

FOR SALE // PRIME DEVELOPMENT OPPORTUNITY

38 Acre Development Site

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



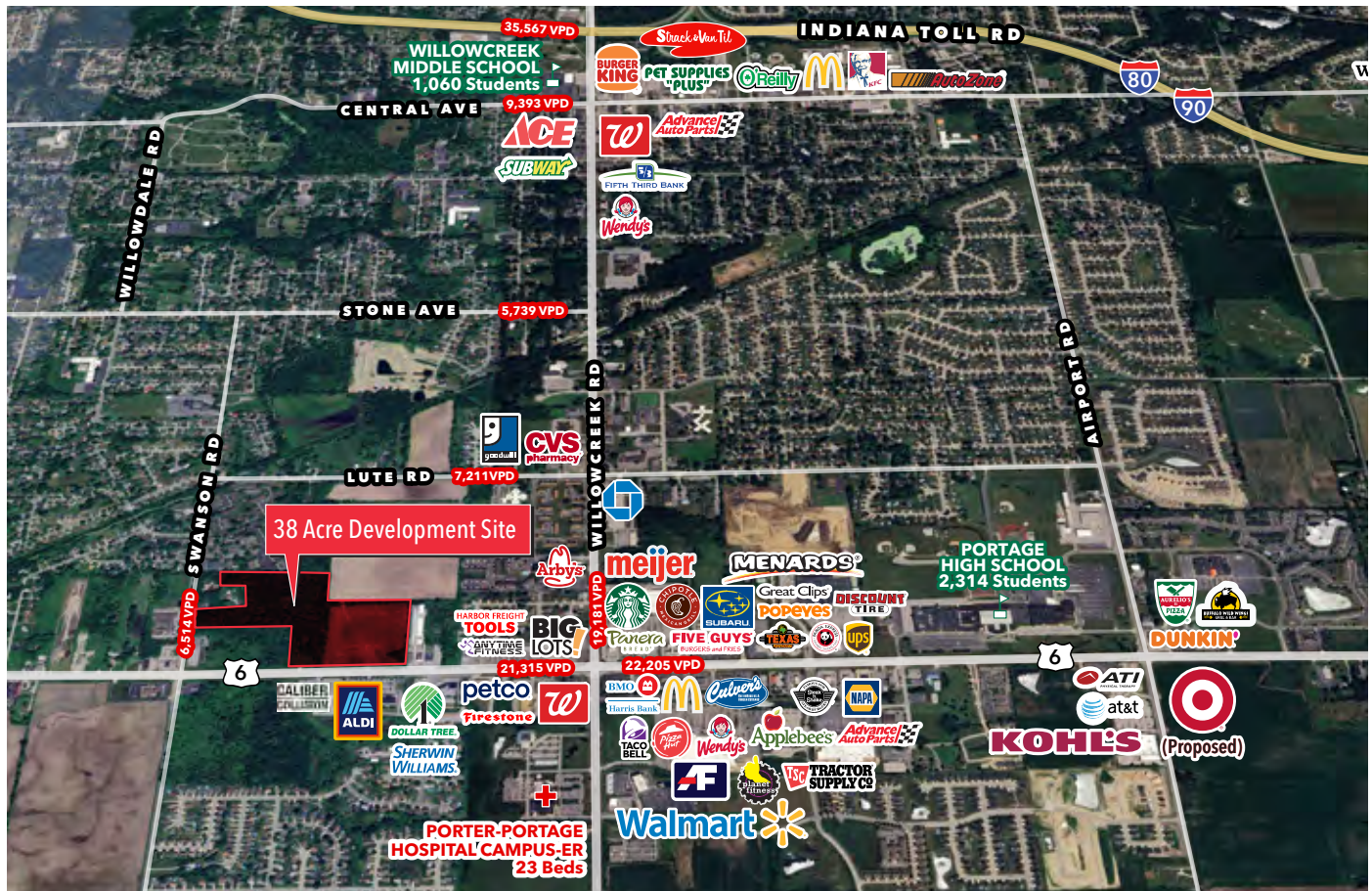
Join anchor tenants Aldi, Meijer, Walmart, Menard's and many more!



Doug Renner
312.275.3137
doug.renner@baumrealty.com

Kerwin Alvero
312.278.2189
kerwin@baumrealty.com

 **BAUM**
REALTY GROUP



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)

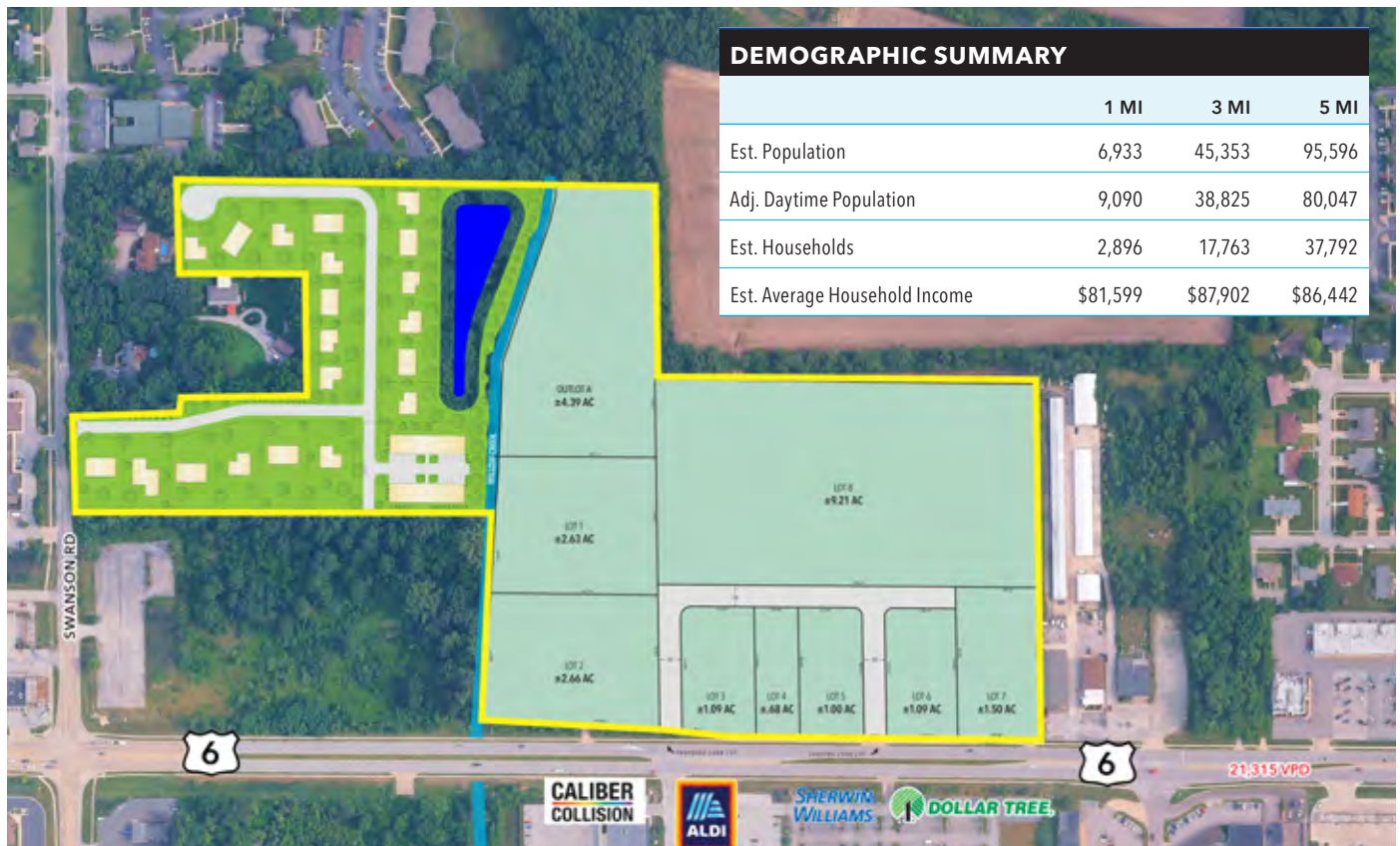
Doug Renner
312.275.3137
doug.renner@baumrealty.com

Kerwin Alvero
312.278.2189
kerwin@baumrealty.com

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



Doug Renner
 312.275.3137
 doug.renner@baumrealty.com

Kerwin Alvero
 312.278.2189
 kerwin@baumrealty.com



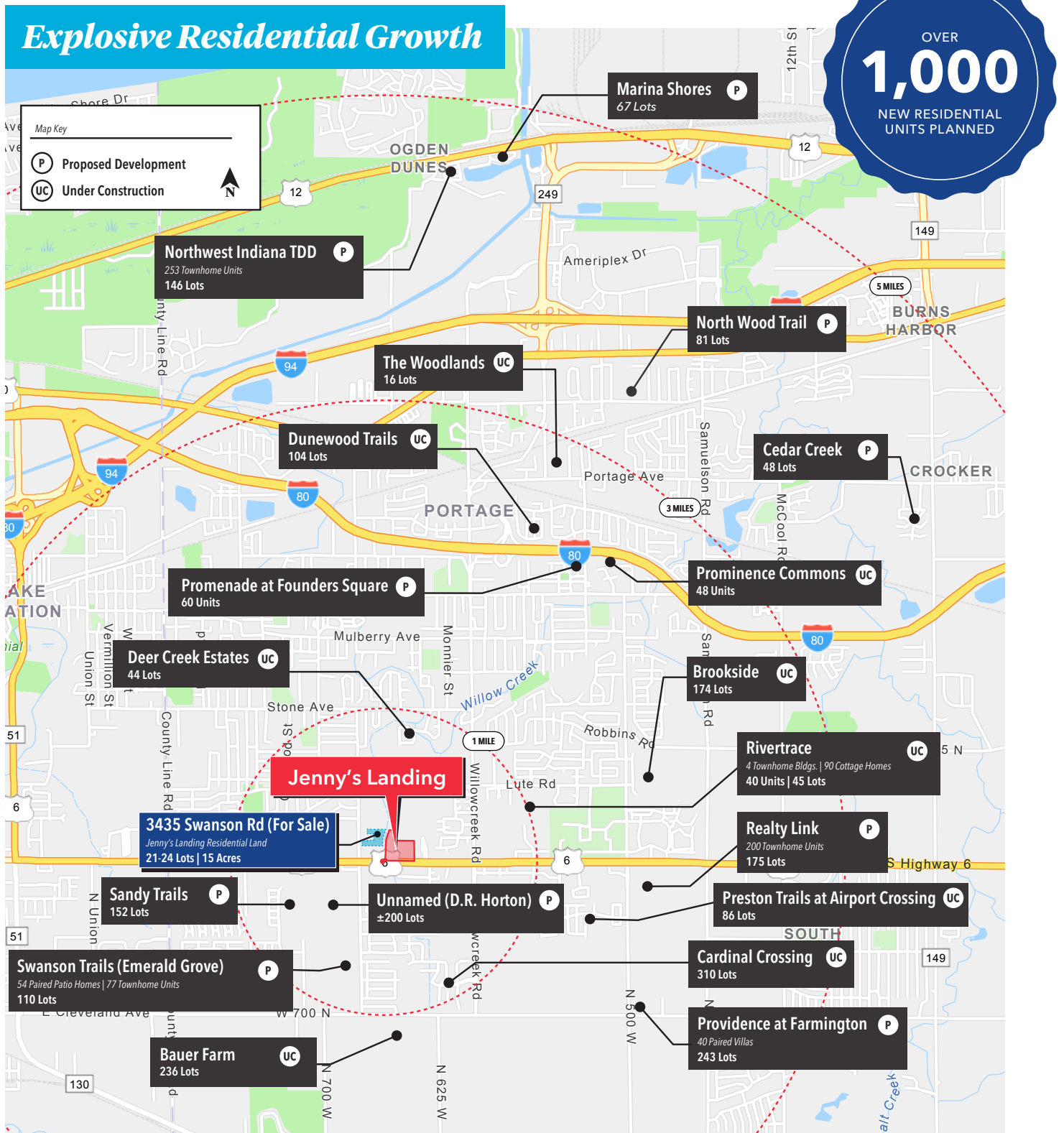
Doug Renner
312.275.3137
doug.renner@baumrealty.com

Kerwin Alvero
312.278.2189
kerwin@baumrealty.com



Doug Renner
312.275.3137
doug.renner@baumrealty.com

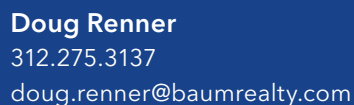
Kerwin Alvero
312.278.2189
kerwin@baumrealty.com



Doug Renner
 312.275.3137
 doug.renner@baumrealty.com

Kerwin Alvero
 312.278.2189
 kerwin@baumrealty.com

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



BAUM
REALTY GROUP
BAUMREALTY.COM

©2026 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.