

LAND FOR SALE

860 W. Michigan Street (US 20) | New Carlisle, IN



Commercial Development Opportunity

- Frontage:** 463' (On W. Michigan St./US 20)
179' (On County Line Rd.)
- Land:** 7.74 Acres
- Terrain:** Flat/Partially Wooded
- Zoning:** LB-Local Business
- Utilities:** Municipal Sewer

PARCEL	ACREAGE	TOTAL LIST PRICE
A	1.08 ACRE	\$554,000
B	3.74 ACRES	\$840,000
C	1.50 ACRE	\$445,000
D	1.42 ACRES	\$475,000
E	~2.0 ACRES	RECENTLY CLOSED

Details:

Commercial development opportunity on 7.74 acres with curb-cut and frontage on both W. Michigan Street (US 20) and County Line Road, and is bordered by a high-traffic road which has significant traffic volume coming in from both Indiana and Michigan. Two large industrial companies will soon be locating in the New Carlisle area and will employ over 4,000 personnel. The property is located just west of downtown New Carlisle on a high-traffic commercial corridor surrounded by Phillips 66 gas station, Dollar General, 1st Source Bank and CVS Pharmacy.

Zoned LB-Local Business in New Carlisle which allows a wide range of uses including, but not limited to, retail, recreational, automobile sales, service/repair, ATM, banks, credit unions, assisted living, clinics, bar/tavern, car wash, convenience store, grocery store, hospitality and restaurants. New Carlisle is a growing community located approximately 20 miles from downtown South Bend, and occupies a strategic location situated within close proximity to railway lines, US 20, major electric lines, and near a major water source, the Kankakee Aquifer System. A majority of the work required for the subdivision has already been completed. A recently completed ALTA survey is available upon request.

[VIEW PROPERTY ONLINE](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



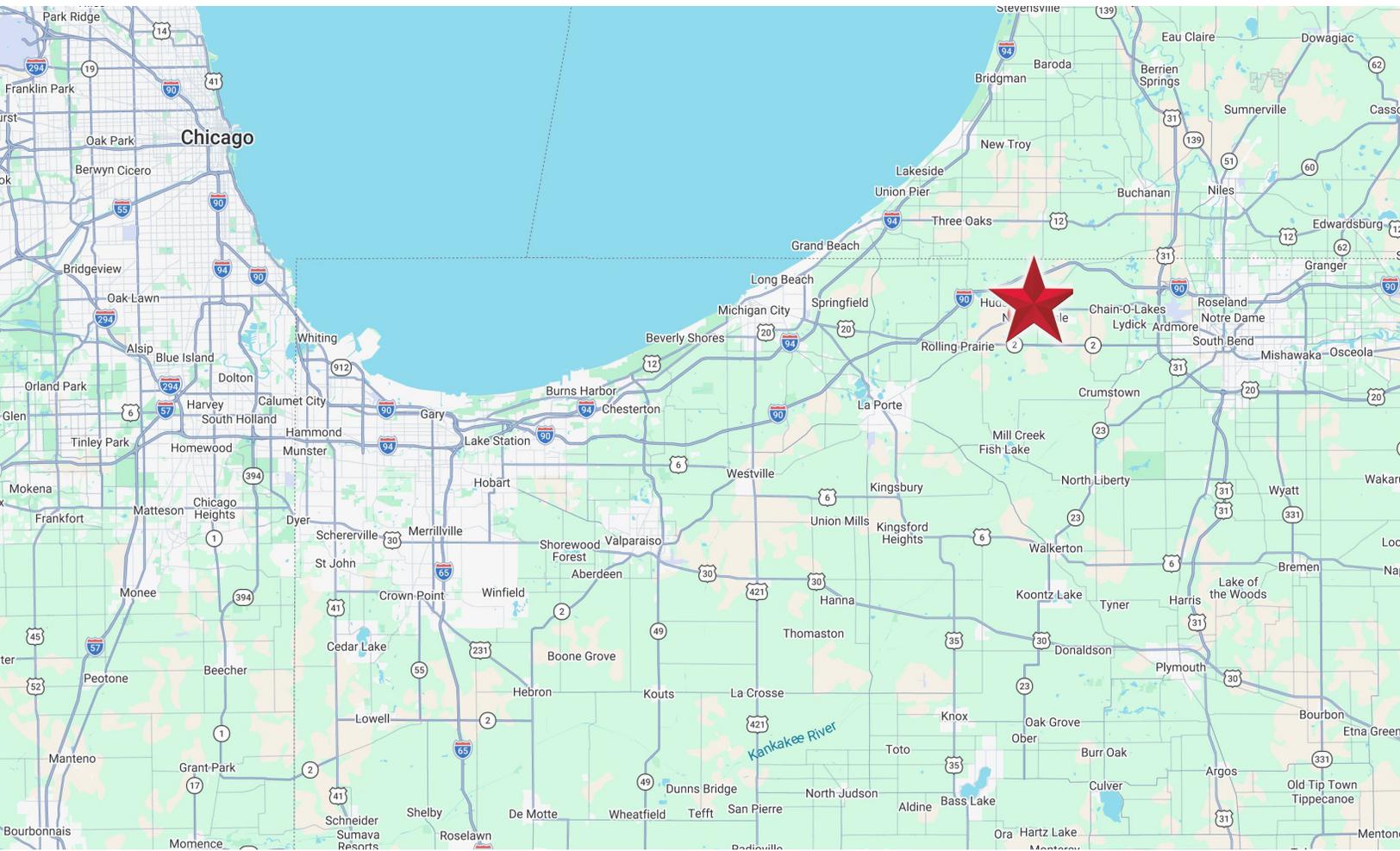
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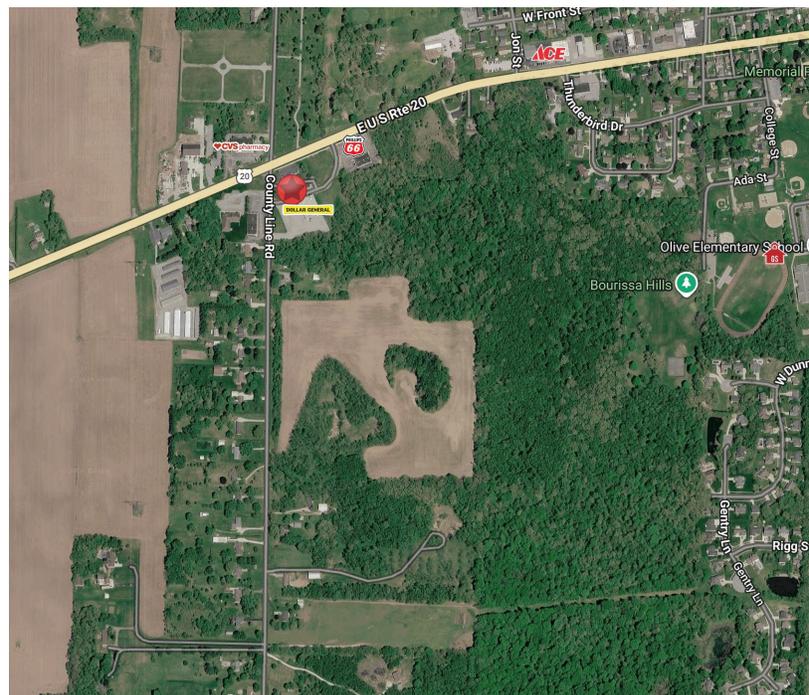
LOCATION OVERVIEW

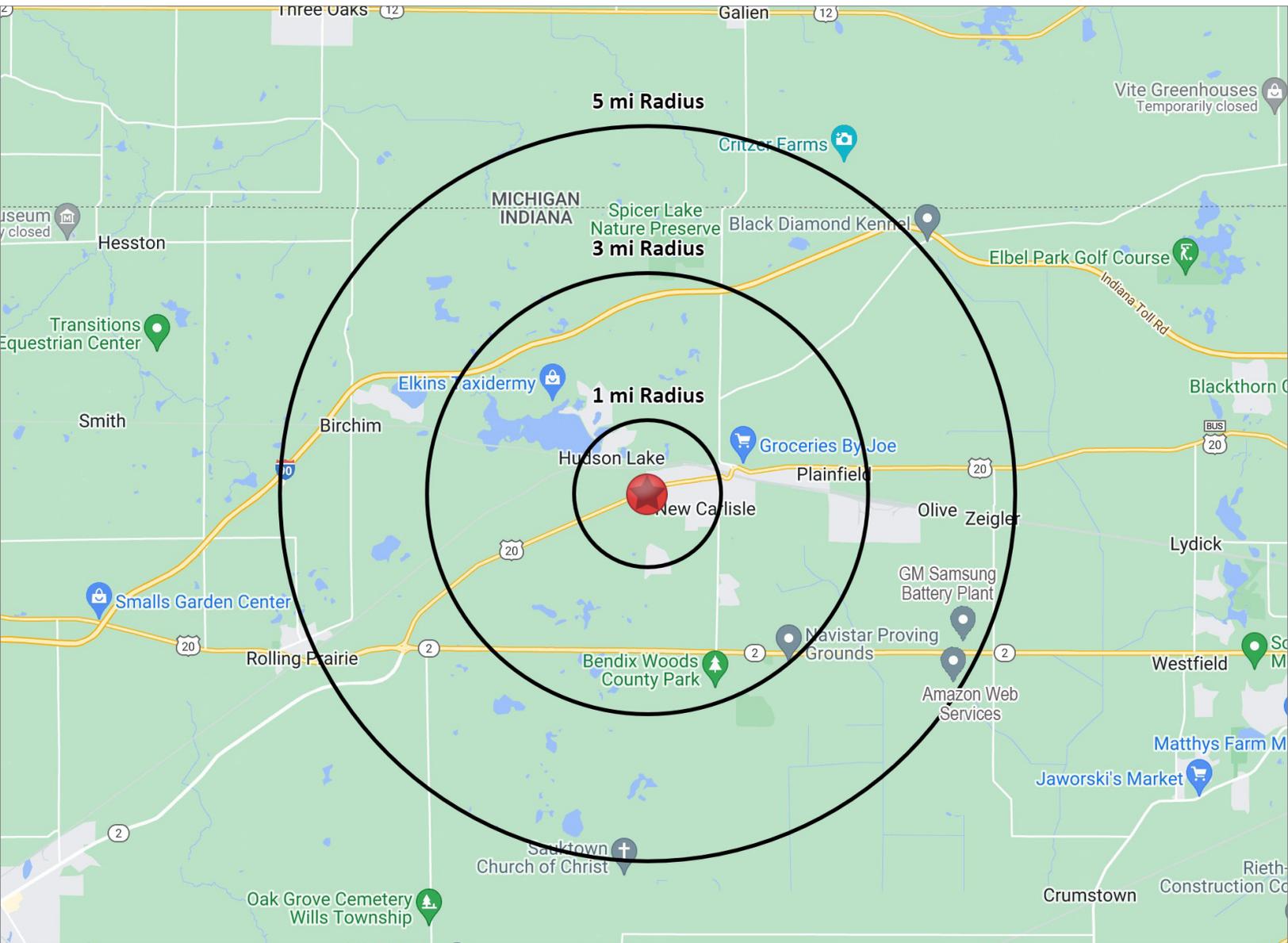
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- The property is located on the west side of downtown New Carlisle on business section of a state highway which is part of a commercial corridor that connects St. Joseph and LaPorte Counties (the property is approximately 183' from the LaPorte County line).
- The immediate neighborhood includes commercial, industrial, businesses, residential single family development, public park and a school.
- New Carlisle is a growing community located approximately 20 miles from downtown South Bend, and occupies a strategic location situated within close proximity to railway lines, US 20, major electric lines, and near a major water source, the Kankakee Aquifer System.





POPULATION

1 MILE	2,502
3 MILE	5,510
5 MILE	8,547



NUMBER OF HOUSEHOLDS

1 MILE	776
3 MILE	1,800
5 MILE	2,846



AVERAGE HOUSEHOLD INCOME

1 MILE	\$91,781
3 MILE	\$103,070
5 MILE	\$105,836



MEDIAN HOME VALUE

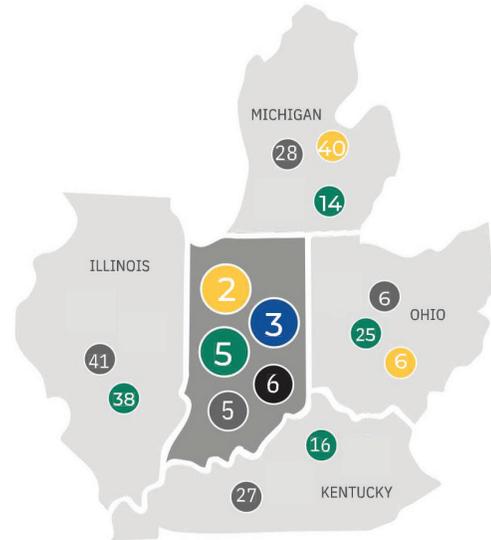
1 MILE	\$199,394
3 MILE	\$221,127
5 MILE	\$225,269



INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana 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 your business objectives.



- 2** BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3** COST OF DOING BUSINESS (CNBC, 2025)
- 5** STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5** PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6** BEST STATES FOR BUSINESS (Chief Executive, 2025)

INDIANA FOR THE BOLD
Economic Development Corporation



WHY INDIANA?

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ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

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%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except 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.

\$238 UI TAX FOR NEW EMPLOYERS

COMPETITIVE TAX RATES

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

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)

BUILT FOR BUSINESS RIGHT TO WORK STATE

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

MI: No | OH: No | KY: Yes | IL: No



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