

SALE

LAND



9506 W PAHS RD



#### PROPERTY OVERVIEW

Dynamic Michigan City Indiana! Approximately 20 acres of B2 zoned land in the path of development one block east of Highway 421 (Franklin), the major big box retail node in Michigan City. Meijer, Walmart, Lowes and Menards are all across the street on the west side of Cleveland. Near US Highway 20. 1.5 miles north of interchange of I-94 and US-421. Just under 60 miles southeast of the Chicago Loop and 40 minutes west of South Bend. Northeast Quadrant of the Intersection of US Highway 20 and State Highway 421. with frontage on Pahs Rd and Cleveland Ave. 2620' of frontage along Cleveland Ave and 335' along Pahs with city Utilities nearby. Coolspring Township that needs annexation into the City. The site is comprised of two tax parcels. One is a residence & yard (tear down) at the corner and the second farmed land along Cleveland. May be a key parcel to additional assemblage along the corner to the east.

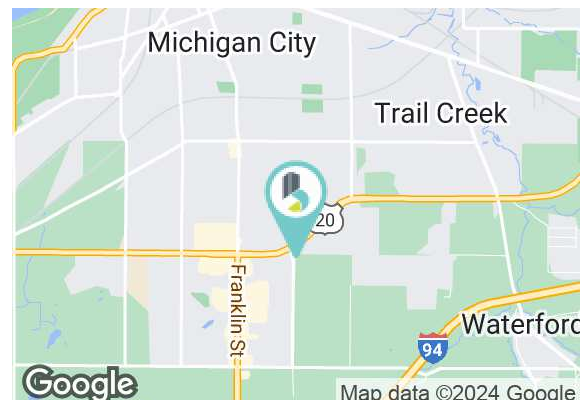
#### PROPERTY HIGHLIGHTS

- Dynamic Michigan City Franklin Retail Corridor Neighborhood Featuring Meijers, Walmart, Menard and Lowers
- Corner Lot at Pahs & Cleveland Ave Zoned B-2 w 335 feet along Pahs and 2620 feet along Cleveland
- 1.5 Miles North of I 94 Interchange and 1 block South of US Hwy 20. Just under 60 miles southeast of the Chicago Loop and 40 minutes west of South Bend.
- Located within Michigan City EDC and Office Tower Property Redevelopment Project.

#### SALE PRICE

\$1,275,000

Lot Size:	19.89 Acres
Traffic Count:	15,519 AADT (US HWY 20)
Median Household Income:	\$45,365
Michigan City Population:	\$32,000 (2021)



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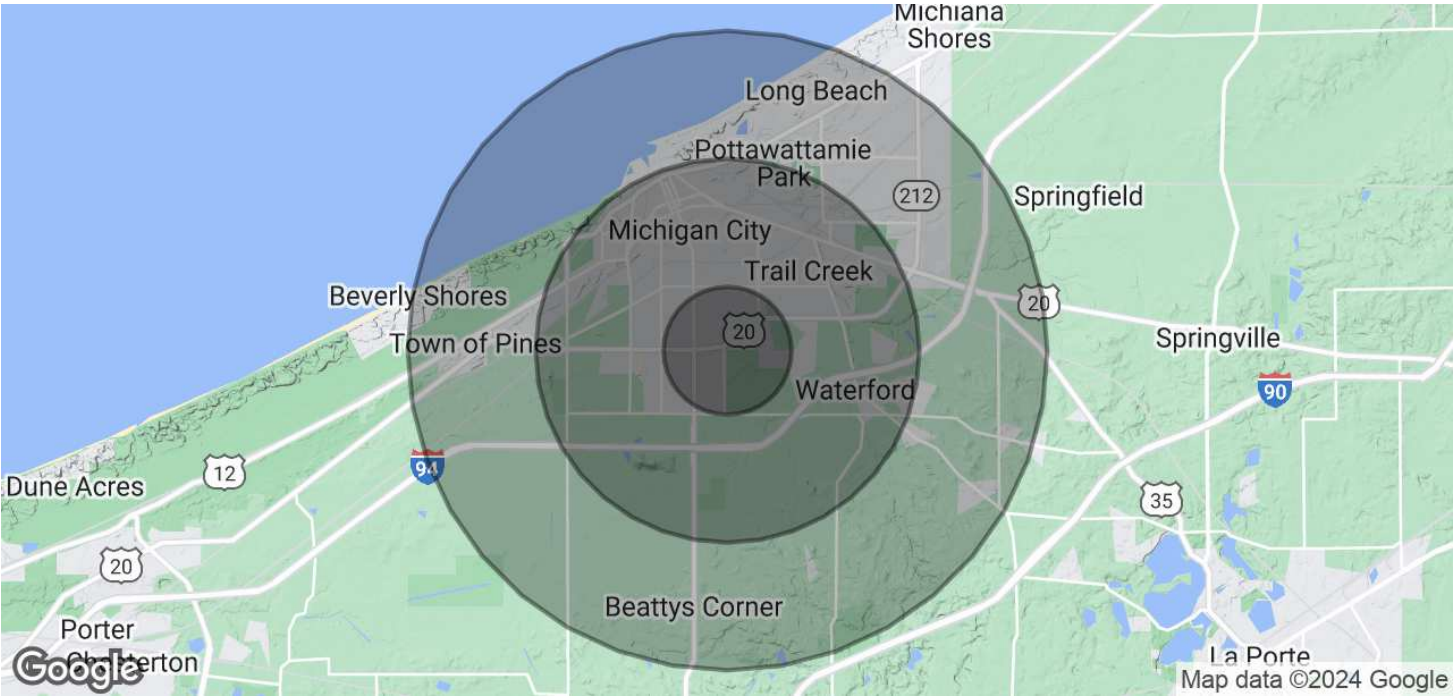


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,158	32,107	43,573
Average Age	45.2	38.2	40.9
Average Age (Male)	44.4	36.9	39.6
Average Age (Female)	46.6	39.1	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,638	13,972	20,587
# of Persons per HH	1.9	2.3	2.1
Average HH Income	\$55,659	\$50,459	\$55,940
Average House Value	\$101,362	\$99,434	\$135,017

2020 American Community Survey (ACS)

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