

LAND READY FOR DEVELOPMENT

Edison Road | New Carlisle, IN 46552



Prime Location in the Indiana Enterprise Zone, Just East of New Amazon Data Center and GM Battery Plant

Land: 50.63 Acres
Zoning: A - Agricultural
Frontage: 600' on Edison Road
List Price: \$2,531,500

Details:

This 50.63-acre parcel of land in St. Joseph County, Indiana, presents a prime development opportunity in the heart of the Indiana Enterprise Zone. Strategically located just east of the new Amazon Data Center and GM Battery plant, the area is poised for significant growth, with a new local workforce anticipated by 2025. The property offers 660 feet of frontage on Edison Road, with convenient access to SR 2 and US Highway 20, making it ideal for housing or light industrial development. Water and sewer services are nearby, and the county is actively supporting infrastructure expansion. Currently vacant and mostly cleared farmland, this land is ready for development.

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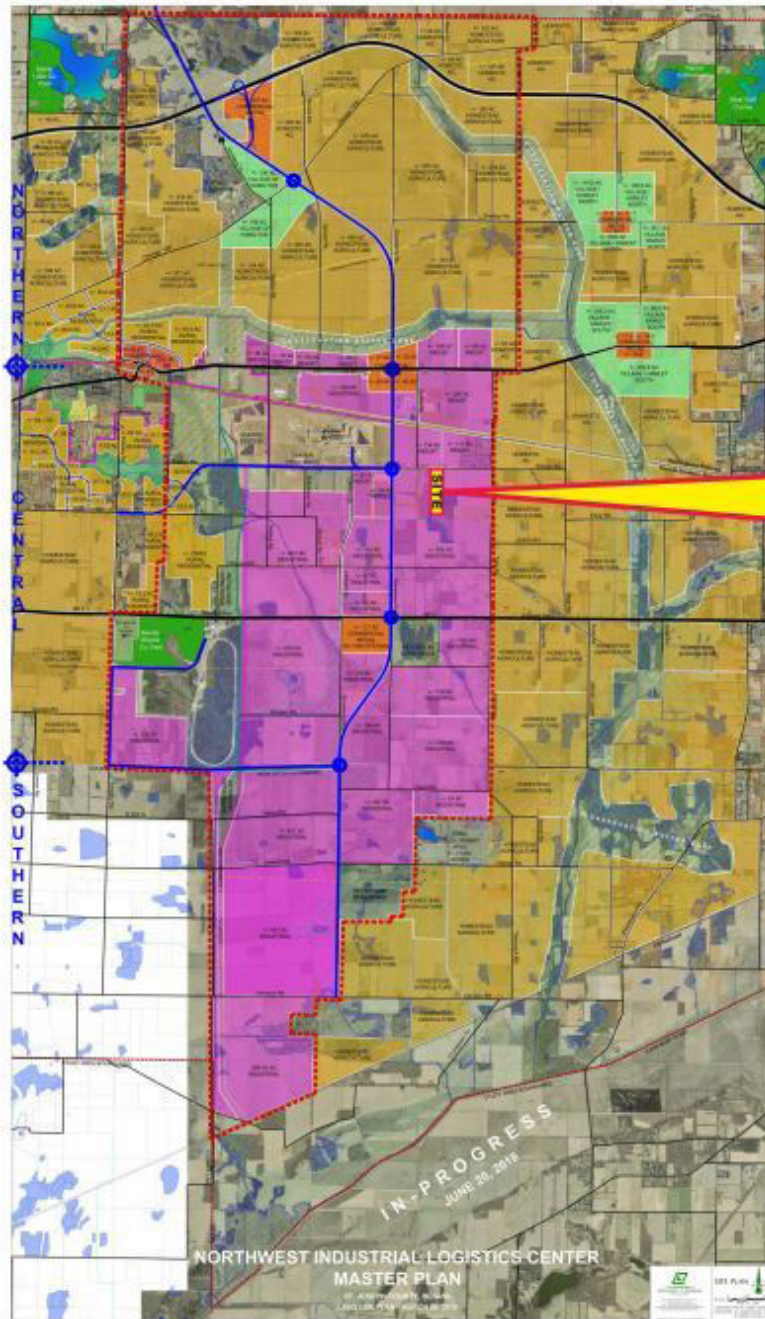
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Indiana Enterprise Zone Map



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PROPOSED HIGHWAY



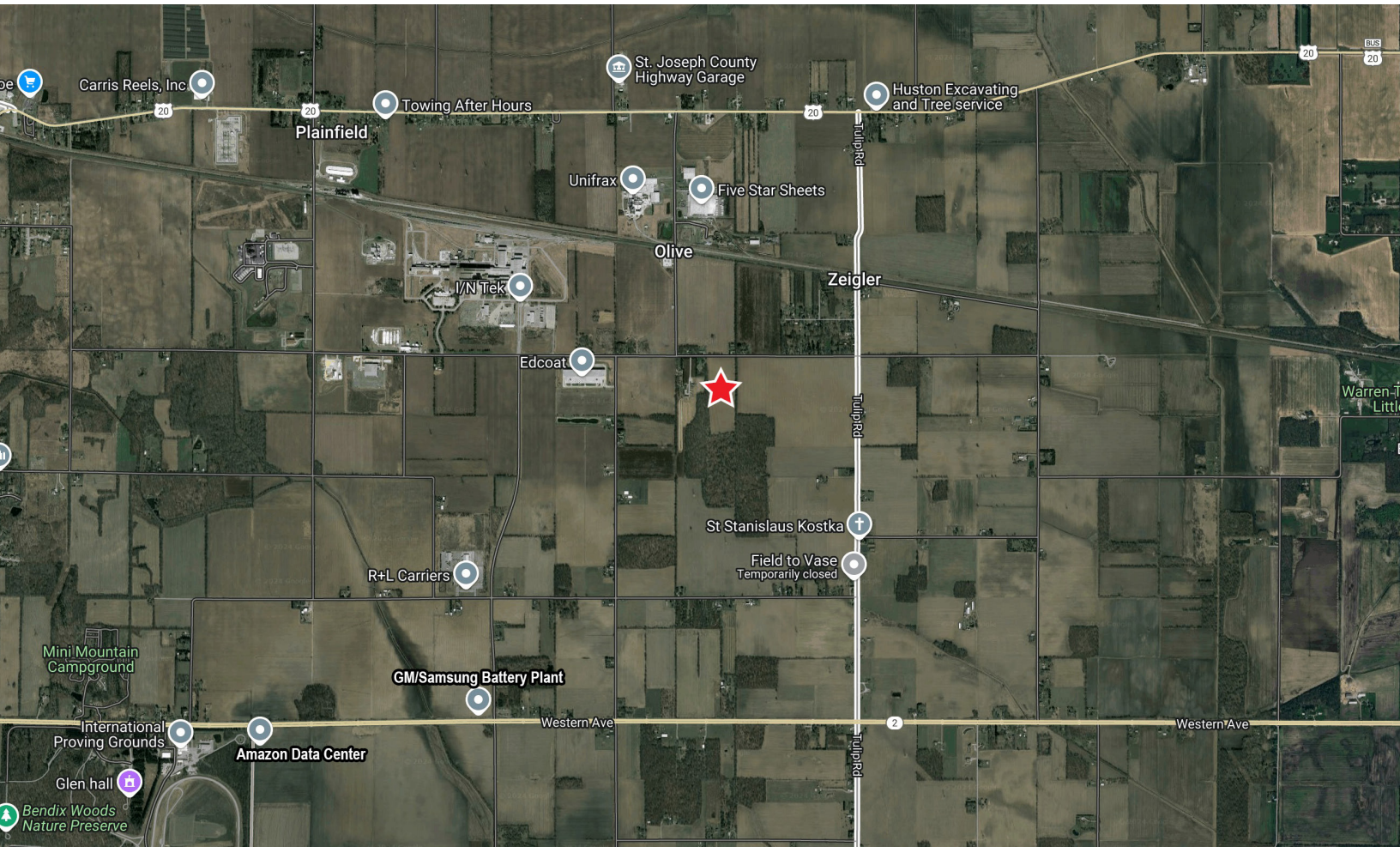
**LEARN MORE ABOUT THE PROPOSED
INDIANA ENTERPRISE CENTER
MASTER PLAN**

<http://sjcindiana.com/1171/Indiana-Enterprise-Center>

LOCATION OVERVIEW

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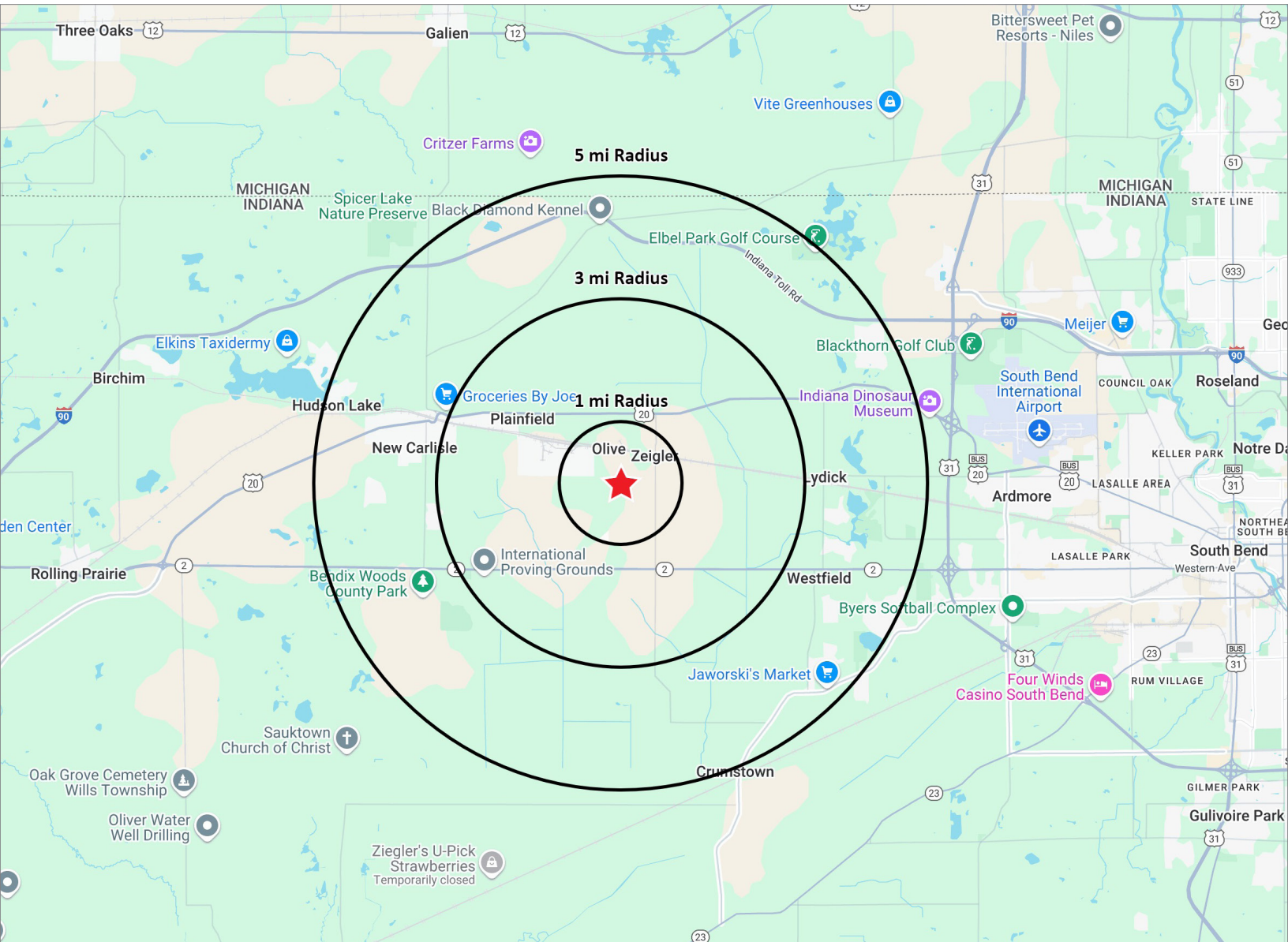


This 50.63-acre parcel is situated on Edison Road, offering 660 feet of prime frontage. Its strategic location between South Bend and New Carlisle provides excellent connectivity, with convenient access to major transportation routes including Interstate 80/90, US Highway 31, and US Highway 20. The property's proximity to these key highways makes it an ideal site for development, offering easy transportation and logistical advantages for both residential and industrial purposes.



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POPULATION

1 MILE	178
3 MILE	1,193
5 MILE	10,916



NUMBER OF HOUSEHOLDS

1 MILE	76
3 MILE	503
5 MILE	4,469



AVERAGE HOUSEHOLD INCOME

1 MILE	\$94,826
3 MILE	\$103,374
5 MILE	\$104,619



MEDIAN HOME VALUE

1 MILE	\$50,496
3 MILE	\$259,470
5 MILE	\$221,592