

AVAILABLE FOR SALE

311 E US HWY 20  
MICHIGAN CITY, IN 46360



## Property Overview

Exceptional commercial development opportunity located at the high-visibility corner of US Highway 20 and Kemil Road in unincorporated Porter County, with a Michigan City address. This 4.78-acre site consists of two parcels and includes a 920 SF barn. With 655 feet of frontage on US Highway 20—traveled by over 13,260 vehicles daily—this location is ideally suited for high-impact retail uses such as large-format furniture, building supply, grocery, appliance, or department stores. Zoned High Intensity, the site is designed to accommodate businesses with significant customer traffic and operational scale.

Kemil Road provides direct access to Kemil Beach on Lake Michigan, just 2 miles north, offering a unique gateway for tourism-driven commercial uses. This rare corner property blends visibility, access, and flexibility—perfect for retailers looking to capture both local and visitor traffic in a growing corridor.

<b>PARCEL SIZE</b>	4.78 Acres
<b>ZONING</b>	CH - High Intensity Commercial
<b>PRICE</b>	\$359,000
<b>PRICE PER AC</b>	\$75,000/ Acre
<b>FRONTAGE</b>	655 Feet
<b>TRAFFIC COUNT</b>	13,260
<b>APN</b>	640416351021000009 640416351020000009
<b>LAKE MICHIGAN</b>	2 Miles Away

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 [lori@loritubbs.com](mailto:lori@loritubbs.com)

 **RI TUBBS**

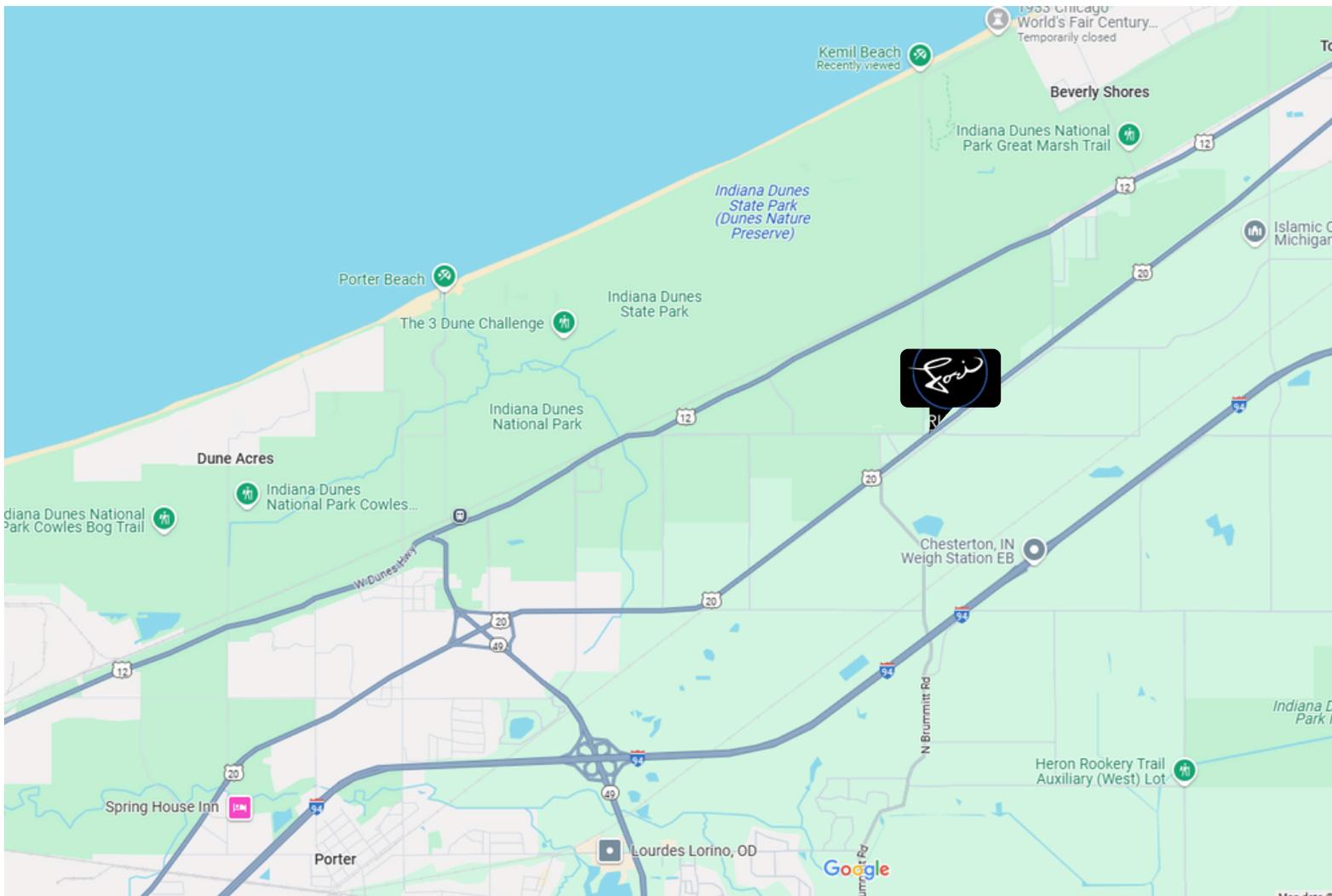
REAL ESTATE & DEVELOPMENT CONSULTING

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## MAP



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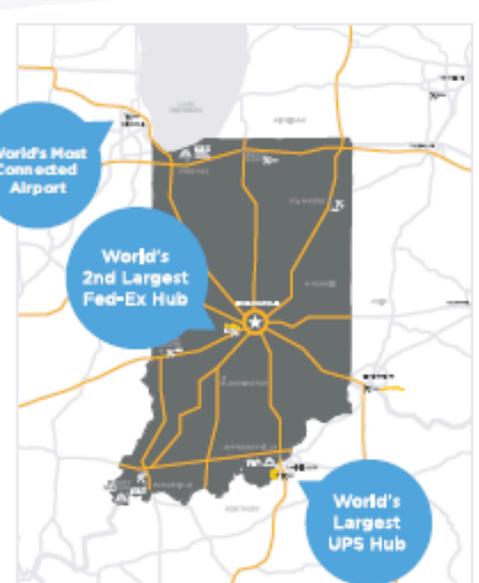
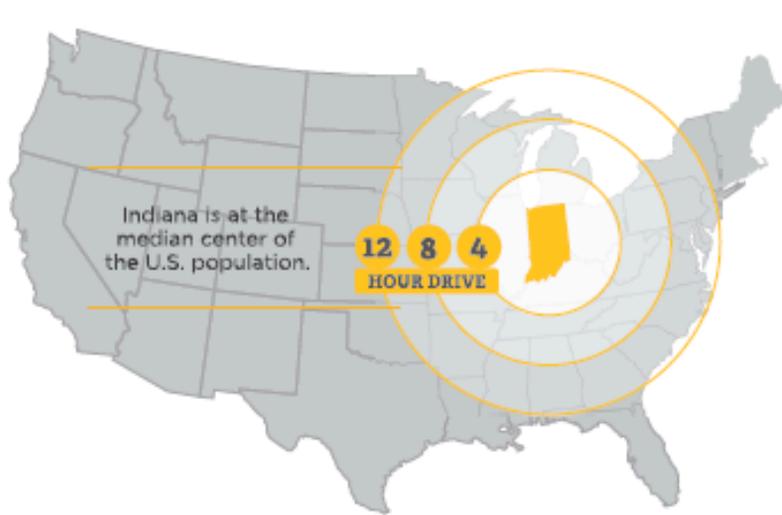
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# STATE OF INDIANA INFOMATION



Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** America's Top State for Business Infrastructure  
(CNBC, 2022)
- 1** Best Place to Start a Business  
(Forbes, 2025)
- 1** Property Tax Index Rank  
(Tax Foundation, 2022)
- 2** Cost of Doing Business  
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score  
(Overall Rank, 2025)



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