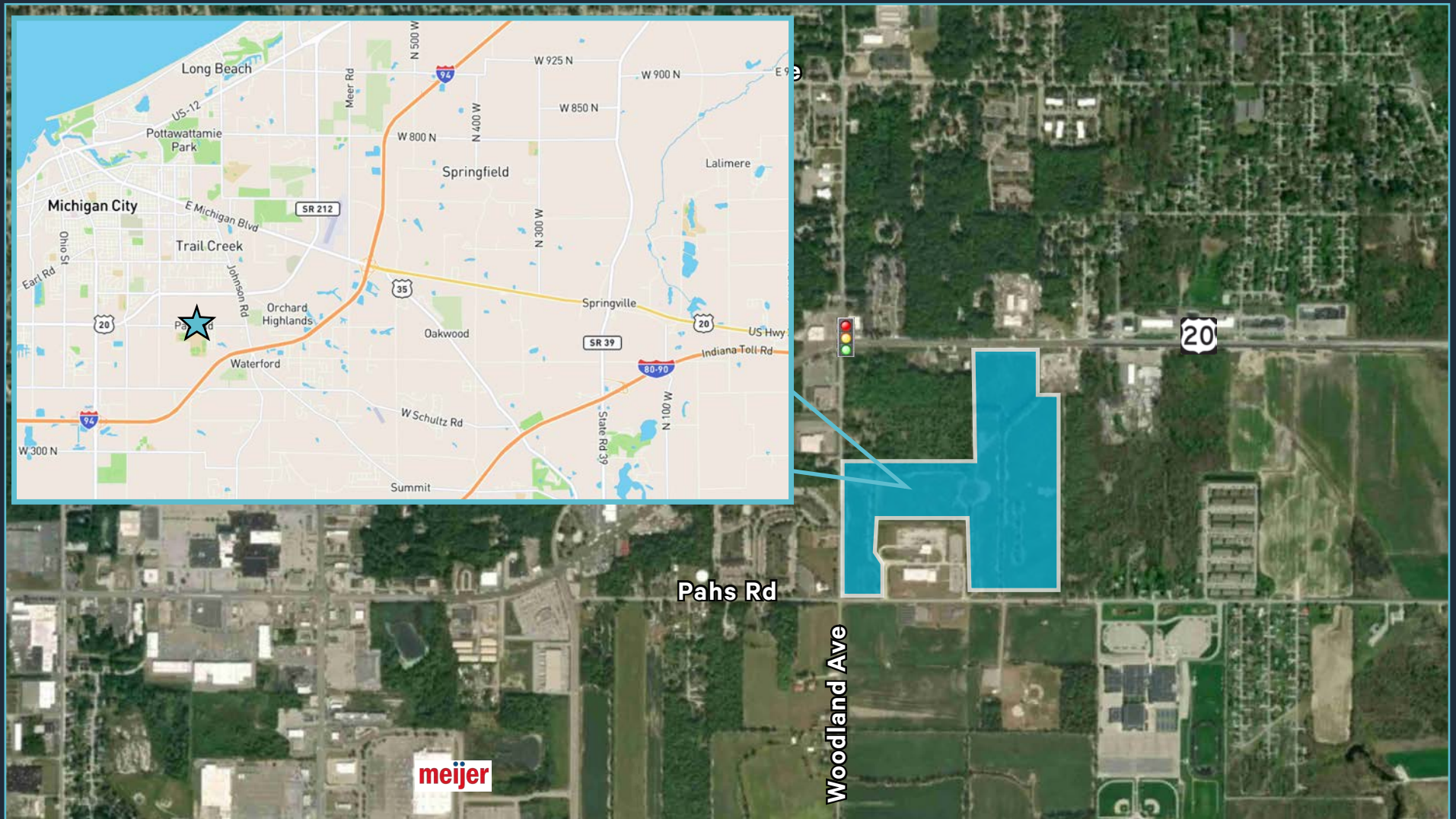


# NEC OF PAHS RD & WOODLAND AVE

CBRE

±76.33 ACRES PRIME MIXED-USE / RESIDENTIAL DEVELOPMENT OPPORTUNITY  
MICHIGAN CITY, IN

LAND FOR SALE









# PROPERTY HIGHLIGHTS

**FOR SALE** ± 76.33 ACRES

## ZONED

RC1 -Residential District

## LOCATION

- South of the Rt 20/ Woodland Ave lighted intersection
- Directly east of Michigan City's busy shopping district
- Easy access to I-94 via Rt 20
- Approximately 20 minutes to the South Shore Train Station
- Best uses include Single Family & Townhome Residential, Retirement Living and Commercial
- Sewer and water are available

## TRAFFIC COUNTS:

4,304 vehicles per day on Woodland Ave  
14,447 vehicles per day on Route 20  
4,809 vehicles per day on Pahs Rd

## PIN NUMBERS:

46-05-03-300-007.000-046, 46-05-03-300-012.000-046,  
46-05-03-300-018.000-009

## TAXES

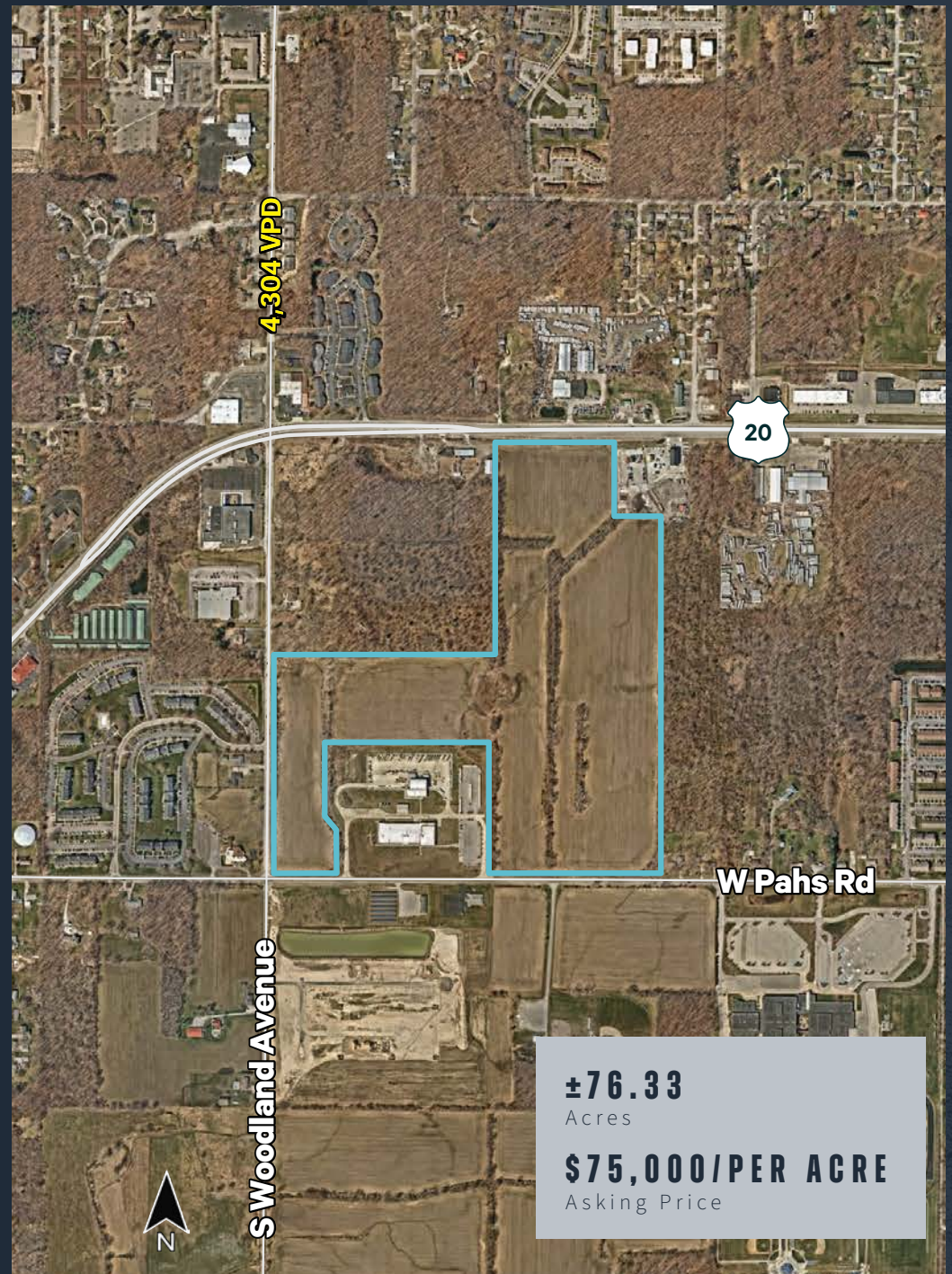
\$1464

## ASKING PRICE

\$75,000/per acre

PLEASE CALL FOR ADDITIONAL INFORMATION

[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)



**±76.33**  
Acres

**\$75,000/PER ACRE**  
Asking Price



# PROPERTY INFORMATION

- Located 1 hour drive or train ride from Chicago.
- Across the street from Michigan City High School, on Highway 20 with City Water, Sewer and Electrical available.
- Commuter Rail Service connecting Chicago to Michigan City Complete slashing train travel times from almost 2 hours to just over an hour! Plus a \$100 million mixed use train station development.
- Michigan City landed \$500 million plus in capital projects in the last 3 years and several more high-profile projects are being planned.
- Amazon to build \$11 billion data center less than 20 miles away.
- New \$1B Microsoft Data Center in Northwest Indiana planned less than 20 miles away.
- New \$3.5 billion EV battery plant from (GM) and Samsung, is being built in New Carlisle, Indiana.
- Michigan City \$311 million development with condo, hotel and retail components, launched, anchored by a 235 room Marriot Hotel.
- Michigan City \$200 million downtown project that will include at least 500 apartments, a grocery store and likely an eight- or nine-story tower gets green light.



[illegible]

*Dimensions and square footages are approximate and subject to refinement after field verification*



# DEMOGRAPHIC SNAPSHOT



## POPULATION

1 MILE: 4,120  
3 MILES: 34,363  
5 MILES: 46,182



## HOUSEHOLDS

1 MILE: 2,151  
3 MILES: 13,745  
5 MILES: 18,962



## AVERAGE HOUSEHOLD INCOME

1 MILE: \$68,743  
3 MILES: \$69,654  
5 MILES: \$78,057



## AVERAGE HOUSING VALUE

1 MILE: \$262,707  
3 MILES: \$203,197  
5 MILES: \$260,250

## CONTACT US

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