

SALE



LAND

V/L CLEVELAND ROAD



V/L CLEVELAND ROAD, SOUTH BEND, IN 46628

PROPERTY OVERVIEW

The Subject Property consists of 13.88 acres of Industrial-zoned, utility-served land on Cleveland Rd just west of the Meghan Beeler Ct & William Richardson Dr industrial park. The site sits less than 2 miles from the US 31 interstate, 4.5 miles from the South Bend International Airport & South Shore Train Line, and 4 miles from the US 31/20 interchange.

Area A: ±4-5 acres; \$110,000/acre

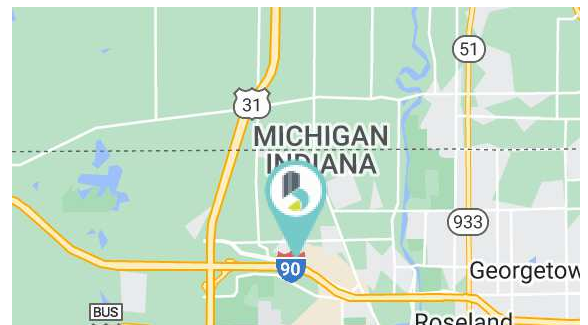
Area B: ±8-9 acres; \$75,000/acre

PROPERTY HIGHLIGHTS

- Development ready land with municipal utilities and industrial zoning
- Parcel may be split or bought as a whole
- Proximal location to major traffic arteries

SALE PRICE **\$1,216,000**

Lot Size:	13.88 Acres
Parcel #:	71-03-21-151-003.000-009
Zoning:	Industrial
Utilities:	Municipal water & sewer
Traffic Counts:	12,387 AADT



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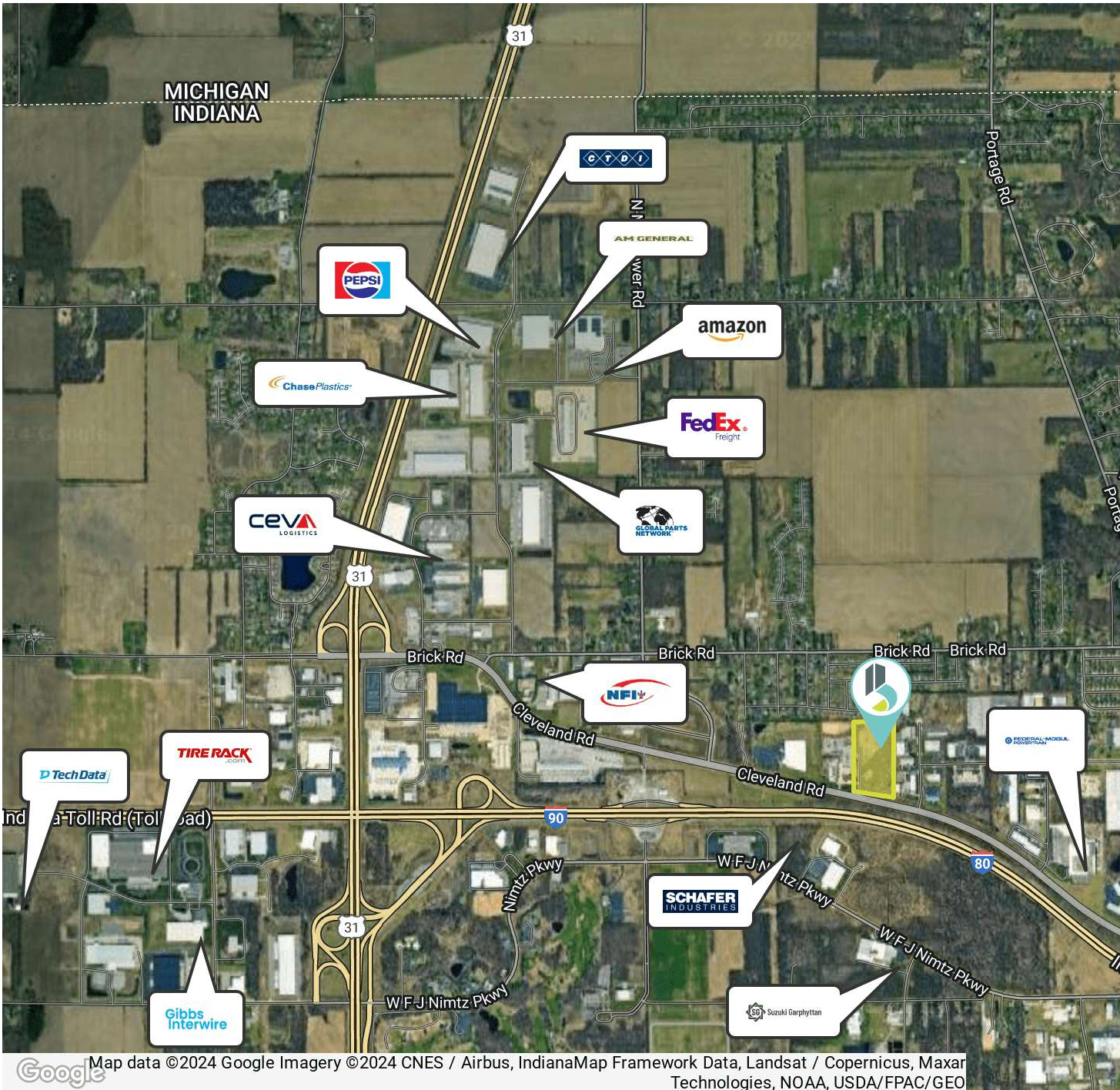
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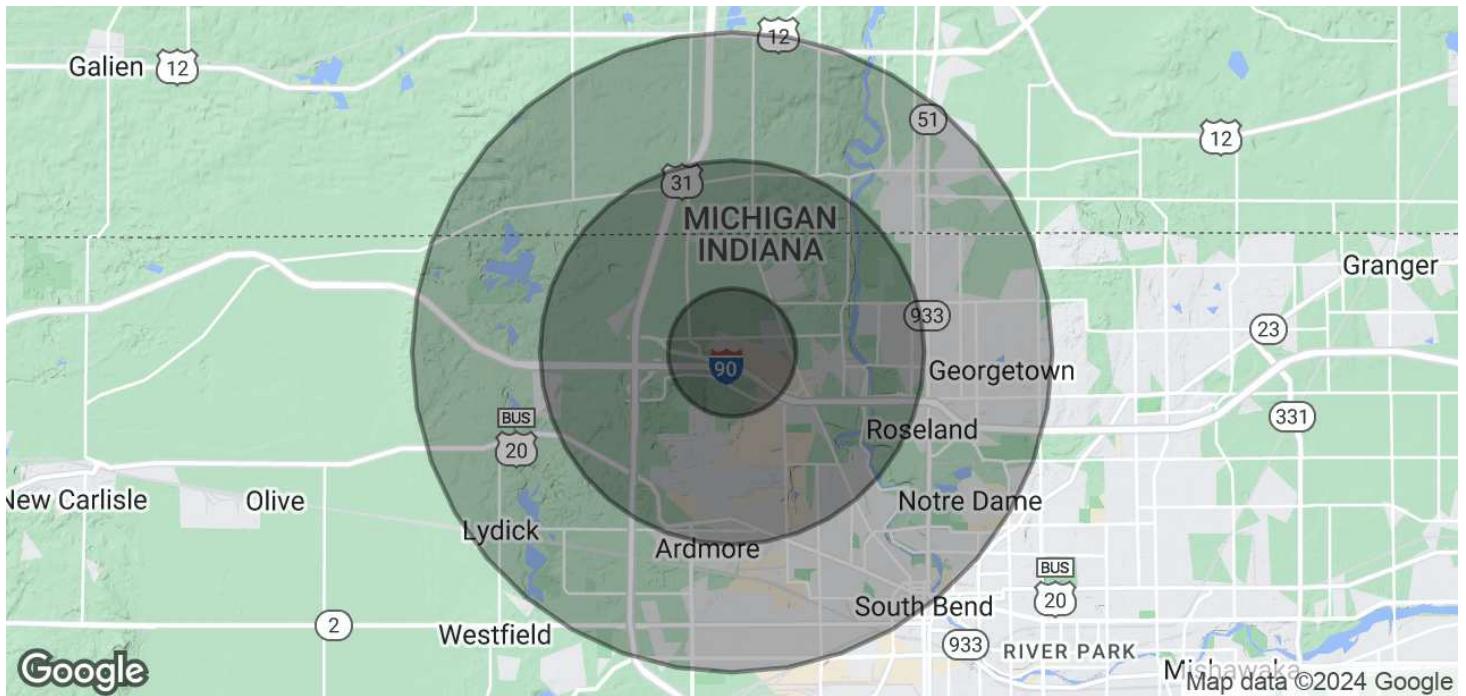


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	899	6,657	46,479
Average Age	49.6	48.2	38.4
Average Age (Male)	45.1	46.3	36.8
Average Age (Female)	56.9	50.1	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	408	2,970	20,198
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$73,325	\$82,569	\$55,904
Average House Value	\$173,186	\$163,994	\$117,434

2020 American Community Survey (ACS)

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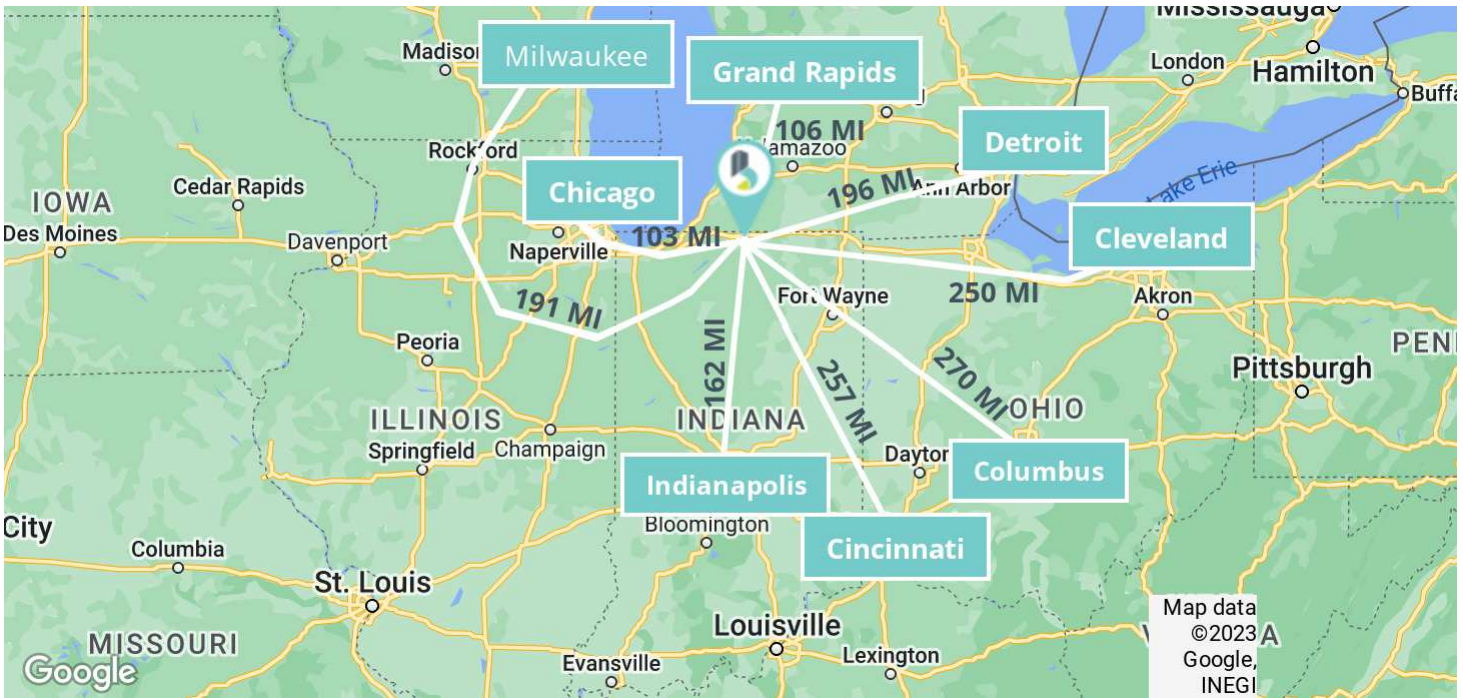
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AIR

- South Bend International Airport (SBN), features UPS and FEDEX Cargo operations and direct passenger service on Allegiant, American, Delta, and United Airlines to key hubs including Atlanta, Chicago, Dallas, Detroit, Minneapolis, Phoenix and four Florida destinations.
- Sites feature 2-hour drive access to other Major & Regional International Airports. Chicago - O'Hare (ORD), Chicago - Midway (MDW), Grand Rapids (GRR), and Fort Wayne (FWA).

DRIVE

- Connection to three of the nation's most important arteries - Interstates 80/90 and 94 - spanning the Michiana Region, linked to U.S. routes 12, 20, 30, and 31 allowing heavy haul route access to surrounding regional market areas.
- Sites are on a fixed bus route for the South Bend Public Transportation Corporation (Transpo) which provides service for the South Bend and Mishawaka areas.

RAIL

- Rail mainlines for CSX, Norfolk Southern, and Canadian National cross the area, with numerous branch lines, regionals, and short lines to link local companies with nation's rail network.
- Passenger rail options include multiple Amtrak lines and stations, along with South Shore commuter rail service between South Bend, Michigan City, and downtown Chicago.

INDIANA TRANSPORTATION, DISTRIBUTION & LOGISTICS OVERVIEW

Indiana is a global logistics leader and offers a strong competitive advantage when it comes to reaching North American markets.

Known as the "Crossroads of America," Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks second in the nation for highway access.

- Indiana has the fourth lowest cost of living in the country
- Indiana ranks first in the Midwest and sixth in the nation for "Best States for Business" (Chief Executive, May 2015)
- Indiana ranks tenth in the country and best in the Midwest in the State Business Tax Climate (2015 Tax Foundation)
- Indiana ranks sixth in infrastructure and global access and tied with Georgia and Texas for third, in Distribution/Supply Chain Hub
- Indiana is home to 3 ports and ranks seventh in U.S. waterborne shipping and fifteenth in total foreign and domestic waterborne

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