

FOR SALE // PRIME DEVELOPMENT OPPORTUNITY

38 Acre Development Site

Jenny's Landing // 5740 US-6 // Portage IN 46368



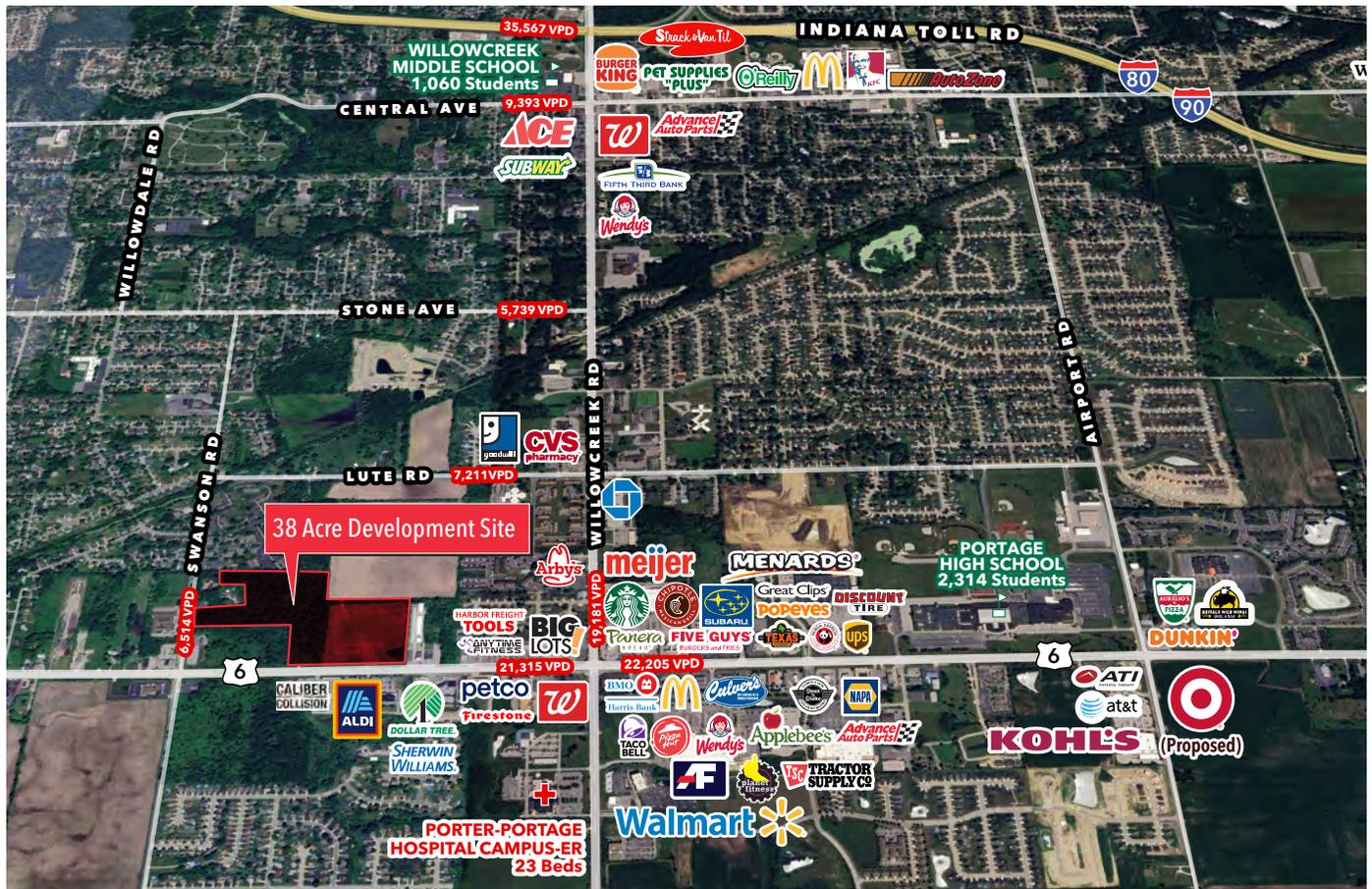
Join anchor tenants Aldi, Meijer, Walmart, Menard's and many more!



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Prime Development Opportunity in High-Growth Portage, IN

Portage is experiencing explosive growth, with a **surge in residential development** poised to rapidly expand the city's residential base.

This population boom is driving retail expansion and attracting significant investment to the area. The city's rapid expansion, combined with its strategic location and robust transportation network, makes it an **ideal opportunity for forward-thinking investors**.

Jenny's Landing is ideally positioned to become a major retail hub along the booming US-6 corridor.

Portage, Indiana



STRATEGIC LOCATION
45 minutes to Chicago
with easy access to major highways



HOME TO THE
Largest port on the Great Lakes
(International Port of Indiana)



WELL CONNECTED BY RAIL
South Shore Commuter Train
plus commercial rail lines (CSX, Norfolk Southern, and Indiana Harbor Belt)

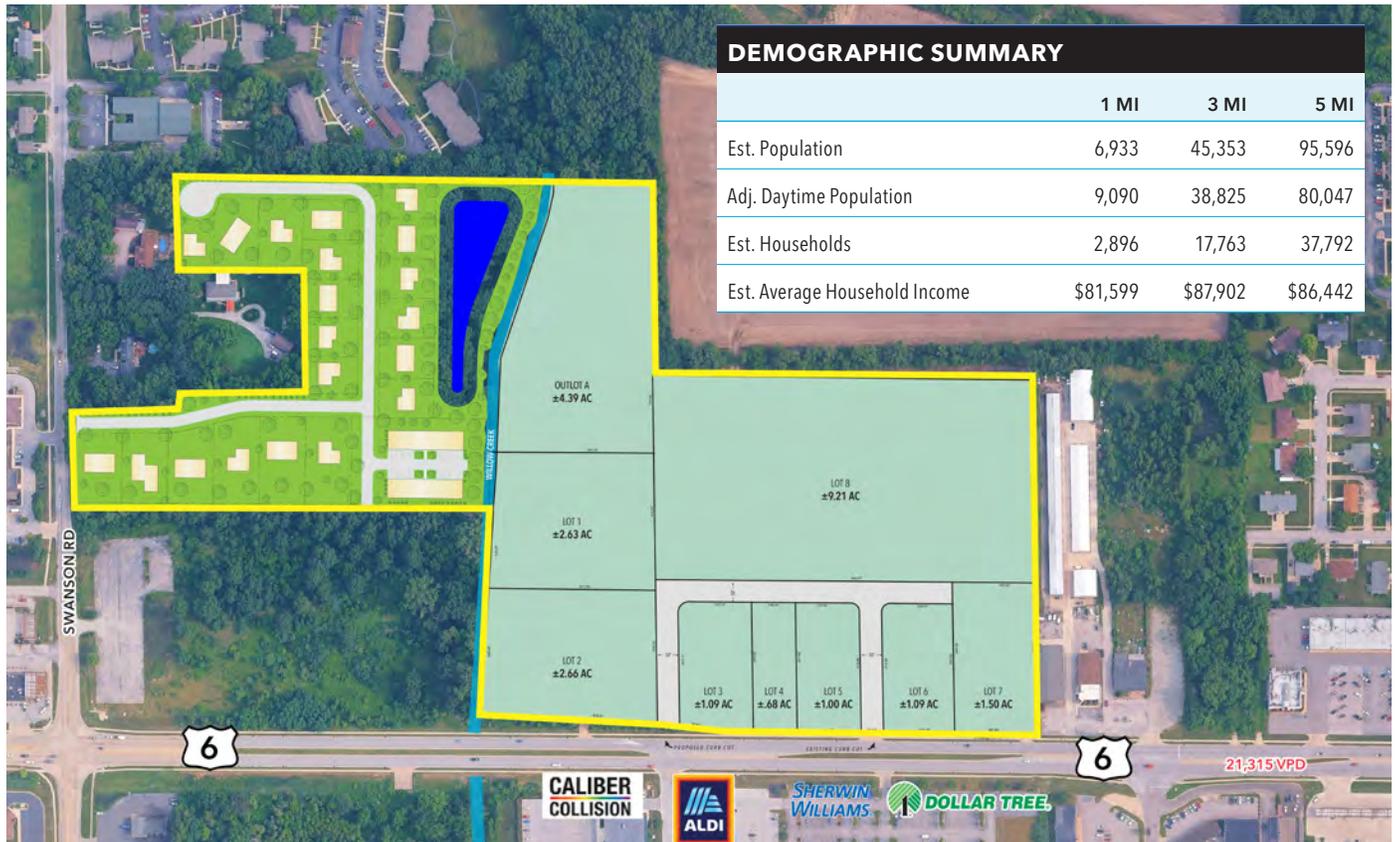
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JENNY'S LANDING

38-acre development site for sale with integrated commercial and residential potential

- + Located along the US-6 corridor in Portage, IN, approximately **45 minutes from downtown Chicago** with strong regional highway access
- + Situated in a **high-growth market with rising demand** for retail, services, and housing
- + **±1,245 feet of US-6 frontage** with visibility to 20,000+ vehicles per day
- + Flexible site configuration supports multi-acre commercial development, including a big-box back parcel with monument signage
- + Residential development potential for 21-24 single-family lots on quarter- to half-acre sites
- + Wooded setting with creek frontage and direct access to the Prairie Duneland Trail
- + Surrounded by established and planned commercial development along US-6
- + Retail demand reinforced by 18 major residential developments planned or under construction within 5 miles



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Commercial Use Portion - Potential Site Plan



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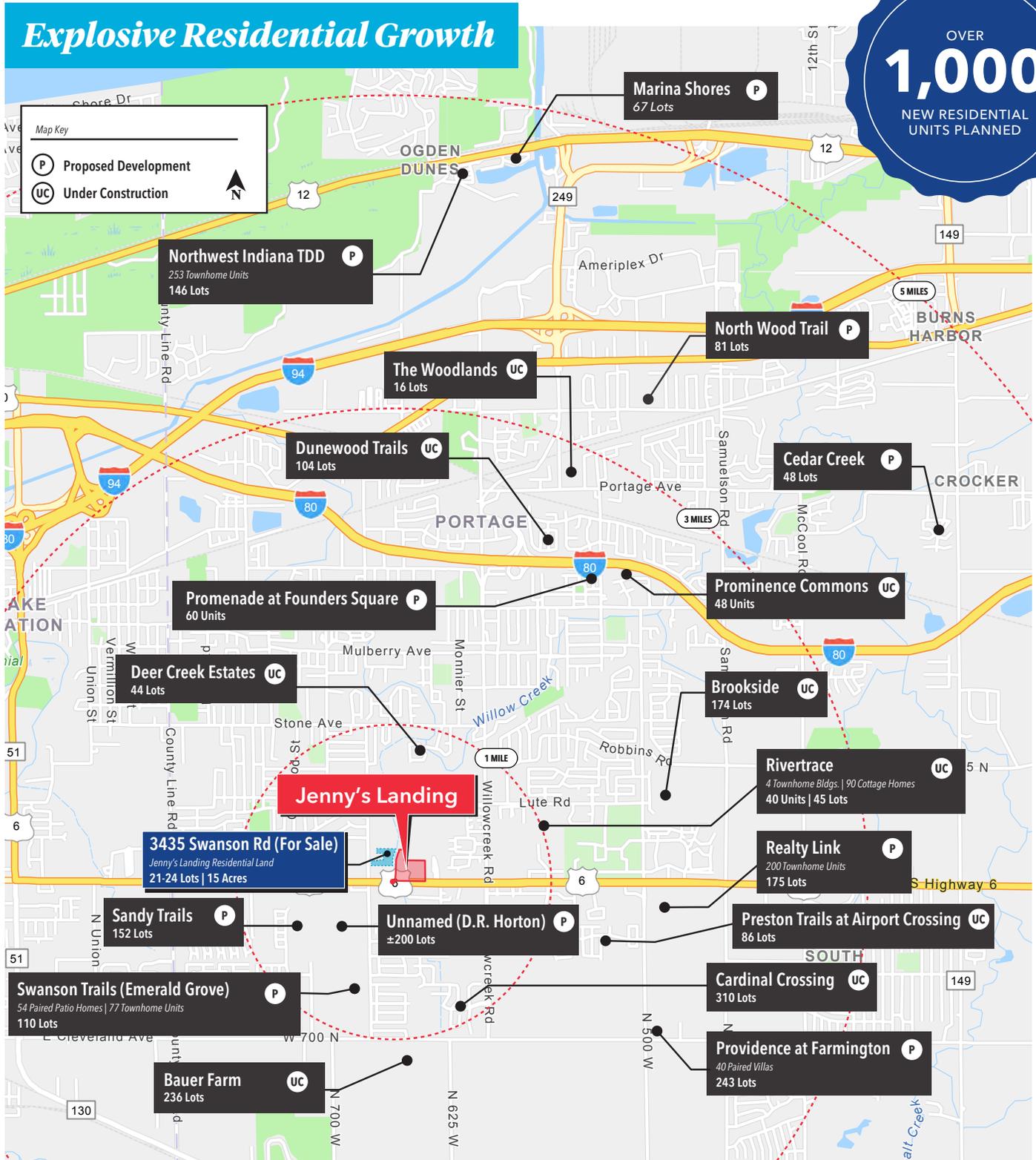
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Residential Use Portion - Potential Site Plan



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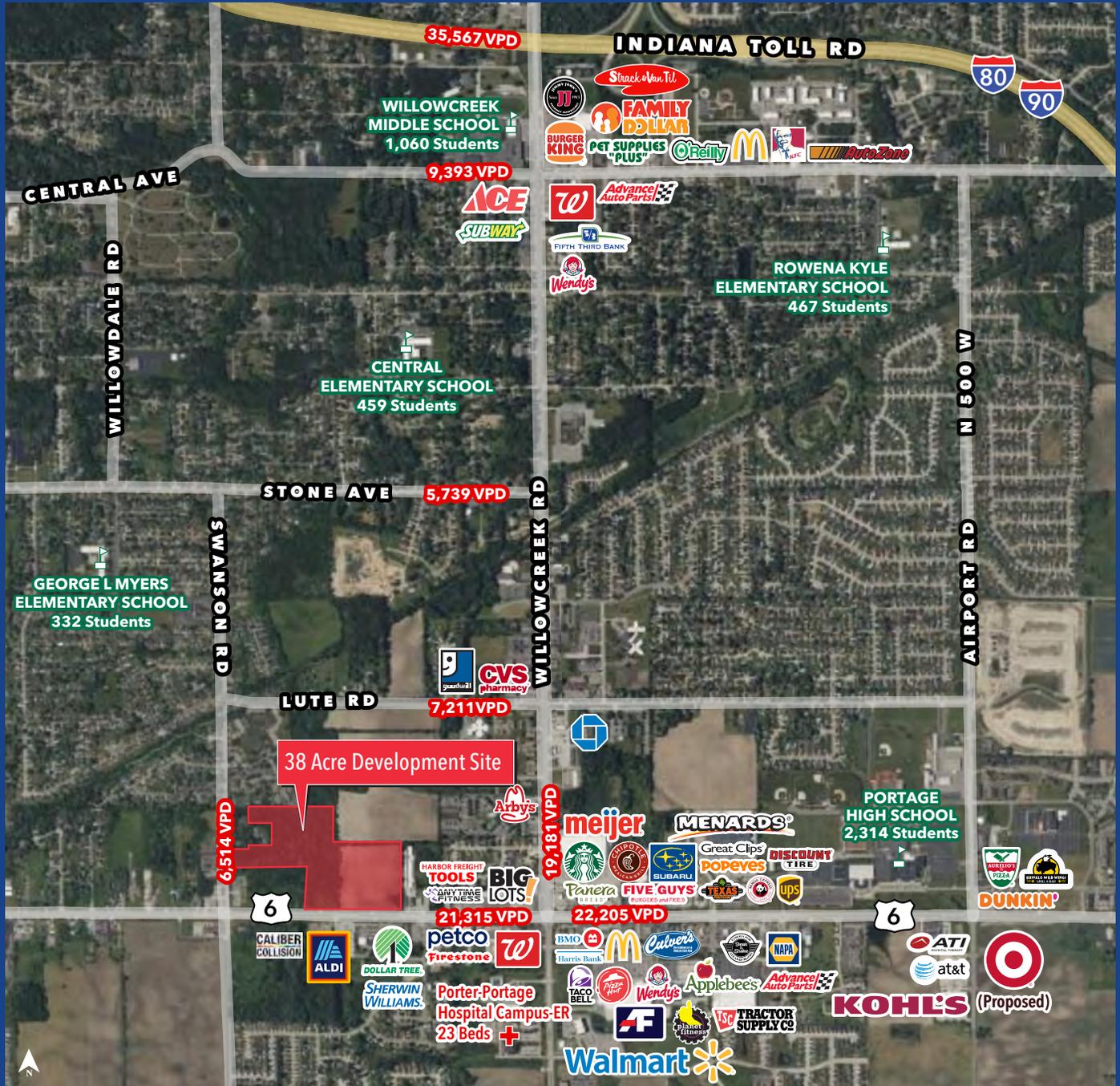


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