

# DEVELOPMENT SITES FOR SALE

US 20 and US 35 | Michigan City, IN 46360



## 3 Parcels Ready for Development Zoned for Variety of Uses Area is in a TIF District

### Details:

Located along the U.S. 20/U.S. 35 corridor, with access to Indiana Highway 212, includes three (3) separate parcels ready for development and available for sale. Zoning for these properties includes industrial and manufacturing, retail/office, residential and agricultural. This area is also serviced by the Michigan City Airport and South Shore Freight Line Railroad, and is located less than one mile west from the U.S. 20/I-94 interchange. The property is in a Tax Increment Financing (TIF) District and within a 15 minute, 4-lane state highway drive of two large new manufacturing and technology projects currently being developed in New Carlisle, IN.

SITE	ACRES	ASKING PRICE / AC	ZONING/USES
2	22.2	\$47,900	<b>SOLD MAY 2017 &amp; SEPT. 2023</b>
3	5.8	\$47,900	Retail, commercial, hotel/motel and office uses. Sewer, water & gas at the street. Potential for rail access.
4	21	\$47,900	<b>SOLD DEC 2023</b>
5	6.1	\$47,900	Industrial/manufacturing, distribution and office development.
6	124.36	\$28,900	Industrial/manufacturing, distribution and office development. Site 6 is the proposed Oehmstead Industrial Park.

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# NAI Cressy

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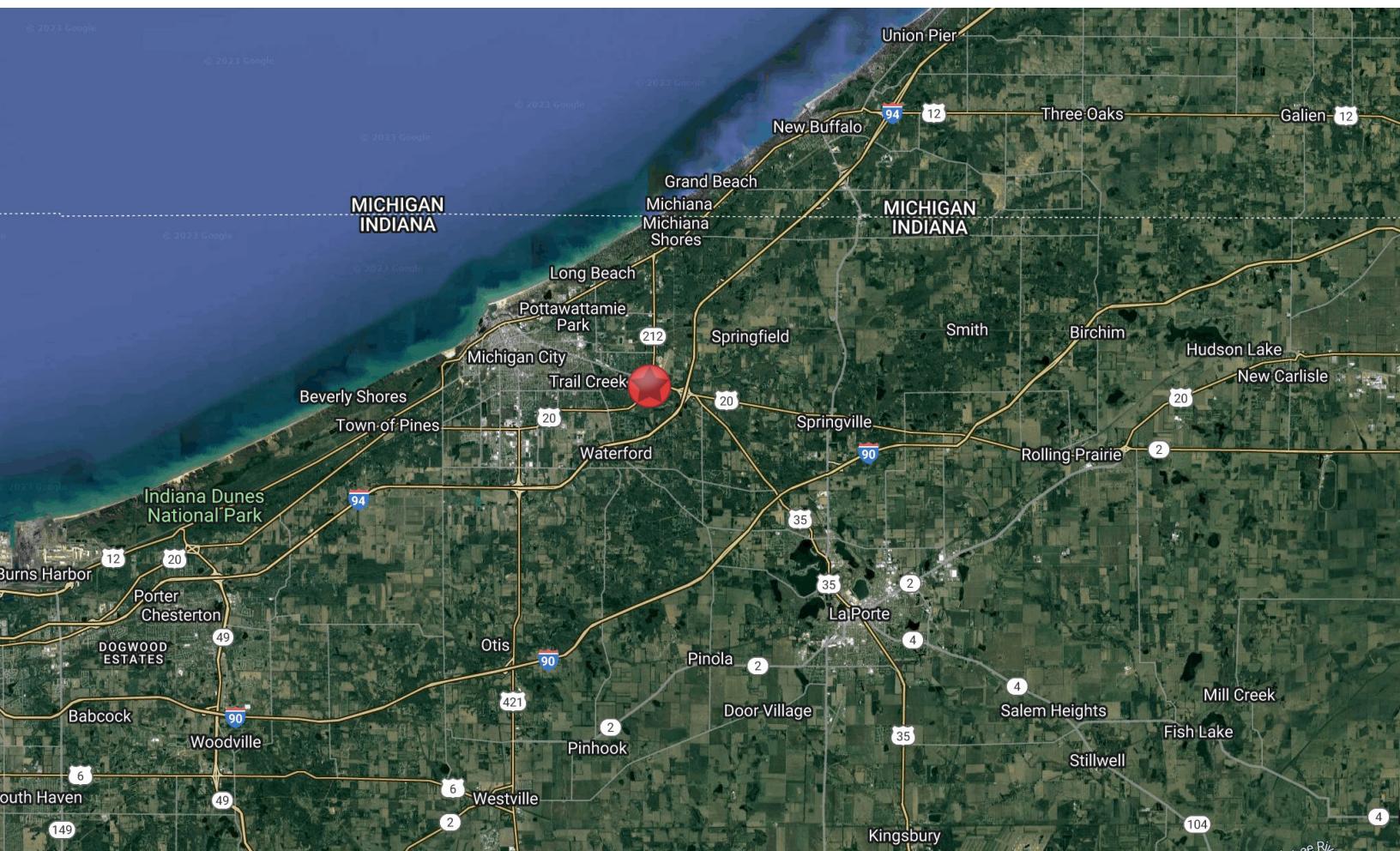
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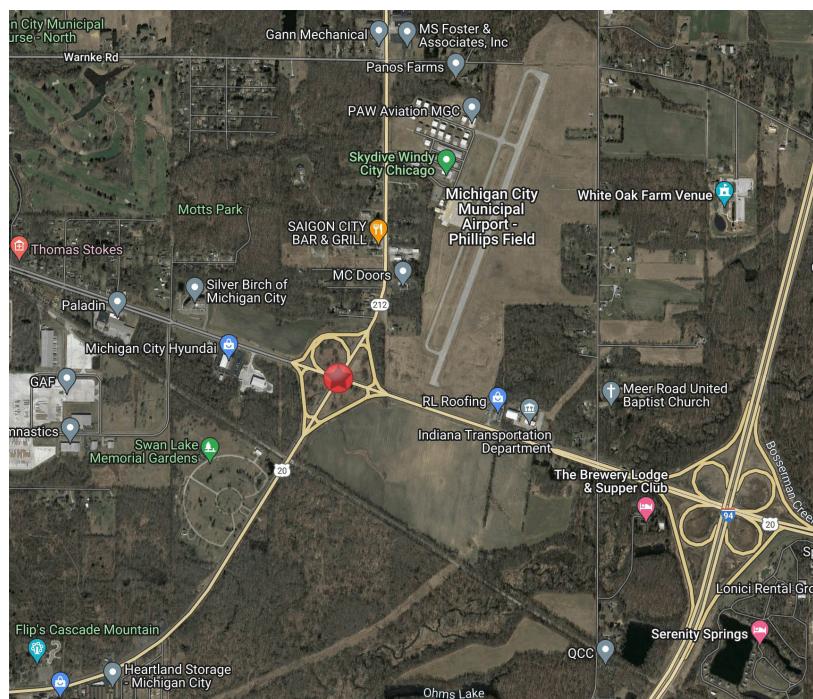
# LOCATION OVERVIEW

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- The South Shore Freight Railroad serves as the southern border for the 124.36 acre parcel, and could provide rail service to large scale users including manufacturing and distribution.
- Located in northwest Indiana, the property has excellent proximity to the I-94, SR 212 interchanges and the Toll Road. I-94 is a major transportation artery and critical in the delivery of goods throughout the Midwest. US 20/US 35 is the main transportation corridor serving the northern portion of Michigan City and Northern Indiana. These highways are also the direct routes to local establishments such as Blue Chip Casino, Lighthouse Place and primary hospital.
- Traffic counts from the I-94 interchange west along US 20/US 35 average 24,000 to 25,000 daily. Additionally, over 365,000 trucks pass through the I-65, I-94, I-80/90 corridor area each day to the various regions each one of these interstates services. The site has the potential to be a big box warehouse or another type of transportation facility for the heavily trafficked I-94 corridor.



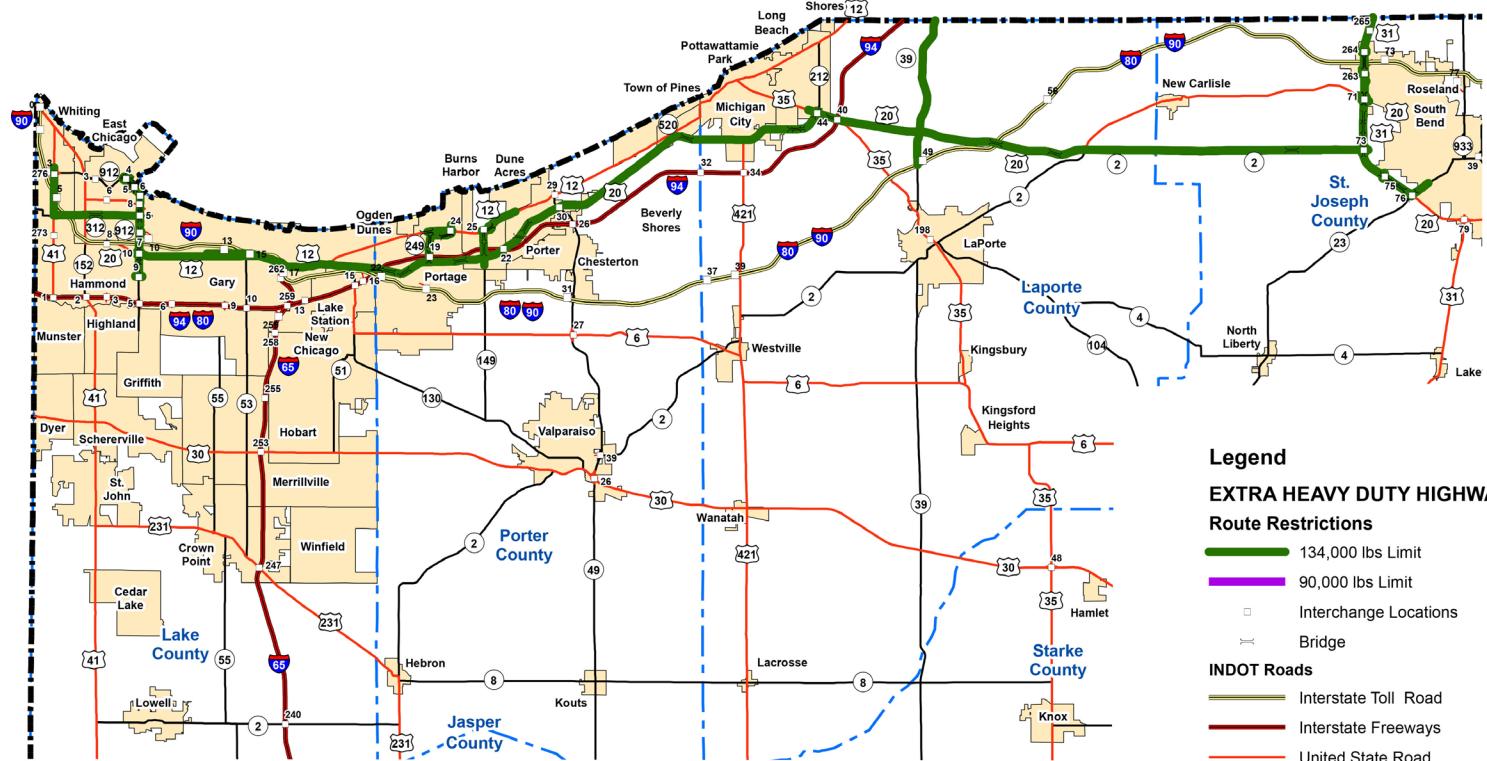


### DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	27 MILES
CHICAGO, IL	65 MILES
FORT WAYNE, IN	103 MILES
GRAND RAPIDS, MI	122 MILES

INDIANAPOLIS, IN	152 MILES
MILWAUKEE, WI	168 MILES
TOLEDO, OH	184 MILES
DETROIT, MI	226 MILES

### INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



#### Legend

##### EXTRA HEAVY DUTY HIGHWAYS

###### Route Restrictions

- 134,000 lbs Limit
- 90,000 lbs Limit
- Interchange Locations
- Bridge

**INDOT Roads**

- Interstate Toll Road
- Interstate Freeways
- United State Road
- State Road
- Interchange Ramps

— INDIANA State Boundary

— County Boundaries

The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

## Good For Business

**BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.**

As one of the best states in the nation for long-term fiscal stability and low corporate income tax rates, you can feel free to explore your biggest, most ambitious ideas. We've created a business-forward environment, and we're ready to show you that we're committed to your ongoing success in Indiana.

If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.



Business Facilities: Indiana is the #1 manufacturing state in the nation



Chief Executive: Indiana is the #5 best state for business in the US



Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,  
EXPANDING OR RELOCATING  
YOUR BUSINESS...

**Indiana provides the optimal conditions to support solutions to real-world problems.**

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