



McCOLLY BENNETT
COMMERCIAL *advantage*



100 Anchor Road Offering Memorandum

*100 Anchor Road
Michigan City, IN 46360*

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PROPERTY INFO:

100 ANCHOR ROAD OFFERING MEMORANDUM

PURCHASE PRICE:

\$3,000,000.00

PROPERTY ADDRESS:

100 ANCHOR ROAD
MICHIGAN CITY, IN 46360

PROPERTY SIZE

62,516 SQ. FT.

LAND SIZE

4.42 ACRES

PROPERTY OVERVIEW

100 Anchor Road is a multi-tenant or single-tenant industrial/flex facility located in the heart of Michigan City strategically positioned with proximity to I-94, US-12, and the South Shore rail line, the site provides efficient connectivity to Chicago, Northwest Indiana, Southwest Michigan and broader Midwest markets. Offering a rare combination of heavy infrastructure, flexible layout, and excellent highway access, the property is ideal for manufacturing, distribution, and service operations. Fully sprinklered throughout the building. Mix of clear-span warehouse and professional office build- for manufacturing, logistics, assembly, or service-based operations. Zoned for light industrial and commercial uses.

100 Anchor Road Offering Memorandum

Michigan City IN 46360



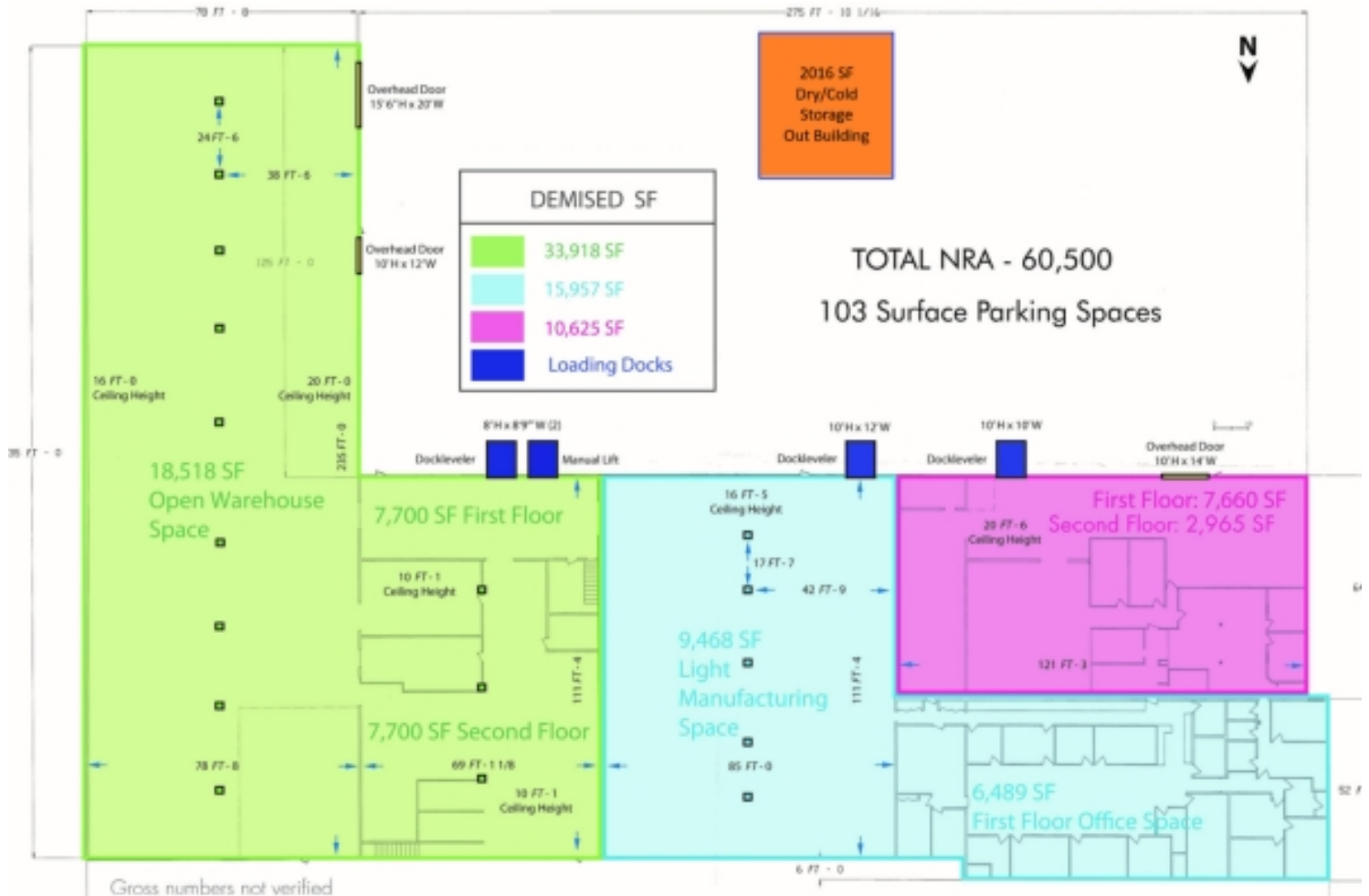
100 ANCHOR ROAD OFFERING MEMORANDUM

100 Anchor Road, Michigan City, IN, 46360

DETAILED PROPERTY DESCRIPTION

Details:

- Total Building - 62,516 SF
- Office Space - 10,500 SF
- Warehouse/Light Manufacturing Space 52,016 SF
- Loading - Four Docklevelers, One Manual Lift, 3 Overhead Doors, two 1-ton lifts and two 0.5-ton lifts
- Onsite Trash Compactor
- Ceiling Height - 16'-20' Clear
- Parking - 103 stalls
- Power - 1600A /480V/ 3-P with multiple transformers & sub panels
- 2025 RE Taxes - \$0.35 PSF



Michigan City, Indiana: A Hub of Opportunity



Lake Michigan's Hidden Economic Engine

Imagine a place where you can walk a beach in the morning, close a multimillion-dollar deal by noon, and catch a South Shore train to downtown Chicago before dinner. Welcome to **Michigan City, Indiana** — a rare blend of coastal charm and industrial horsepower.

Positioned just 60 miles from downtown Chicago and directly on the shores of Lake Michigan, Michigan City offers:

- Access to **I-94, the Indiana Toll Road, and South Shore Rail**
- A growing industrial and logistics corridor with shovel-ready development zones
- A downtown revival fueled by arts, tourism, and housing demand
- Affordable land, pro-growth leadership, and an unbeatable quality of life

Michigan City is not up-and-coming. It's happening. And right now, the barrier to entry is still low — but not for long.

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DETAILED PROPERTY DESCRIPTION

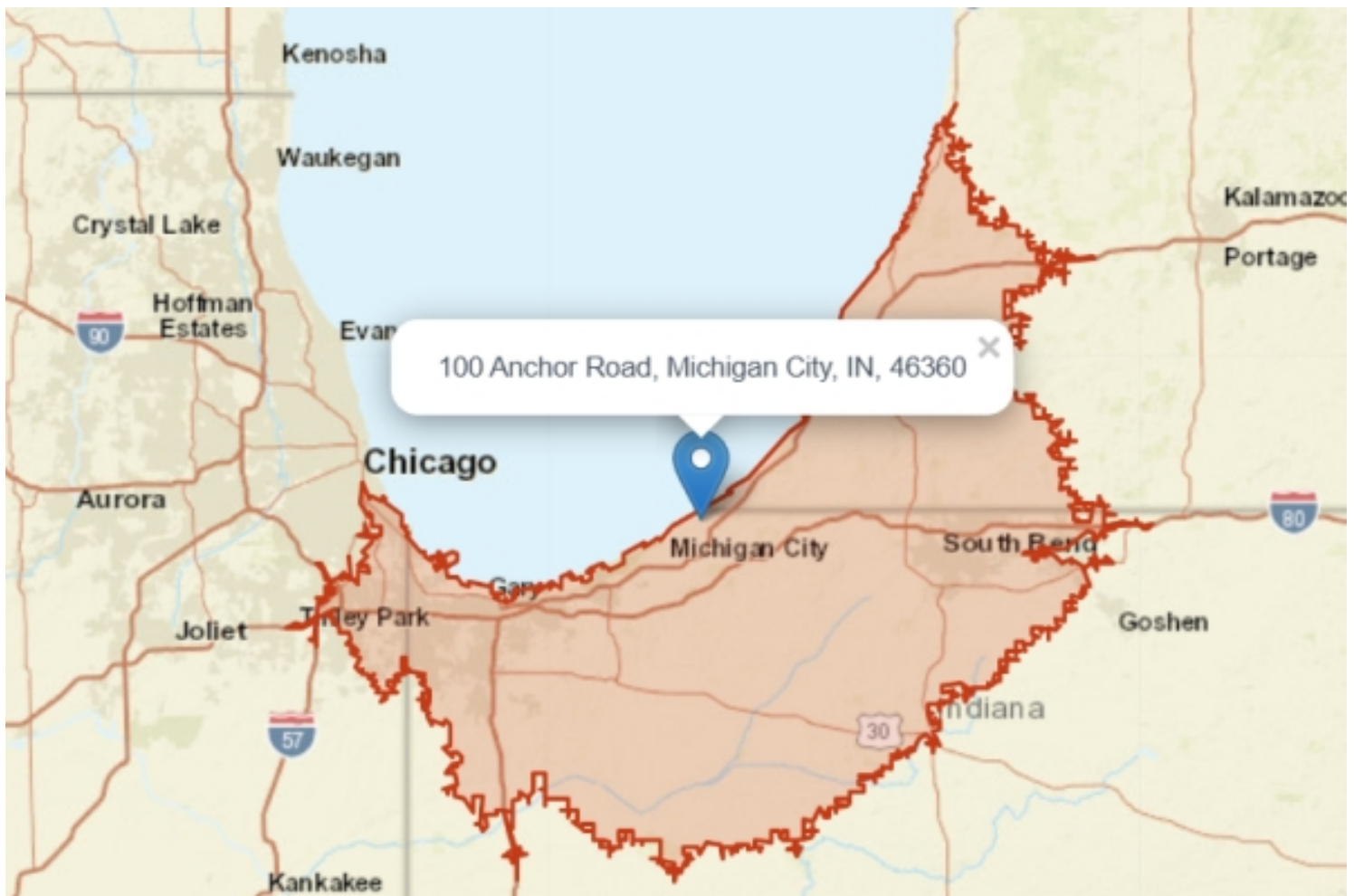
Move Freight. Move People. Move Fast.

If location is everything, Michigan City overdelivers.

Transport & Access

- **Highways:** I-94, US-20, US-421, I-80/90 (Indiana Toll Road)
- **Rail:** The South Shore Line (double-tracking under way) and freight via CSS & Norfolk Southern
- **Ports:** Access to deep-water shipping via Lake Michigan
- **Airports:** Chicago O'Hare (1.5 hrs), Midway (1.25 hrs), and Michigan City Municipal Airport for private business travel

1-Hour Drive Time Map



100 ANCHOR ROAD OFFERING MEMORANDUM

100 Anchor Road, Michigan City, IN, 46360

DETAILED PROPERTY DESCRIPTION

Infrastructure

- Industrial parks with **high-capacity power, water/sewer, and fiber connectivity**
- TIF districts and zoning ready for manufacturing, warehousing, logistics, mixed-use, and multifamily

Proximity Matters

- **60 miles to Chicago**
- **30 minutes to Gary/Portage steel and logistics hubs**
- **10 minutes to New Buffalo and Michigan's Harbor Country**

Whether you're moving freight, manufacturing products, or developing ideas Michigan City is within striking distance of everything — **but still affordable.**

Where Bold Projects Meet Practical Execution

Michigan City isn't *hoping* to grow — it's already doing it. With over **\$300 million in public and private investments** in just the past five years, the city is redefining what a revitalized Midwest economy looks like. Anchored by the lakefront, powered by infrastructure, and accelerated by incentives, Michigan City is more than a plan. It's a **proven platform for ROI.**

100 ANCHOR ROAD OFFERING MEMORANDUM

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DETAILED PROPERTY DESCRIPTION

MICHIGAN CITY INCENTIVES

Michigan City doesn't just offer vision. It puts **real tools on the table** to help you execute.

Incentive	Description
TIF (Tax Increment Financing)	Use future tax value increases to fund today's infrastructure
Tax Abatement	Real & personal property tax phase-ins available for new projects
Facade & Interior Grants	Funding for exterior improvement and white-boxing
Upper Story Residential	Convert downtown second floors into cash-flowing apartments
Brownfield Redevelopment Tools	Assessment, remediation, and gap funding for contaminated sites
Foreign Trade Zone (FTZ)	Duty deferral, reduction, and exemption benefits for import/export operations
SBA 504 Financing	Low down payment (10–15%), fixed rates, long-term financing, preserves cash flow
Opportunity Zone (QOZ)	100 Anchor Rd lies in a federally designated OZ (Census Tract 408); investors may defer, reduce, or exclude capital gains with Qualified Opportunity Funds (QOFs)

Here, you're not fighting City Hall. You're partnering with it.

Signature Projects & Urban Redevelopment

SoLa (South Lakefront Development)



A master-planned \$280M 2.8-acre mixed-use waterfront destination is in progress that will feature a 13-story building with 170 luxury condominiums, 18 townhomes, 250-room full service, name brand hotel, 21,000 square feet of commercial space, and a 398-space parking garage.

- **Diverse Residential Options**

SoLa offers 190 luxury condominiums and 18 duplex townhomes. Condos range from one to three bedrooms (760–1,754 sq ft), each featuring expansive private terraces. Townhomes offer three to four bedrooms (1,708–1,964 sq ft), with select units boasting private rooftop decks and individual street-level entrances.

- **Resort-Style Amenities**

At the heart of SoLa is a 36,000 sq ft rooftop amenity deck, featuring a four-season pool and hot tub with a retractable roof, lounge seating, cabanas with poolside food and beverage service, fire pits, and landscaped areas for year-round activities.

- **Comprehensive On-Site Facilities**

Residents and guests benefit from a state-of-the-art fitness center, full-service spa, multiple dining options including a rooftop terrace restaurant and bar, outdoor dog walk area with a dog wash station, and a 396-space climate-controlled parking garage.

- **Integrated Hospitality Services**

The development includes a 235-key dual-branded hotel, offering guests a variety of lodging options with access to the same high-end amenities as residents, ensuring a seamless blend of luxury living and hospitality.

- **Retail and Dining Experiences**

SoLa encompasses 21,000 sq ft of commercial space, featuring a variety of retail shops and dining establishments, including breakfast, lunch, and dinner options, as well as a rooftop lounge and restaurant with outdoor seating.

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DETAILED PROPERTY DESCRIPTION

The Franklin at 11th Street Station



An \$80M mixed use development that includes a new train station, 220 market-rate apartments, 5,600 square feet of commercial space, and a parking structure. The development is directly integrated with the newly rebuilt 11th Street South Shore Line station, which reopened in mid-2025. This station features high-level platforms, modern amenities, and over 500 parking spaces, significantly enhancing commuter convenience. The seamless connection to downtown Chicago positions The Franklin as a prime residence for professionals seeking urban access without the city's cost of living.

- **Seamless Connectivity to Chicago**

Enjoy direct access to the South Shore Line via the adjacent 11th Street Station, offering a swift and convenient commute to downtown Chicago.

- **Luxury Living with Lake Michigan Views**

Choose from 220 upscale apartments, ranging from studios to three-bedroom units, many featuring private balconies and panoramic vistas of Lake Michigan.

- **Resort-Style Amenities**

Indulge in a heated swim spa, rooftop sky lounge, co-working café, state-of-the-art fitness center, and outdoor movie lounge—all designed for your comfort and enjoyment.

- **Pet-Friendly Community**

Your furry friends are welcome here! Benefit from on-site amenities like a pet spa and dog park, ensuring your pets feel at home.

- **Modern Conveniences at Your Fingertips**

Experience the ease of property-wide gig-speed Wi-Fi, EV charging stations, and a hydronic snow-melt system in the courtyard, ensuring comfort year-round.

South Shore Double-Track Project

An \$650M state-and-federal-funded infrastructure upgrade connecting Michigan City to downtown Chicago in under 75 minutes.

- Eliminates street-running trains in MC
- Adds new platforms, improves headways, and transforms commuter appeal
- Increases property value, density potential, and labor market reach

Blue Chip Casino & Hotel Expansion

One of the Midwest's premier resort casinos continues to drive **over 1 million visits annually**, feeding demand for hospitality, dining, and entertainment.

Uptown Arts Trail District

New investment in mixed-use buildings, luxury apartments, and cultural anchors like the Lubeznik Center for the Arts are drawing young professionals, remote workers, and creatives to a reimagined downtown corridor.

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Where Quality of Life is a Built-In Amenity

Conceptual Development Plans in Waterfront District



If you think Michigan City is just another industrial town, take a walk down **Franklin Street on a summer Friday night**. Hear the live music echoing out of restaurants. Smell the BBQ from a pop-up pitmaster on 9th Street. Watch the line wrap around the corner at Shoreline Brewery. This city has a pulse.

Natural Assets That Actually Matter



- **Lake Michigan Shoreline** — 15 miles of public and private access to one of the Great Lakes' most scenic waterfronts
- **Washington Park Beach & Marina** — 99 acres of parkland, two miles of sandy beach, and one of the best marinas on the Great Lakes
- **Indiana Dunes National Park** — Over 15,000 acres of dunes, forests, wetlands, and trails just minutes away
- **Trail Networks** — City-connected bike and pedestrian paths link the lakefront, downtown, and residential neighborhoods

Culture, Creativity, and Community



- **Uptown Arts District** — A dense hub of galleries, artisan shops, coworking spaces, and adaptive reuse buildings
- **Lubeznik Center for the Arts** — Contemporary exhibits, education, and public installations
- **Annual Events** — First Fridays, Shelf Ice Brewfest, Singing Sands Sand Sculpting Festival, and more
- **Michigan City Public Library** — A Midcentury icon and one of Indiana's architectural gems

Residential Options with Real Appeal

- **Historic Neighborhoods** — Craftsman bungalows and lake cottages near downtown
- **New Construction** — Condos and mixed-use units in walkable districts
- **Executive Relocation** — Waterfront homes and gated developments within 5 miles
- **Affordable Housing** — Median home price under \$175,000 with ample rental stock

Workforce Institutions

- **Education:** Strong public schools, Ivy Tech, Purdue Northwest, and Valparaiso University
- **Healthcare:** Access to Franciscan Health, Northwest Health, and dozens of clinics and specialists
- **Remote Work-Ready:** Fiber broadband, coworking spaces, and a growing professional population working hybrid jobs from Michigan City homes

This isn't just where your business can grow — it's where your team can thrive.

The Window is Open. But Not Forever.

Investors. Developers. Employers. The smart money is starting to look toward a city with infrastructure, political will, and a rare convergence of lakefront lifestyle and industrial muscle.

You won't need to fight bureaucracy here. You'll find a **cooperative city government**, **active economic development leadership**, and **real local incentives** for high-impact projects.

Economic Development Corporation Michigan City (EDCMC)

2 Cadence Circle, Michigan City, IN

(219) 873-1211

info@edcmc.com

www.edcmc.com

Discover the opportunities that await in Michigan City—where business meets community

Chose Indiana: Low Costs, Limitless Potential

Indiana's business friendly environment is **measurable**

Category	Indiana	Illinois (State & Chicago Metro)	Estimated Advantage / Impact
Construction Cost Multiplier	1.02× national average	Illinois: 1.22×; Chicago: 1.30×	Chicago costs ~27% higher; Illinois statewide ~20% higher
Estimated Cost /? Sq Ft (100k sf)	~\$204 (benchmark \$200 base)	~\$244 (state), ~\$260 (Chicago metro)	Savings of \$4M (Illinois) to \$5.6M (Chicago) on 100,000?sf
Corporate Income Tax Rate	4.9% flat	9.5% flat (7% 2.5%)	50% lower state tax burden
Workers' Comp Premium	\$0.60 per \$100 payroll (~0.6%)	\$0.82 per \$100 payroll (~0.82%)	~\$2,200 annual savings per \$1M payroll
Commercial Property Tax Rate	~0.77% effective	~1.8%—1.83% (among highest)	~\$103K annual saving on \$10M assessed value
Cost of Living Index	~99 (national baseline)	~112 (Chicago metro)	Lower wage costs and lifestyle expenses
Right-to-Work State	Yes	No	More flexible workforce, reduced labor constraints

State Incentives

Incentive	Brief Description
Hoosier Business Investment (HBI) Tax Credit	Non-refundable credit up to 10% (or 25% for logistics projects) on eligible capital investment over two years. Requires net new jobs and economic benefit; credit is major project driver. (Indiana Economic Development Corp , Indiana Economic Development Corp)
Data Center Sales Tax Exemption	Sales/use tax exemption on qualifying data center equipment and energy for up to 25 years , extended to 50 years for \$750M investment. (Indiana Economic Development Corp)

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Incentive	Brief Description
Community Revitalization Enhancement District (CRED) Tax Credit	Credit equals 25% of qualified investment in designated districts. Pass-through eligible. Must apply before investment. (Indiana Economic Development Corp)
Economic Development for a Growing Economy (EDGE) Tax Credit	Refundable payroll withholding credit up to 100% of projected withholdings from new jobs, available for up to 10 years . (McGuire Sponsel)
Redevelopment Tax Credit (RTC)	Credit up to 30% of redevelopment expenses on large or brownfield sites, transferable to other taxpayers. (McGuire Sponsel)
Venture Capital Investment (VCI) Tax Credit	Investors in qualifying Indiana-based early-stage companies receive 20% credit (up to \$1M), carryforward or transferable for 5 years. (McGuire Sponsel , Indiana Economic Development Corp)
Research & Development (R&D) Tax Credit	Credit equal to 15% of the first \$1M in incremental research spending, and 10% beyond; non-refundable, 10-year carryforward. (McGuire Sponsel)
Skills Enhancement Fund (SEF) – Workforce Training Grant	Reimbursement for 50% of eligible training expenses over a two-year term; project-specific and competitive. (McGuire Sponsel)
Headquarters Relocation Tax Credit (HRTC / S? HQRTC)	Credits to companies relocating HQ to Indiana; standard and small HQ variants, often covering up to 50% of relocation costs. (McGuire Sponsel)
Film & Media Tax Credit	Incentive credit to support film and media production in Indiana—details managed by IEDC. (Listed on site; more info via IEDC). (Indiana Economic Development Corp)
Industrial Development Grant Fund (IDGF)	State grants supporting industrial development projects—competitive awards based on impact. (Listed on site). (Indiana Economic Development Corp)
Manufacturing Readiness Grants	Supports manufacturers adopting new technologies and modernizing operations. (Listed). (Indiana Economic Development Corp)

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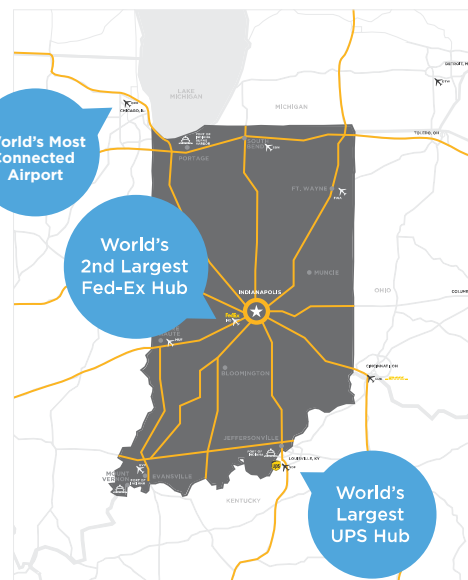
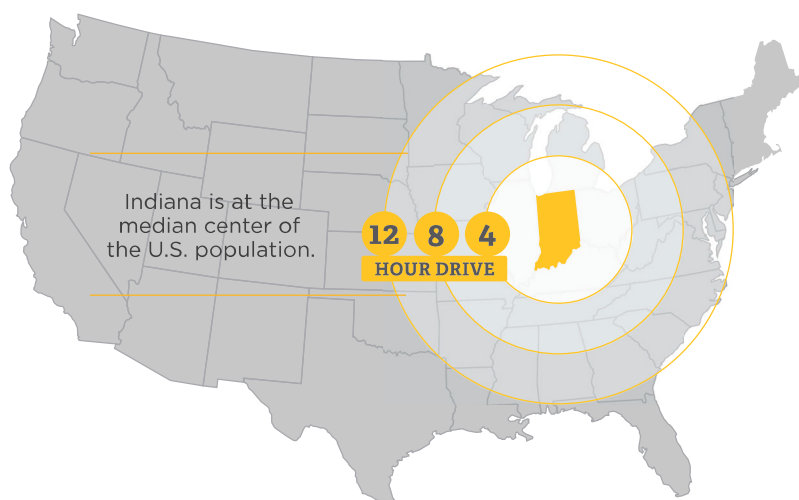
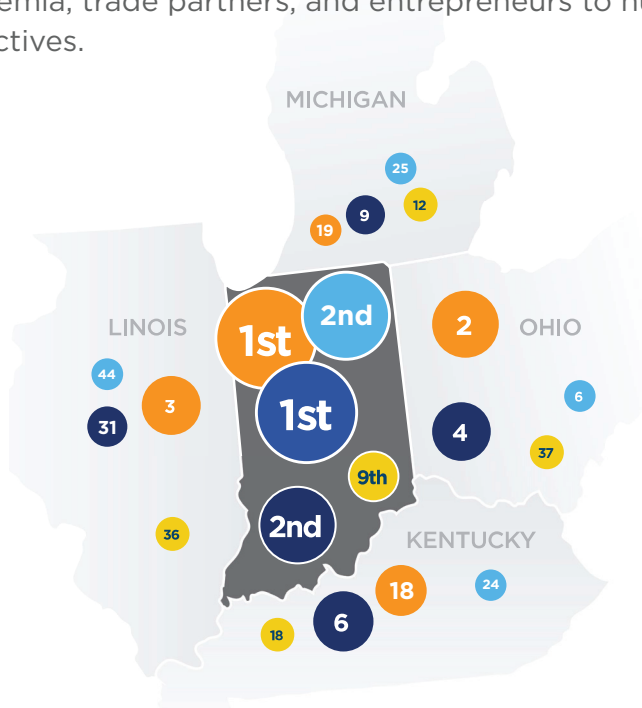
Incentive	Brief Description
Patent Income Tax Exemption	Exempts income from patents for qualifying businesses located in Indiana. (Listed). (Indiana Economic Development Corp)
Research & Development Incentives	Broad R&D support programs beyond tax credit—including grants and matching programs. (Listed). (Indiana Economic Development Corp)

Program	Key Benefit Summary
HBI Tax Credit	Up to 10% credit on qualifying capital investment (25% for logistics); non-refundable; certified over two years; 9-year carryforward
EDGE Tax Credit	Up to 100% refund on payroll withholding for new jobs; available up to 10 years
CRED Tax Credit	25% credit on qualified investment in designated revitalization districts; pass-through eligible
RTC (Redevelopment Tax Credit)	Up to 30% credit on redevelopment costs (e.g. brownfields); transferable
R&D Tax Credit	15% credit on first \$1M incremental R&D, 10% thereafter; 10-year carryforward
VCI Tax Credit	20% credit for equity investment in Indiana-based startups (up to \$1M); transferable/5-yr carryforward
Training Grants (SEF)	Covers up to 50% of workforce training cost over a two-year period
Other Support	Includes HQ relocation credits, film/media credits, industrial development grants, manufacturing readiness grants, patent income exemptions

INDIANA Business Climate

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, 2023)
- 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, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO

Indiana
Economic Development Corp[®]

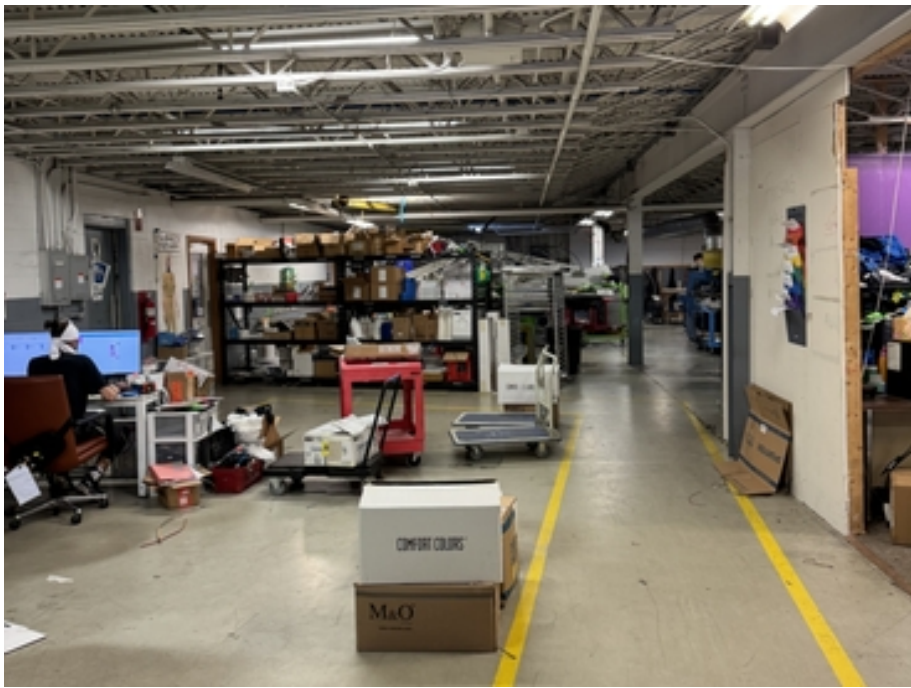
PROPERTY PHOTOS

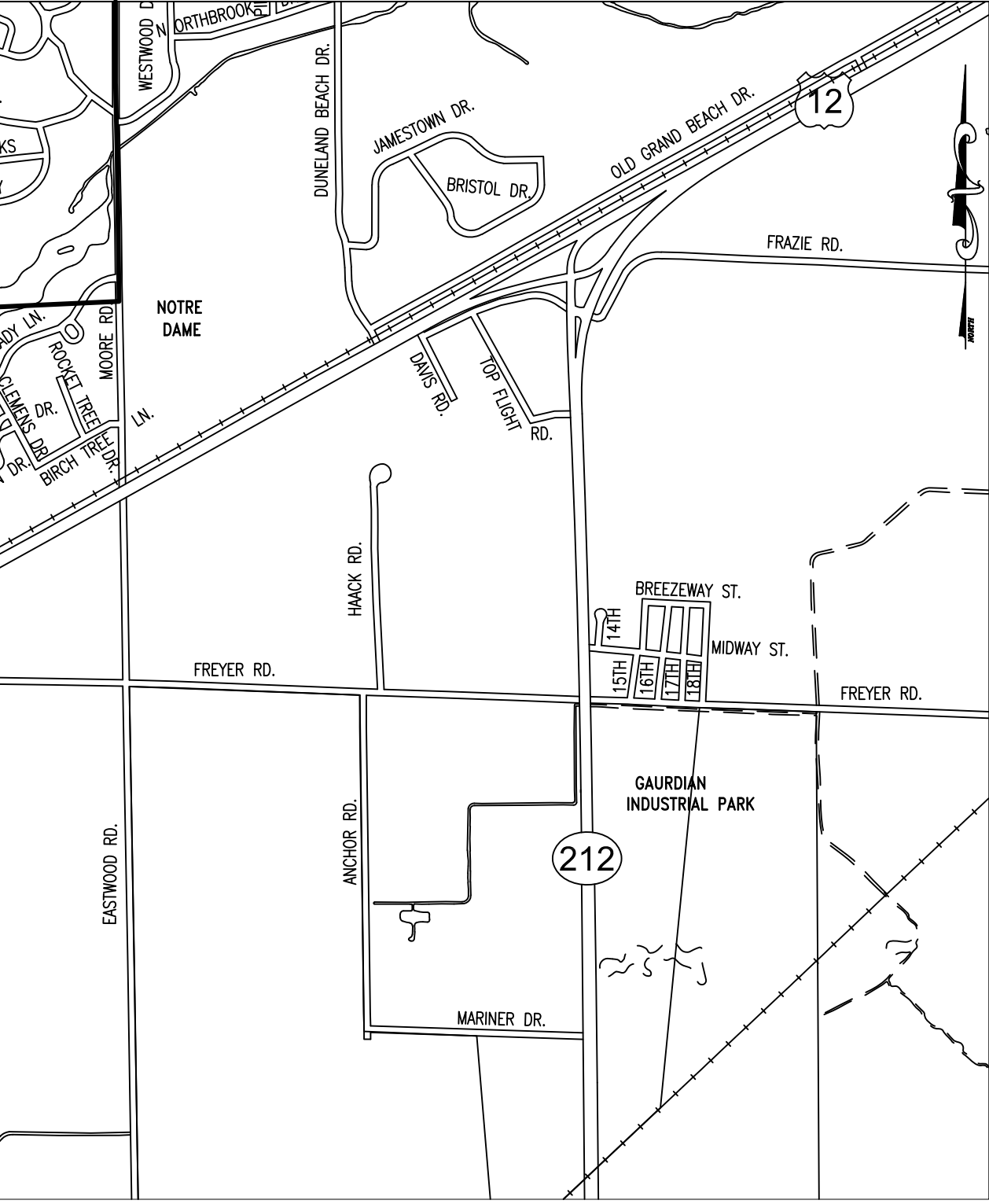


PROPERTY PHOTOS



PROPERTY PHOTOS





VICINITY MAP
NOT TO SCALE

SURVEY REPORT:

THE NEW PURPOSE OF THIS SURVEY IS TO SHOW UTILITIES ON A PREVIOUSLY COMPLETED ALTA SURVEY DATED 4/18/18 AND REVISED 4/23/18.

PREVIOUS REPORT FROM ALTA SURVEY:
PROVIDE AN ALTA/NSPS LAND TITLE SURVEY FROM A DESCRIPTION IN SCHEDULE A EXHIBIT A OF THE ALTA POLICY FILE NO.: 17923IN-508-MM8-DJ ISSUED BY FIDELITY NATIONAL TITLE INSURANCE.

AS REQUIRED BY TITLE 865, ARTICLE 1, CHAPTER 12, SECTIONS 1-29 OF THE ADMINISTRATIVE CODE.

THIS SURVEY IS WITHIN THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR MEASUREMENTS CONTROLLING ALTA/NSPS LAND SURVEYS, WHICH IS 0.07 (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.

THE THEORY OF THE SURVEY WAS BASED ON FOUND MONUMENTS IN THE FIELD THAT MATCHED THE RECORDED DEEDS AND MONUMENTS RECORDED IN THE OFFICE OF THE RECORDER IN LAPORTE COUNTY, INDIANA. THE BOUNDARY LINES WERE ESTABLISHED BASED ON THE RECORDED DEEDS AND THE DESCRIPTION CONTAINED IN THE TITLE WORK.

THE BASIS OF BEARING WAS BASED ON GPS, USING TRIMBLE S10 UNIT WITH THE VRS NETWORK.

LAST DATE OF FIELD WORK WAS APRIL 18TH, 2018

DEGREE OF UNCERTAINTY IS AS FOLLOWS :

DUE TO VARIANCES IN REFERENCE MONUMENTS: AS NOTED ON THE DRAWING, WHERE HELD EXISTING MONUMENTS SEE MEASURED AND RECORDED/PLATTED DIMENSIONS ON DRAWING.

DUE TO POSSESSION LINES: SEE CHAINLINK FENCE NEAR THE SOUTH AND EAST LINES, ALSO SEE A TREE LINE NEAR THE EAST LINE.

DUE TO DISCREPANCIES IN LEGAL DESCRIPTION IN TITLE WORK: NONE

PROPERTY DESCRIPTION FROM EXHIBIT A AS PROVIDED 4/20/18:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MICHIGAN CITY, COUNTY OF LAPORTE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE QUARTER (NE ¼) OF THE NORTHWEST ONE QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 4 WEST, MICHIGAN CITY, LAPORTE COUNTY, INDIANA, CONTAINING 2.65 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 4 WEST, MICHIGAN CITY, LAPORTE COUNTY, INDIANA; THENCE SOUTH (S) 88 DEGREES 30 MINUTES EAST (E) ALONG THE NORTH (N) LINE OF SAID SECTION 24, A DISTANCE OF 1568.10 FEET; THENCE SOUTH (S) 1 DEGREE 30 MINUTES WEST (W), A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING FOR THE FOLLOWING DESCRIPTION; THENCE SOUTH (S) 88 DEGREES 30 MINUTES EAST (E), A DISTANCE OF 188.36 FEET; THENCE SOUTH (S) 1 DEGREE 30 MINUTES WEST (W), A DISTANCE OF 409.70 FEET; THENCE NORTH (N) 88 DEGREES 30 MINUTES WEST (W), A DISTANCE OF 285.40 FEET; THENCE NORTH (N) 1 DEGREE 29 MINUTES WEST (W), A DISTANCE OF 242.38 FEET; THENCE NORTH (N) 10 DEGREES 15 MINUTES EAST (E), A DISTANCE OF 129.15 FEET; THENCE NORTH (N) 85 DEGREES 09 MINUTES 35 SECONDS EAST (E), A DISTANCE OF 90.55 FEET; THENCE NORTH (N) 1 DEGREE 30 MINUTES EAST (E), A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 2.65 ACRES MORE OR LESS.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE QUARTER (NE ¼) OF THE NORTHWEST ONE QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 4 WEST, MICHIGAN CITY, LAPORTE COUNTY, INDIANA, CONTAINING 1.655 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 4 WEST, MICHIGAN CITY, LAPORTE COUNTY, INDIANA; THENCE SOUTH (S) 88 DEGREES 30 MINUTES EAST (E) ALONG THE NORTH (N) LINE OF SAID SECTION 24, A DISTANCE OF 1768.82 FEET; THENCE SOUTH (S) 1 DEGREE 30 MINUTES WEST (W), A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING FOR THE FOLLOWING DESCRIPTION; THENCE SOUTH (S) 88 DEGREES 30 MINUTES EAST (E), A DISTANCE OF 176 FEET; THENCE SOUTH (S) 1 DEGREE 30 MINUTES WEST (W), A DISTANCE OF 409.70 FEET; THENCE NORTH (N) 88 DEGREES 30 MINUTES WEST (W), A DISTANCE OF 188.36 FEET; THENCE NORTH (N) 1 DEGREE 30 MINUTES EAST (E), A DISTANCE OF 409.70 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.655 ACRES, MORE OR LESS.

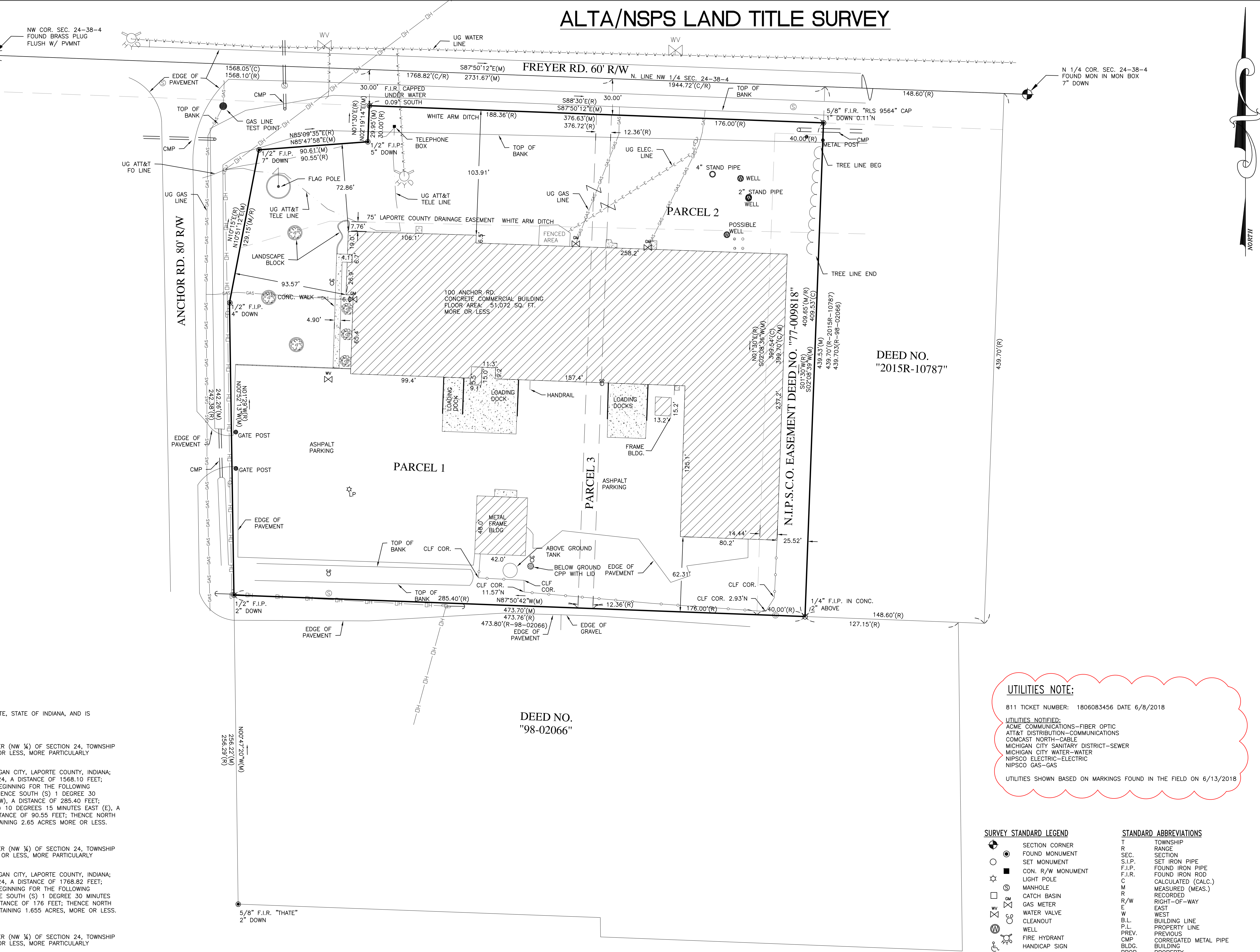
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EXCEPT, A TRACT OF LAND SITUATED IN THE NORTHEAST ONE QUARTER (NE ¼) OF THE NORTHWEST ONE QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 4 WEST, MICHIGAN CITY, LAPORTE COUNTY, INDIANA, CONTAINING 1.655 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 4 WEST, MICHIGAN CITY, LAPORTE COUNTY, INDIANA; THENCE SOUTH (S) 88 DEGREES 30 MINUTES EAST (E) ALONG THE NORTH (N) LINE OF SAID SECTION 24, A DISTANCE OF 1768.82 FEET; THENCE SOUTH (S) 1 DEGREE 30 MINUTES WEST (W), A DISTANCE OF 30.00 FEET, TO THE PLACE OF BEGINNING FOR THE FOLLOWING DESCRIPTION; THENCE SOUTH (S) 88 DEGREES 30 MINUTES EAST (E), A DISTANCE OF 176 FEET; THENCE SOUTH (S) 1 DEGREE 30 MINUTES WEST (W), A DISTANCE OF 409.70 FEET; THENCE NORTH (N) 88 DEGREES 30 MINUTES WEST (W), A DISTANCE OF 176 FEET; THENCE NORTH (N) 1 DEGREE 30 MINUTES EAST (E), A DISTANCE OF 409.70 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.655 ACRES, MORE OR LESS.



UTILITIES NOTE:

811 TICKET NUMBER: 1806083456 DATE 6/8/2018

UTILITIES NOTIFIED:

ACME COMMUNICATIONS-FIBER OPTIC
ATT&T DISTRIBUTION-COMMUNICATIONS
COMCAST NORTH-CABLE
MICHIGAN CITY SANITARY DISTRICT-SEWER
MICHIGAN CITY WATER-WATER
NIPSCO ELECTRIC-ELECTRIC
NIPSCO GAS-GAS

UTILITIES SHOWN BASED ON MARKINGS FOUND IN THE FIELD ON 6/13/2018

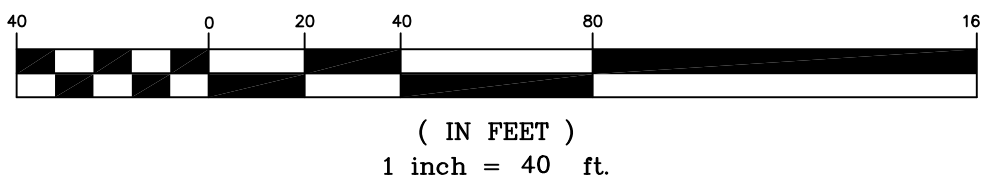
SURVEY STANDARD LEGEND

- SECTION CORNER
- FOUND MONUMENT
- SET MONUMENT
- CON. R/W MONUMENT
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- GAS METER
- WATER VALVE
- CLEANOUT
- WELL
- FIRE HYDRANT
- HANDICAP SIGN
- UTILITY POLE
- CONC. POST
- LARGE BILLBOARD SIGN
- NO PARKING AREA
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD LINES
- BUILDING
- CONC. AREA

STANDARD ABBREVIATIONS

- T TOWNSHIP
- R RANGE
- SEC. SECTION
- S.I.P. SET IRON PIPE
- F.I.P. FOUND IRON PIPE
- C CALCULATED (CALC.)
- R MEASURED (MEAS.)
- M RECORDED
- N RIGHT-OF-WAY
- E EAST
- W WEST
- B.L. BUILDING LINE
- P.L. PROPERTY LINE
- PREV. PREVIOUS
- CONC. CORRUGATED METAL PIPE
- BLDG. BUILDING
- PROP. PROPERTY
- N NORTH
- S SOUTH
- FF FINISHED FLOOR
- ELEV. ELEVATION
- FT FEET
- HT HEIGHT
- SQ. FT. SQUARE FOOT
- APPROX. APPROXIMATELY
- CONC. CONCRETE
- ASPH. ASPHALT
- ELEC. ELECTRIC
- UP UTILITY POLE

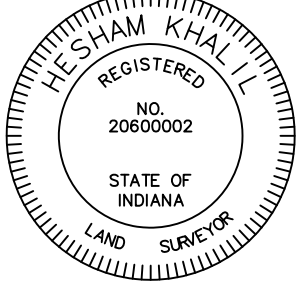
GRAPHIC SCALE



TO ANCHOR ROAD PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NONE OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-18-18.

DATE OF PLAT OR MAP: 4-18-18

SIGNATURE: *Hesham Khalil*
HESHAM KHALIL REG. NO. 20600002



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ENGINEERING & LAND SURVEYING, LLC.
email address: shen@global-landsurveying.com
601 FRANKLIN ST. STE. 407 MICHIGAN CITY, IN 46360
PH. NO. (219)872-4444 FAX NO. (219)878-9820

NO.	DATE	REVISION DESCRIPTION	BY
1	4/20/18	REVISED LEGAL DESCRIPTION	SH
2	4/23/18	CORRECTED PARCEL 2 LEGAL DESC	SH
		CLARIFIED MEAS. PROPERTY LINES	
		ADDED CALC. ABBR. TO LEGEND	
3	6/26/18	SHOWED UTILITIES SEE NOTE	SH

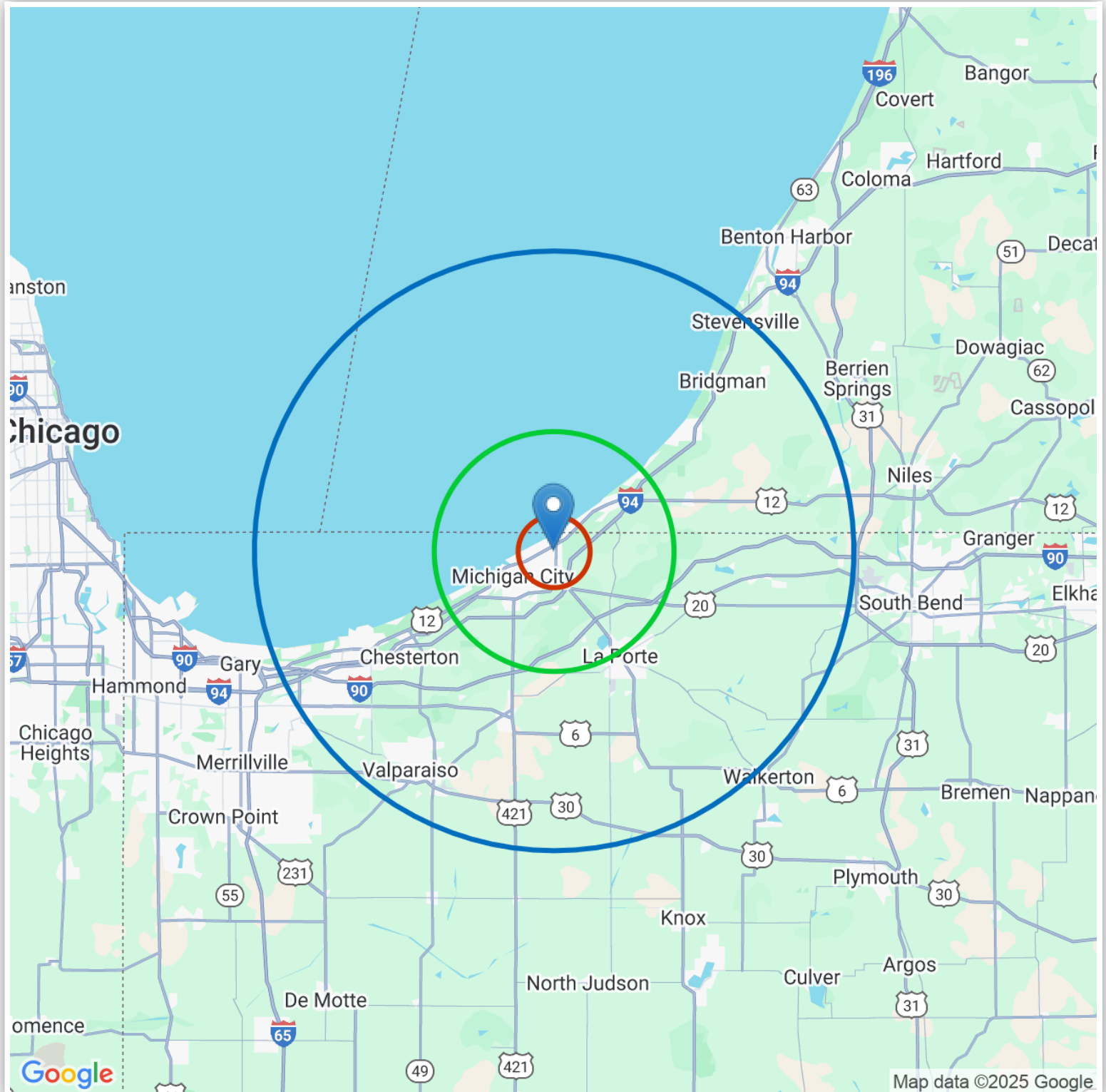
JOB NO.:	INT18025.001
DRAWN BY:	SH
CHECKED BY:	HK
DATE:	APR. 18, 2018
SCALE:	AS SHOWN

PROJECT NAME:	100 ANCHOR RD MICHIGAN CITY, IN 46360
PROJECT OWNER:	ANCHOR ROAD PARTNERS, LLC, 13369 WILSON ROAD NEW BUFFALO, MI

SHEET
REFERENCE NUMBER

S1

LOCATION/STUDY AREA MAP (RINGS: 3, 10, 25 MILE RADIUS)



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100 ANCHOR ROAD OFFERING MEMORANDUM

100 Anchor Road, Michigan City, IN, 46360
INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

10,272

Population

49.3 Median Age



2.25

Average Household Size

4,429

Total Households

EDUCATION



5.64%

No High School Diploma



17.72%

High School Graduate



18.21%

Some College



23.15%

Bachelor's/Grad

BUSINESS



345

Total Businesses



4,095

Total Employees

EMPLOYMENT

540

Retail Trade Employees

1,185

Manufacturing Employees

238

Eating & Drinking Employees

144

Finance/Ins/Real Estate Emp

4.5%

Unemployment Rate

INCOME



\$66,992

Median Household Income



\$50,616

Per Capita Income



\$254,270

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.27%)■

The smallest group : \$150,000 - \$199,999 (4.72%)■

Indicator	Value(%)	
< \$15,000	12.23	■
\$15,000 - \$24,999	6.58	■
\$25,000 - \$34,999	6.54	■
\$35,000 - \$49,999	11.64	■
\$50,000 - \$74,999	17.27	■
\$75,000 - \$99,999	13.63	■
\$100,000 - \$149,999	13.61	■
\$150,000 - \$199,999	4.72	■
\$200,000+	13.76	■



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100 ANCHOR ROAD OFFERING MEMORANDUM

100 Anchor Road, Michigan City, IN, 46360
INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)

KEY FACTS

65,993
Population

44 Median Age

2.32
Average Household Size

26,901
Total Households

EDUCATION

6.02%
No High School Diploma

10.28%
High School Graduate

18.6%
Some College

16.5%
Bachelor's/ Grad

BUSINESS

2,623
Total Businesses

39,316
Total Employees

EMPLOYMENT

10,896
Retail Trade Employees

3,685
Manufacturing Employees

6,116
Eating & Drinking Employees

1,683
Finance/Ins/Real Estate Emp

4% Unemployment Rate

INCOME

\$66,669
Median Household Income

\$39,959
Per Capita Income

\$216,391
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.07%)
The smallest group : \$150,000 - \$199,999 (6.68%)

Indicator	Value(%)	
< \$15,000	11.39	
\$15,000 - \$24,999	6.87	
\$25,000 - \$34,999	7.84	
\$35,000 - \$49,999	11.24	
\$50,000 - \$74,999	17.07	
\$75,000 - \$99,999	16.04	
\$100,000 - \$149,999	13.8	
\$150,000 - \$199,999	6.68	
\$200,000+	9.07	



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100 ANCHOR ROAD OFFERING MEMORANDUM

100 Anchor Road, Michigan City, IN, 46360
INFOGRAPHIC: KEY FACTS (RING: 25 MILE RADIUS)

KEY FACTS

317,602
Population

41.9 Median Age



2.42
Average Household Size

125,185
Total Households

EDUCATION



5.11%
No High School Diploma



9.88%
High School Graduate



19.5%
Some College

18.33%
Bachelor's/ Grad

BUSINESS



11,144
Total Businesses



142,171
Total Employees

EMPLOYMENT

31,589
Retail Trade Employees

15,092
Manufacturing Employees

13,901
Eating & Drinking Employees

6,133
Finance/Ins/Real Estate Emp

3.7% Unemployment Rate

INCOME



\$75,498
Median Household Income



\$40,139
Per Capita Income



\$267,083
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.4%) ■
The smallest group : \$15,000 - \$24,999 (6.41%) ■

Indicator	Value(%)	
< \$15,000	8	■
\$15,000 - \$24,999	6.41	■
\$25,000 - \$34,999	7.16	■
\$35,000 - \$49,999	11.2	■
\$50,000 - \$74,999	16.8	■
\$75,000 - \$99,999	15.57	■
\$100,000 - \$149,999	17.4	■
\$150,000 - \$199,999	8.81	■
\$200,000+	8.64	■



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100 ANCHOR ROAD OFFERING MEMORANDUM

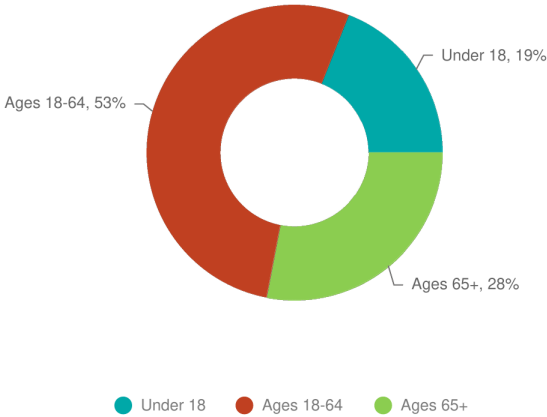
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

10,272 Population	4,512 Households	49.3 Median Age
2.25 Avg Size Household	\$66,992 Median Household Income	\$296,500 Median Home Value
126 Wealth Index	89 Housing Affordability	51.4 Diversity Index

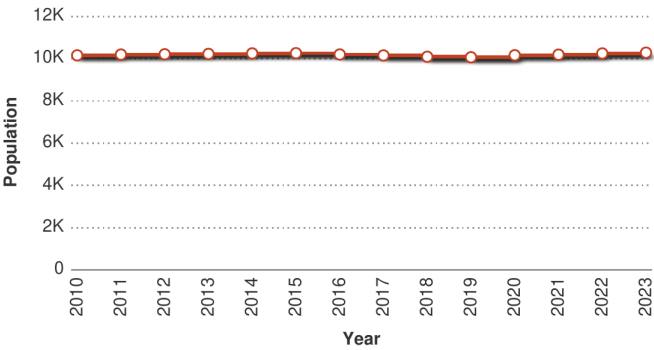
POPULATION BY AGE



POPULATION BY GENERATION

 7.11% Greatest Gen: Born 1945/Earlier	 29.62% Baby Boomer: Born 1946 to 1964	 18.37% Generation X: Born 1965 to 1980
 17.63% Millennial: Born 1981 to 1998	 19.08% Generation Z: Born 1999 to 2016	 8.19% Alpha: Born 2017 to Present

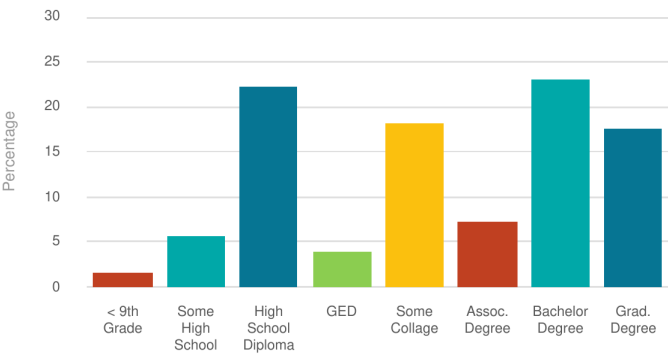
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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PRO

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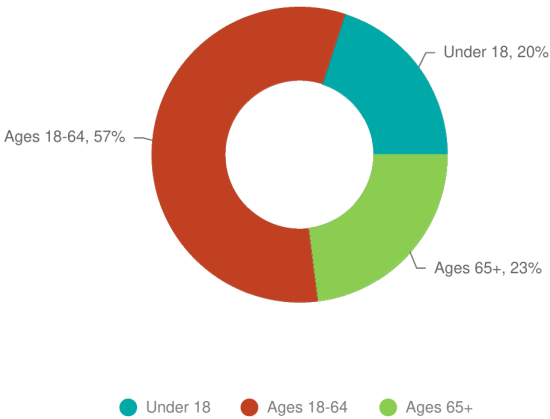
100 Anchor Road, Michigan City, IN, 46360

INFOGRAPHIC: POPULATION TRENDS (RING: 10 MILE RADIUS)

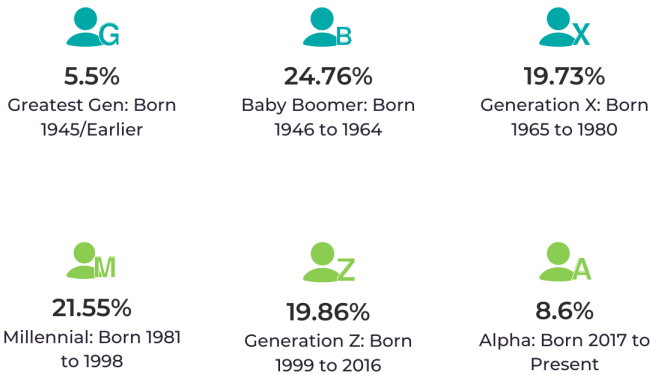
POPULATION TRENDS AND KEY INDICATORS
10 Miles Ring

65,993 Population	27,184 Households	44 Median Age
2.32 Avg Size Household	\$66,669 Median Household Income	\$234,519 Median Home Value
98 Wealth Index	112 Housing Affordability	50.7 Diversity Index

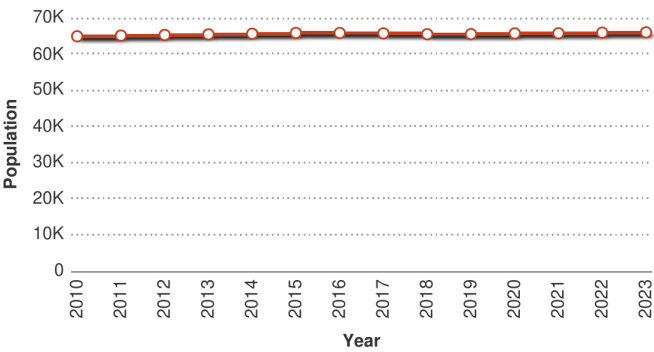
POPULATION BY AGE



POPULATION BY GENERATION



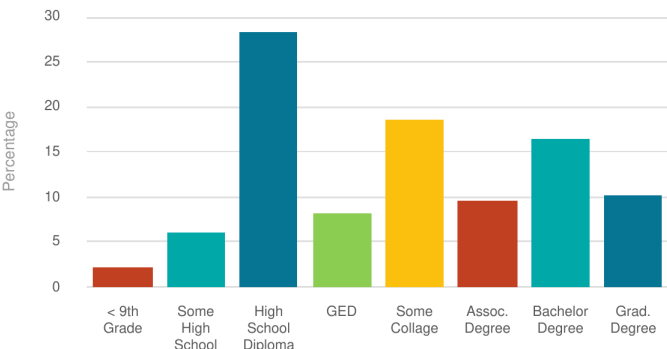
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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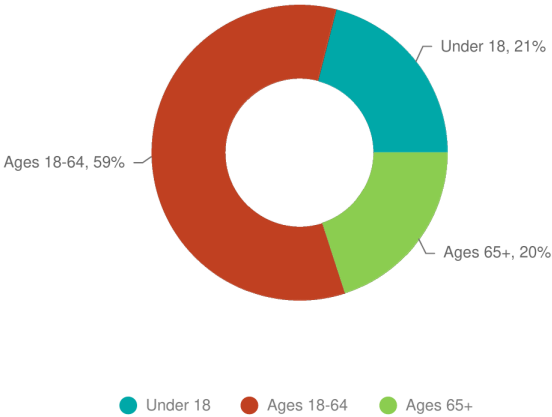
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INFOGRAPHIC: POPULATION TRENDS (RING: 25 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
25 Miles Ring

317,602 Population	127,350 Households	41.9 Median Age
2.42 Avg Size Household	\$75,498 Median Household Income	\$259,965 Median Home Value
95 Wealth Index	114 Housing Affordability	48.6 Diversity Index

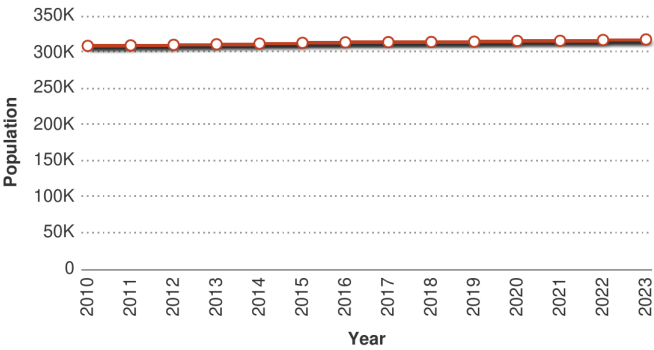
POPULATION BY AGE



POPULATION BY GENERATION

 5.04% Greatest Gen: Born 1945/Earlier	 22.31% Baby Boomer: Born 1946 to 1964	 19.96% Generation X: Born 1965 to 1980
 22.35% Millennial: Born 1981 to 1998	 21.75% Generation Z: Born 1999 to 2016	 8.6% Alpha: Born 2017 to Present

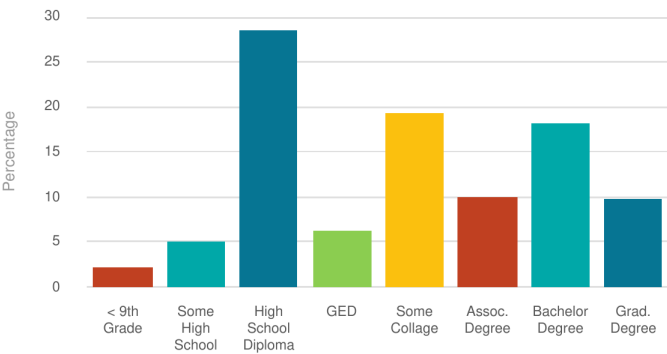
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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