

LAND FOR SALE

US 31 and Pierce Rd. | Lakeville, IN 46514



Signalized Corner Location 278' Frontage On US 31 Located Off Lakeville Exit N-4/239

Land: 1.91 +/- Acres

Frontage: 427' (On Pierce Road/SR 4);
278' (On US 31 South)

Zoned: C-Commercial (In St. Joseph County)

Utilities: Electric & Gas; Well & Septic

Price Reduced: \$195,000 (\$275,000)

Details:

Price Reduced! Potential commercial development on approximately 1.91 +/- acres at a signalized corner location. The property has 427' frontage on Pierce Road (SR 4) and 278' on US 31 South, and is accessible via Lakeville exit N-4/239 at the newly realigned US 31. Zoned C-Commercial in the County which allows for a wide range of commercial uses. The site is served by well and septic. Opportunity for additional land acquisition on the north and east side of the site. Newton Park is located on the southwest adjacent corner of SR 4 and S. Michigan Street/US 31 from the subject property, and the park is a popular venue for baseball, softball and soccer with an average of 500 to 1,500 visitors per weekend from April through November. Near Potato Creek State Park with 165,000 visitors annually.

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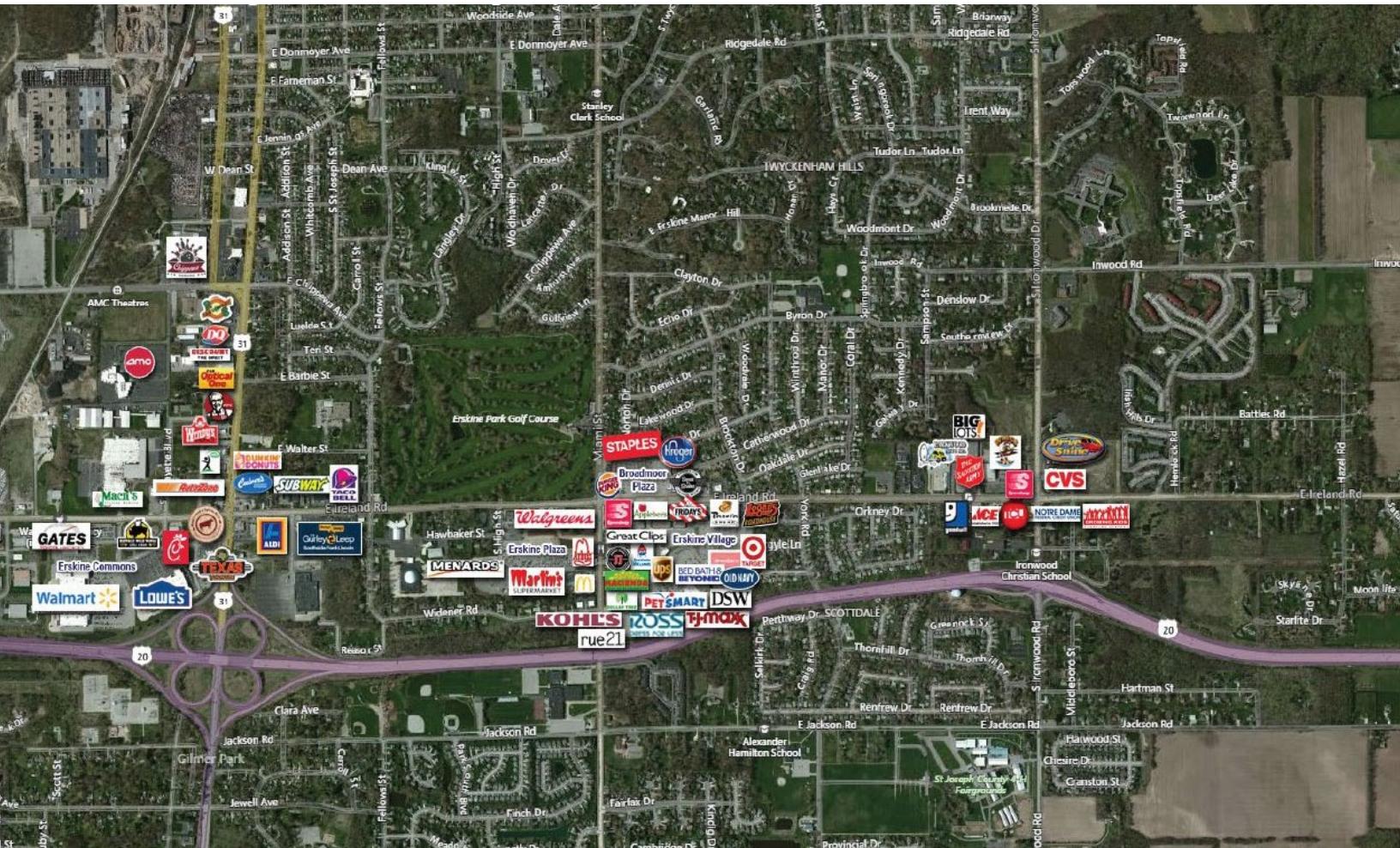
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LOCATION OVERVIEW

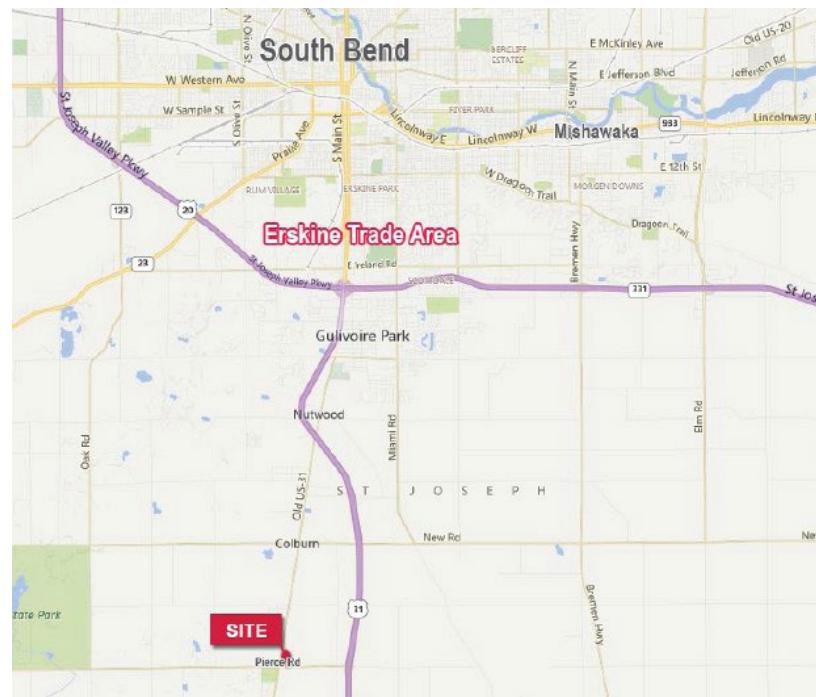
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The property is located at the signalized corner of Pierce Road (SR 4) and S. Michigan Street/ Dixie Highway (old US 31 S), approximately 6 miles from the Erskine Trade Area (an area that encompasses over 1,400,000 square feet of commercial, retail, service, and professional office, medical uses, and single family residential subdivisions).

With the completion of the US 31 Bypass, Pierce Road has become the exit for Lakeville and Potato Creek State Park with all traffic driving by the subject property.



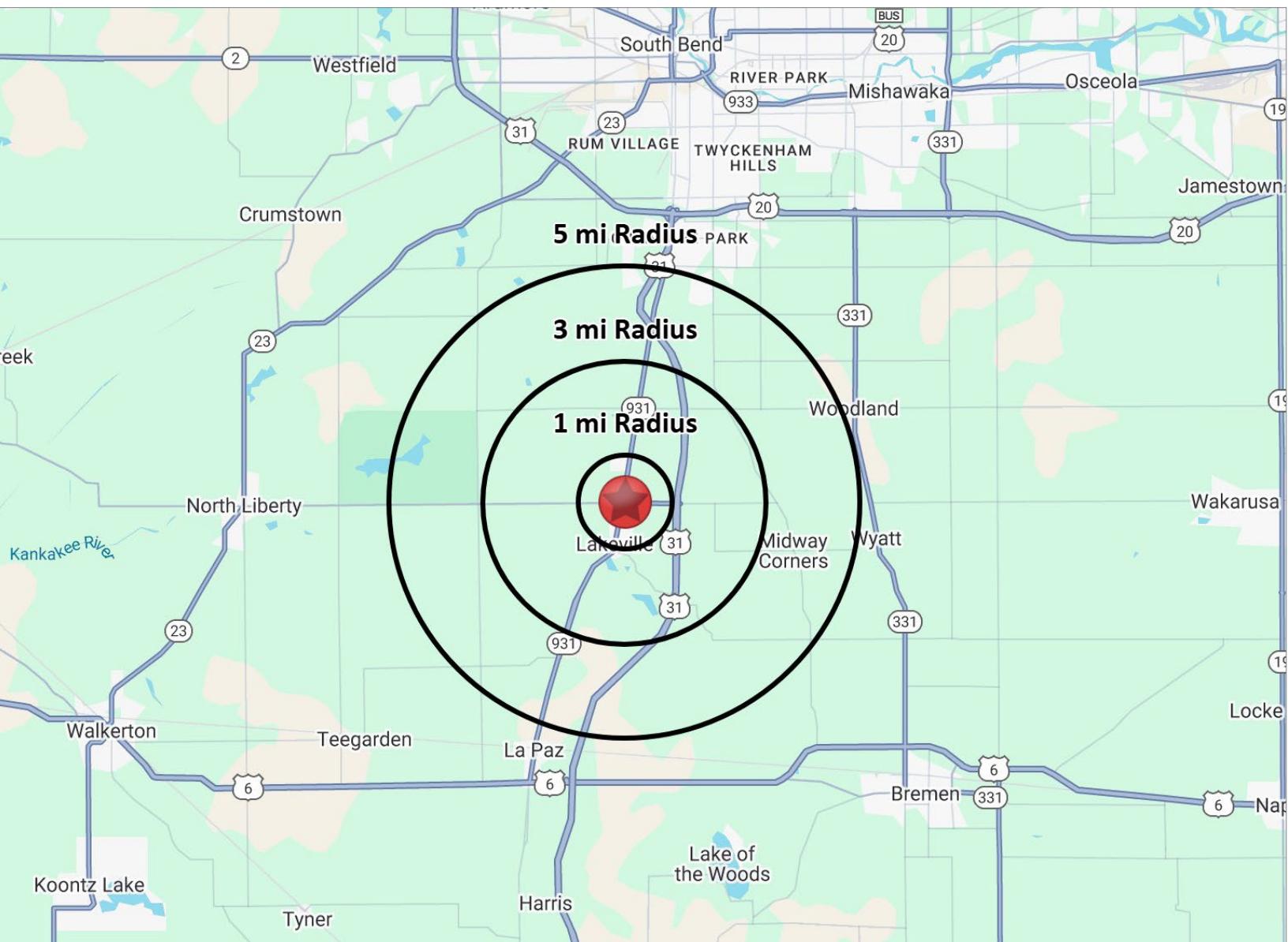
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	1,303
3 MILE	3,284
5 MILE	8,783



NUMBER OF HOUSEHOLDS

1 MILE	414
3 MILE	1,068
5 MILE	2,987



AVERAGE HOUSEHOLD INCOME

1 MILE	\$98,823
3 MILE	\$107,799
5 MILE	\$111,209



MEDIAN HOME VALUE

1 MILE	\$218,184
3 MILE	\$231,564
5 MILE	\$227,368