

Land For Sale

SR 23 VL & US 20 Bypass

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

207 Acres of Agricultural Developable Land



Snapshot

Land: 10 - 207 Acres
(Divisible by 10 Acres minimum)

Zoned: A-Agricultural

Taxes: \$6,103.27

Reduced Price: **\$31,500 (\$49,500) Per Acre**

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	552	26,444	93,634	<ul style="list-style-type: none"> • 9,560 (SR 23 Northeast of US 20) • 28,367 (US 20 Northwest of SR 23) • 5,930 (SR 23 Southwest of US 20)
NUMBER OF HOUSEHOLDS	213	9,373	36,991	
AVERAGE HOUSEHOLD INCOME	\$75,607	\$52,877	\$58,585	
AVERAGE HOME VALUE	\$140,435	\$82,877	\$101,160	

Property Details

Two hundred and seven (207) developable acres of zoned agricultural land. Potential uses include but are not limited to; industrial, distribution, transportation, logistics, warehousing, commercial, multi family and assisted living types of development. Majority of the property is flat topography already cleared allowing for certain aspects of development costs to be kept low. Curb cut already in place. 587' of frontage on SR 23.

City water and sewer is nearby. Located directly across the US-20 Bypass Exit, less than 400 yards away is the new Four Winds Casino, set to open in early January, 2018.

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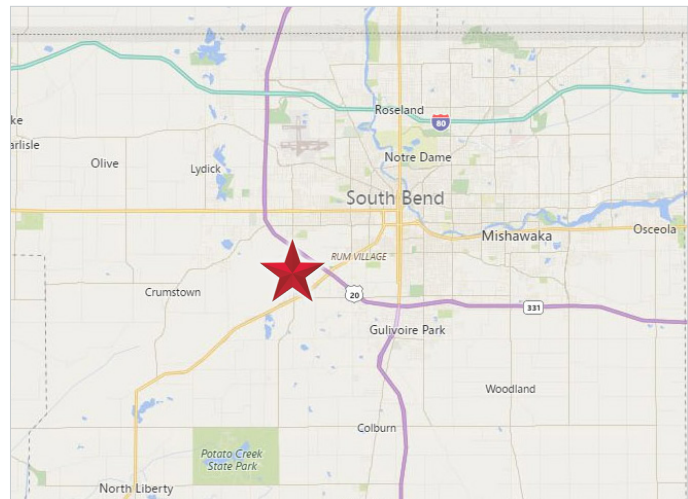
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Located Directly Next to Major Highway Interchange



Location

The property is an excellent local, regional and national location next to a highway interchange connecting to the US 20 Bypass, Indiana Toll Road (I-80/90), and US 31. The site is on an Indiana heavy haul truck route allowing for 120,000 GVW loads to be shipped. The location is ideal for a company that distributes or conducts business on a local, regional, national or North American scope. The site is on an area considered to be one of the top two areas to reach the largest amount of North America's population in the shortest period of time by a team of drivers or and individually driven truck. The subject property is located less than one-quarter mile away from the new Four Winds Casino and housing development, which is scheduled for completion in early 2018.



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