

W U.S. HWY 20

LAPORTE, IN 46350

FOR SALE

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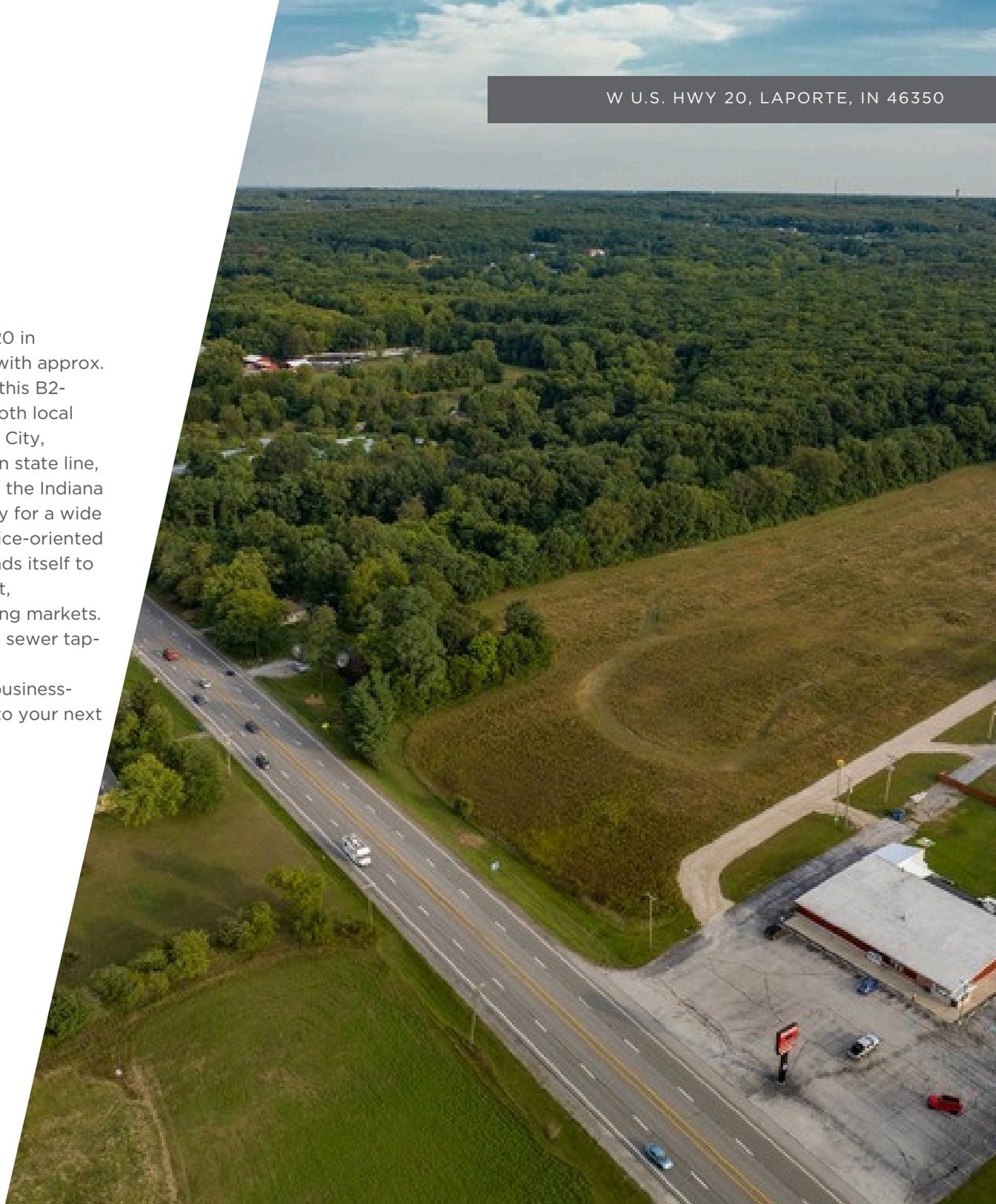
W U.S. HWY 20, LAPORTE, IN 46350

Please do not walk the property.

A tour of the property can be made through the Listing Agent only.

THE OFFERING

Prime 16-acre development opportunity on W US Hwy 20 in LaPorte, Indiana. Positioned in a high-visibility corridor with approx. 500 feet of frontage and over 25,000 vehicles per day, this B2-zoned commercial site offers exceptional exposure to both local and regional traffic. Conveniently located near Michigan City, LaPorte, South Bend, and just minutes from the Michigan state line, the property is easily accessed via US Hwy 20, I-94, and the Indiana Toll Road. General commercial zoning provides flexibility for a wide range of uses, including retail, office, hospitality, or service-oriented businesses. With appropriate approvals, the site also lends itself to potential mixed-use or residential-oriented development, capitalizing on the growth and demand in the surrounding markets. Most of the land has already been cleared, and available sewer tap-in credits may help reduce upfront costs and streamline development timelines. Invest in Indiana's pro-growth, business-friendly environment and transform this versatile site into your next successful project. Your vision, strategically located.



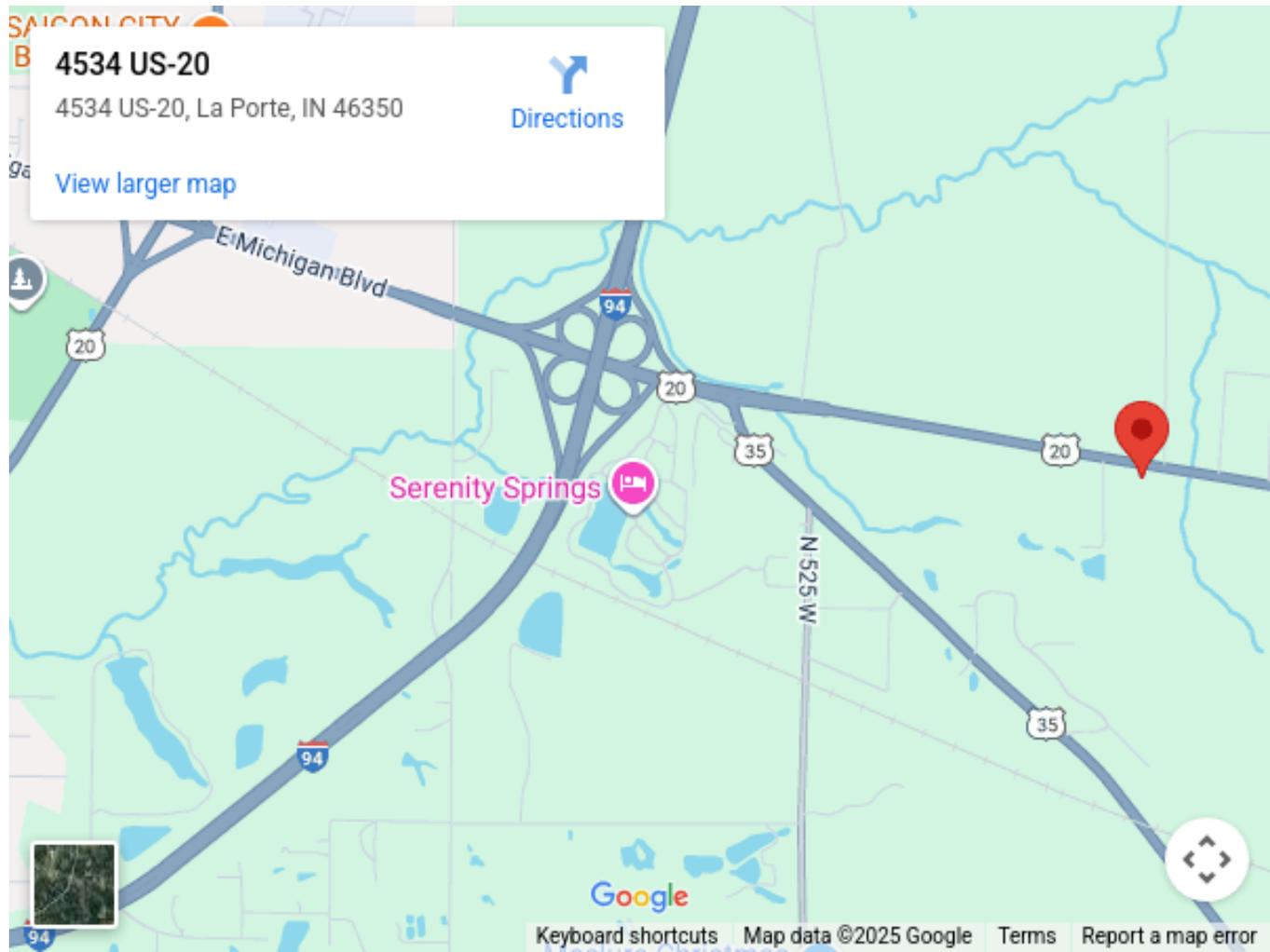
PROPERTY HIGHLIGHTS

SITE DESCRIPTION

The site offers exceptional visibility and frontage along W U.S. Hwy 20 with proximity to I-94, I-80/90, and Hwy 35. Nearly cleared and shovel-ready, creating strong potential for development.

PROPERTY DETAILS

- U.S 20 Frontage
- 2 Parcels
- Existing Improvements (house)
- City Sewer Credits available
- Electric and Gas available
- Easement (partial)
- Mostly Cleared
- Suited for Hotel, Retail, Gas Station
- VPD 25,000 - U.S 20



PROPERTY SUMMARY

| | |
|------------------|----------------------------------|
| Property Address | W U.S. Hwy 20, LaPorte, IN 46350 |
| Property Type | Land, Partially Vacant |
| Lot Size | 15.94 Acres |
| Lot Dimensions | 500 x 1,388 |
| Zoning | B2 Commercial |
| Class | Agricultural |
| Taxes | \$2,416 (2024) |
| Offering Price | \$650,000 |



W U.S. HWY 20, LAPORTE, IN 46350



PROPERTY PHOTOS



AREA OVERVIEW

Located in LaPorte County, approximately an hour east of Chicago, LaPorte, Indiana is a growing regional center serving as a key hub in Northwest Indiana. With its historic downtown, strong industrial base, and expanding residential neighborhoods, LaPorte plays an important role in the broader Chicago-South Bend economic corridor and continues to attract investment from both local and national users.

Strategic Commercial Location

This commercial parcel offers excellent visibility and access along W US Highway 20, a key east-west arterial connecting LaPorte to Michigan City, South Bend, and the Indiana Toll Road. The site's highway frontage, strong traffic counts, and convenient access to major routes make it ideal for a wide range of commercial or mixed-use development concepts. Zoning allows for a variety of potential uses, including retail, service, hospitality, office, or higher-density residential, with appropriate approvals. The property's size, topography, and exposure position it well for a destination user, multi-tenant development, or phased project that can grow alongside the surrounding market.

Redevelopment Momentum & Infrastructure Investment

The LaPorte area is experiencing ongoing investment in infrastructure, housing, and business expansion, contributing to a favorable environment for new development. Public and private initiatives focused on roadway improvements, utilities, and community amenities are enhancing overall accessibility and livability, helping to support long-term demand for both commercial and residential uses. Nearby retail, service, and employment centers help create strong fundamentals for future development at this site. As growth continues along key corridors and around major transportation routes, this property is well-positioned to benefit from continued momentum and increased traffic. Minutes from the Amazon Web Services (AWS) is developing massive \$11+ billion AI data center campuses, a joint venture between General Motors and Samsung SDI is currently constructing a massive \$3+ billion manufacturing facility to support the EV industry near New Carlisle, Indiana with several additional large-scale proposed developments on the horizon.

Regional Connectivity

LaPorte offers seamless access to major transportation corridors:

- I-94 and Indiana Toll Road/I-80/90
- U.S. Highway 20 and 35
- 50 minutes to downtown Chicago

QUICK FACTS

LaPorte County

| | |
|--------------------------|-------------|
| Size: | 598 sq. mi. |
| Population: | 111,110 |
| Estimated Median Age: | 40.8 years |
| Median Household Income: | \$70,452 |
| Median Property Value: | \$180,700 |
| Number of Employees: | 49,621 |

CONTACT

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