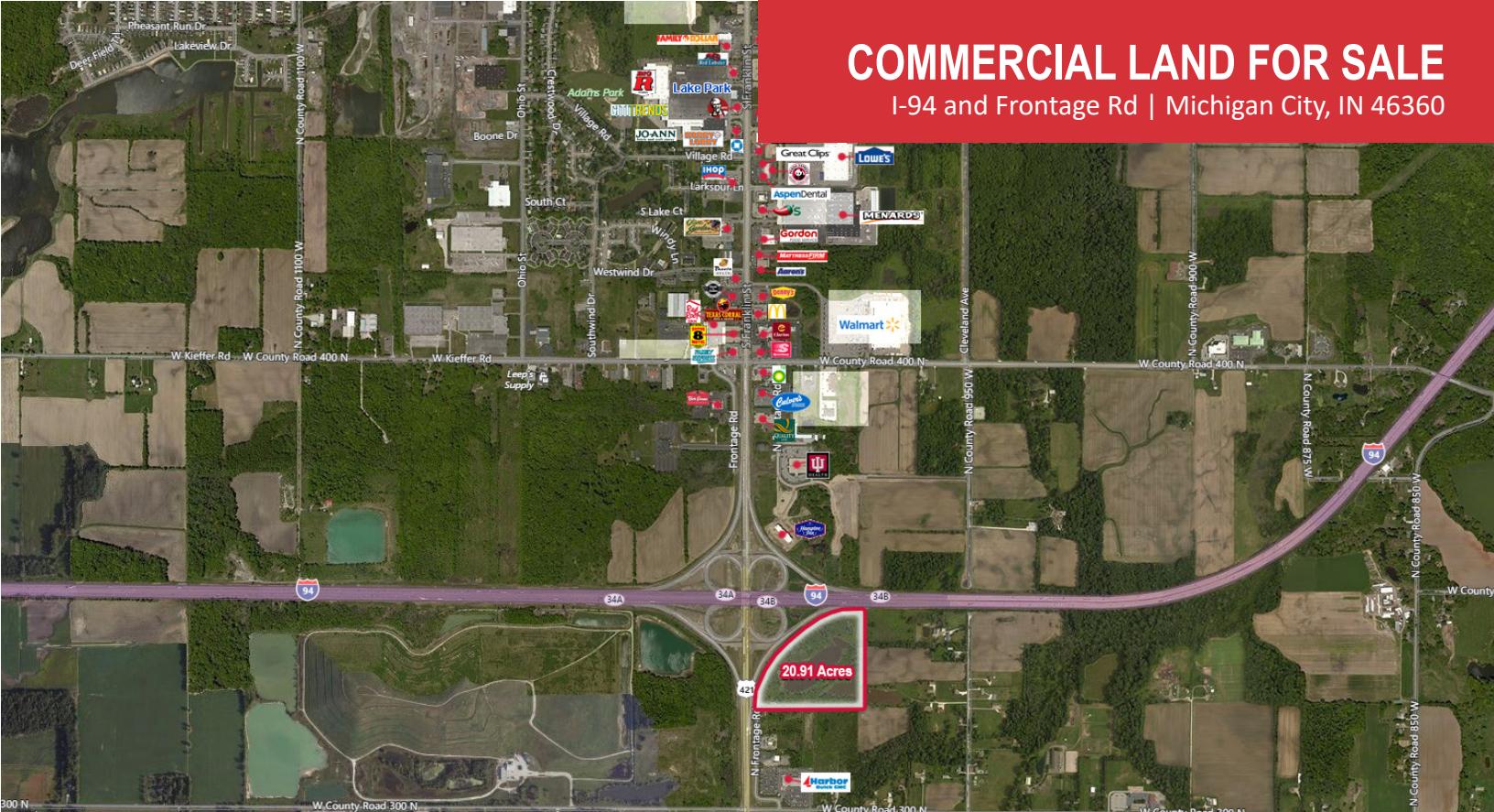


# COMMERCIAL LAND FOR SALE

I-94 and Frontage Rd | Michigan City, IN 46360



## Commercial/Industrial Development Opportunity High Traffic Area

Land:	20.91 Acres
Frontage:	1,250' (Along I-94); 1,000' (Along Hwy 421)
Zoned:	B-3
Reduced Price:	\$565,000 (\$2,750,000) \$27,140 per acre

### Details:

20.9 raw or undeveloped acres in an actively expanding development area with a new hospital and hospitality being constructed or completed recently. Portions of the property have high elevation which can be used to fill in barrow pit for flexibility in development planning and storm water retention placement. Barrow pit mitigates potential wetland issues at the site. Plans in place to run water and sewer and for an upgraded road to the properties and area where the site is located. Tremendous location for all types of development project with very high traffic counts and centrally located in Northern Indiana for local, regional and national businesses.

[VIEW PROPERTY ONLINE](#)

**NAI**Cressy **H** HALDERMAN  
REAL ESTATE & FARM MANAGEMENT

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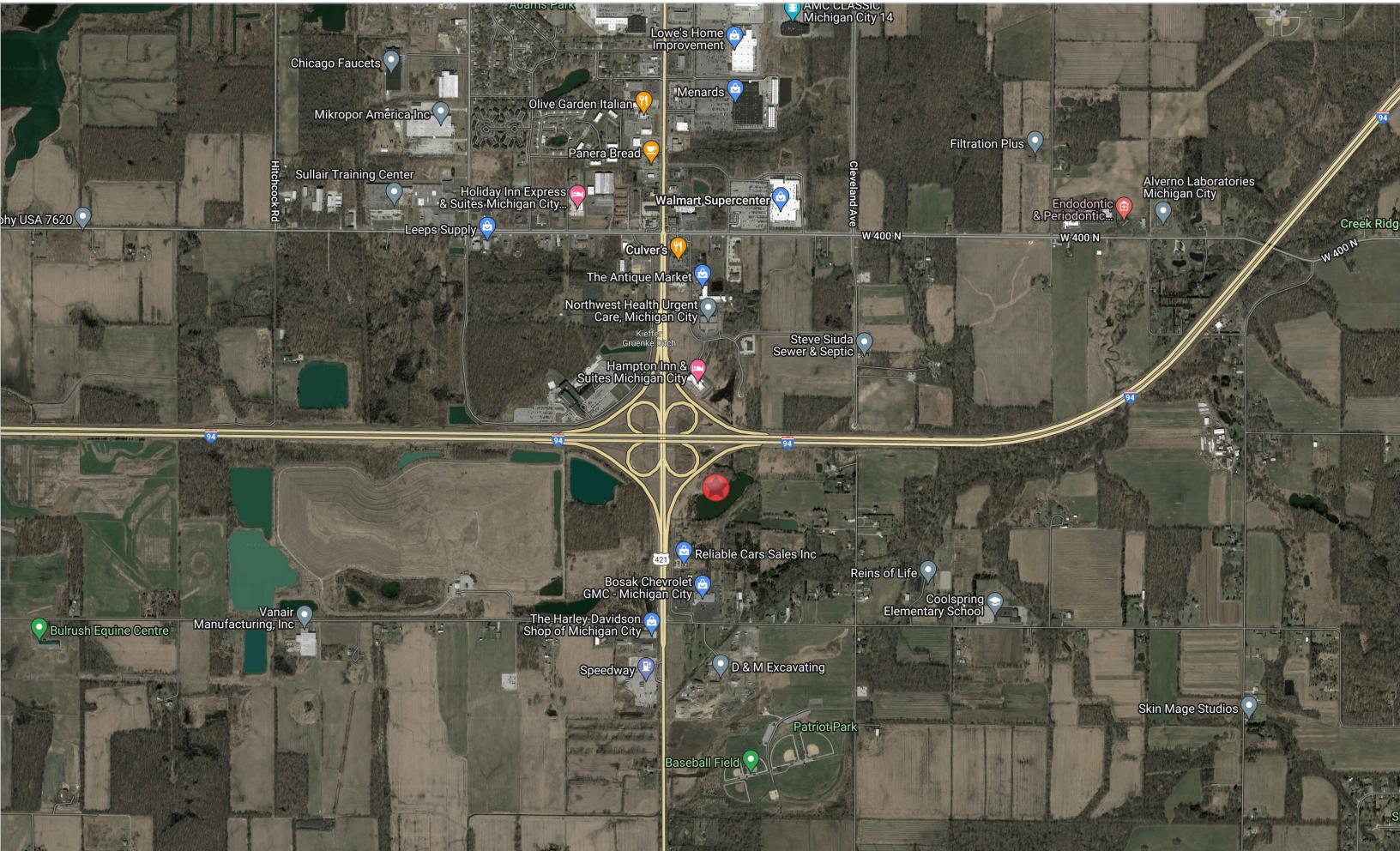
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# LOCATION OVERVIEW

## COMMERCIAL LAND FOR SALE

I-94 and Frontage Rd | Michigan City, IN 46360



- Strategically located property at the southeast corner of I-94 and Indiana State Highway 421 in Michigan City, Indiana. The location is centrally located for local, regional and national businesses including, but not limited to, office, medical, transportation, distribution and logistics.
- The location is also on two Indiana Heavy Haul Routes. The location is one of the top two areas on the North American continent where you can reach the longest amount of the population in the shortest period.



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### 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