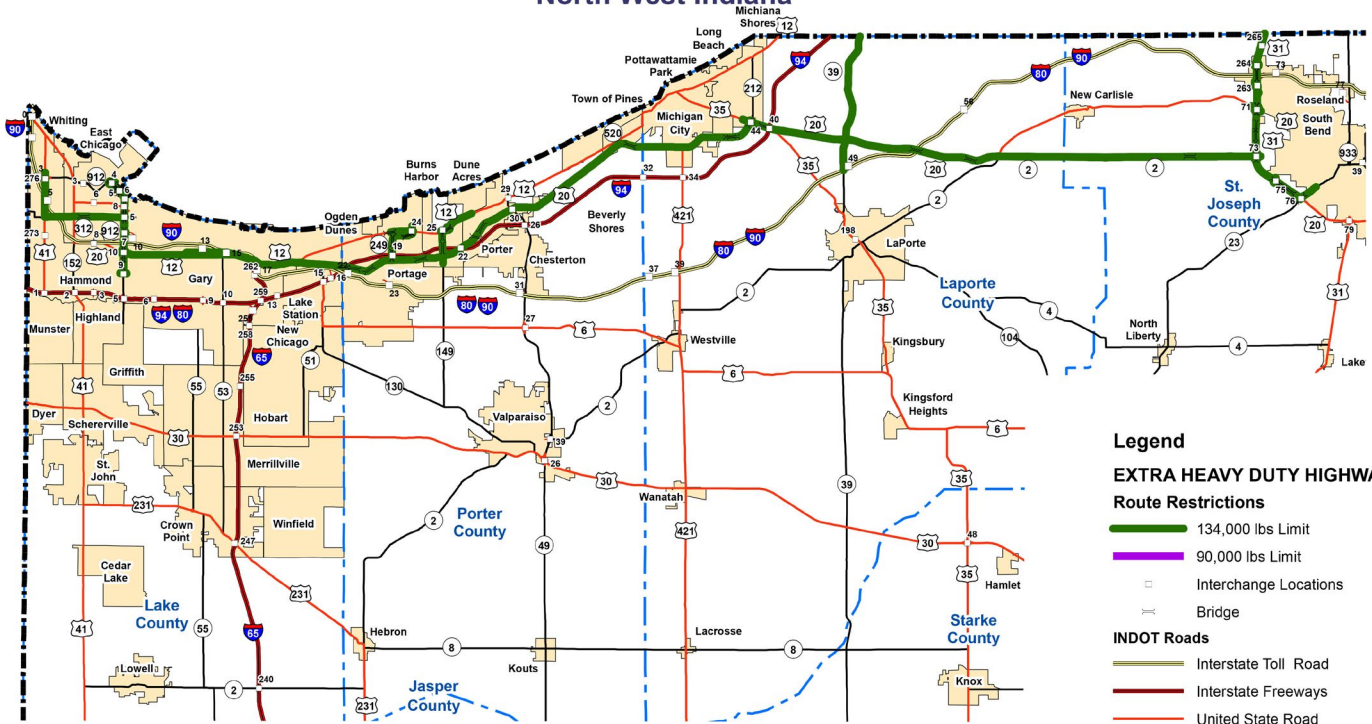


## DISTANCE TO MAJOR CITIES

|                  |           |
|------------------|-----------|
| ELKHART, IN      | 31 MILES  |
| FORT WAYNE, IN   | 80 MILES  |
| CHICAGO, IL      | 92 MILES  |
| GRAND RAPIDS, MI | 124 MILES |
| INDIANAPOLIS, IN | 140 MILES |

|                |           |
|----------------|-----------|
| TOLEDO, OH     | 173 MILES |
| MILWAUKEE, WI  | 183 MILES |
| DETROIT, MI    | 229 MILES |
| PITTSBURGH, PA | 390 MILES |
| NASHVILLE, TN  | 420 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

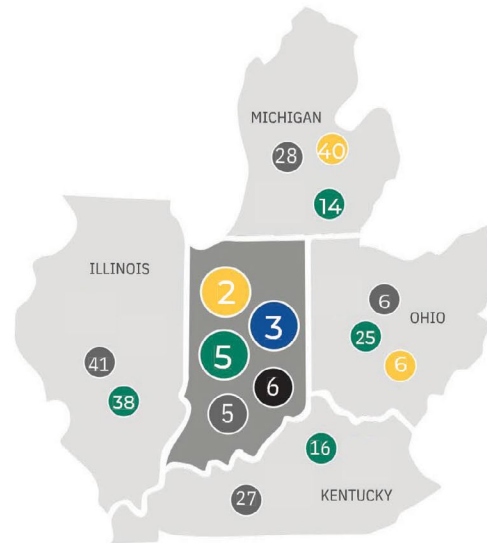
# WHY INDIANA?

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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, 2024)

## 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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