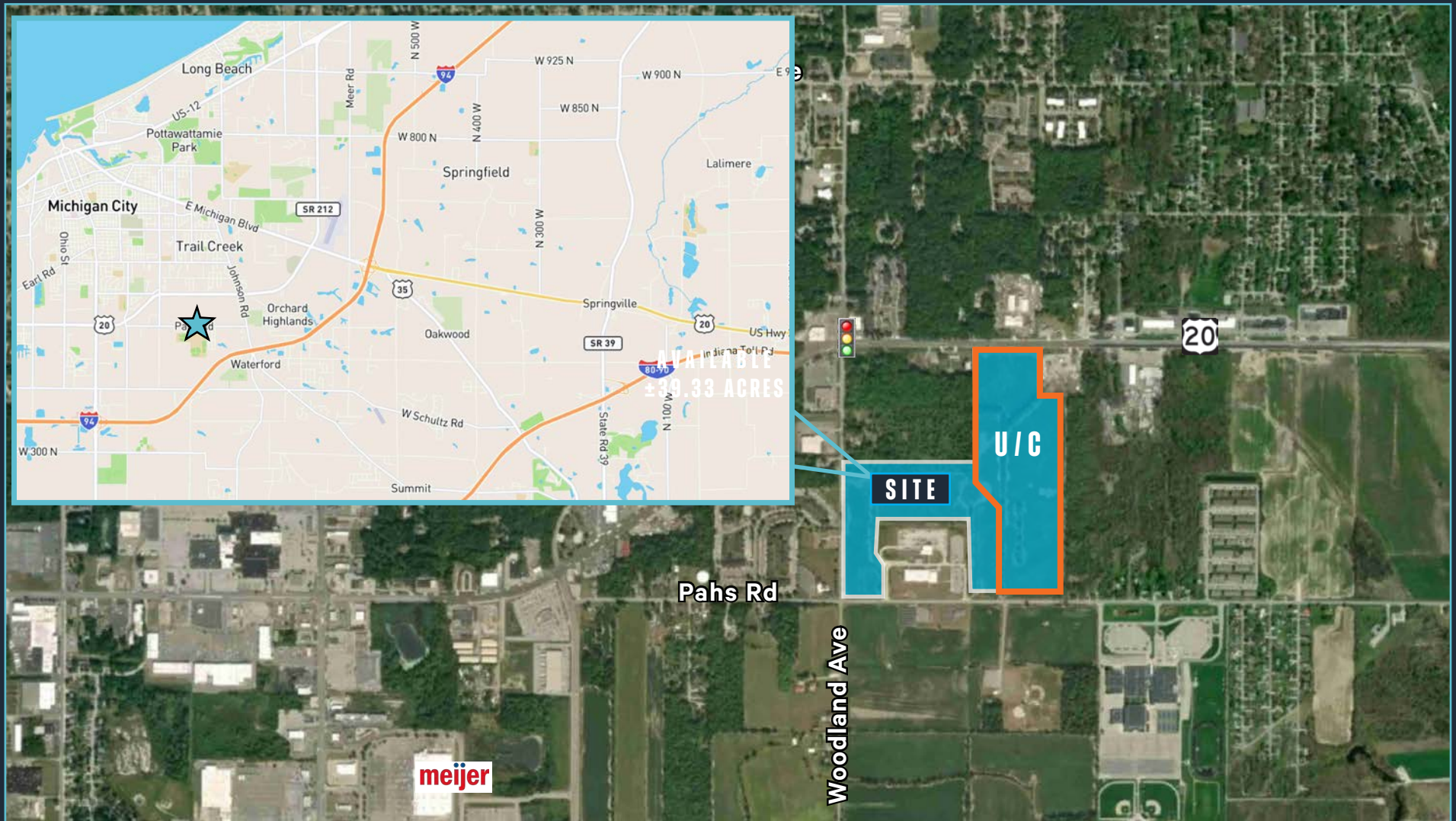


NEC OF PAHS RD & WOODLAND AVE

CBRE

±39.33 ACRES PRIME MIXED-USE / RESIDENTIAL DEVELOPMENT OPPORTUNITY
MICHIGAN CITY, IN

LAND FOR SALE



PROPERTY HIGHLIGHTS

FOR SALE ± 76.33 ACRES Total
 ± 37 ACRES Under Contract
 ±39.33 ACRES AVAILABLE

ZONED

RC1 -Residential District

LOCATION

- South of the Rt 20/ Woodland Ave lighted intersection
- Directly east of Michigan City's busy shopping district
- Easy access to I-94 via Rt 20
- Approximately 20 minutes to the South Shore Train Station
- Best uses include Single Family & Townhome Residential, Retirement Living and Commercial
- Sewer and water are available

TRAFFIC COUNTS:

4,304 vehicles per day on Woodland Ave
 14,447 vehicles per day on Route 20
 4,809 vehicles per day on Pahs Rd

PIN NUMBERS:

46-05-03-300-007.000-046, 46-05-03-300-012.000-046,
 46-05-03-300-018.000-009

TAXES

\$1464

ASKING PRICE

\$75,000/per acre

PLEASE CALL FOR ADDITIONAL INFORMATION

www.cbre.us/lsgoakbrook



± 39.33

Acres Available

\$75,000/PER ACRE

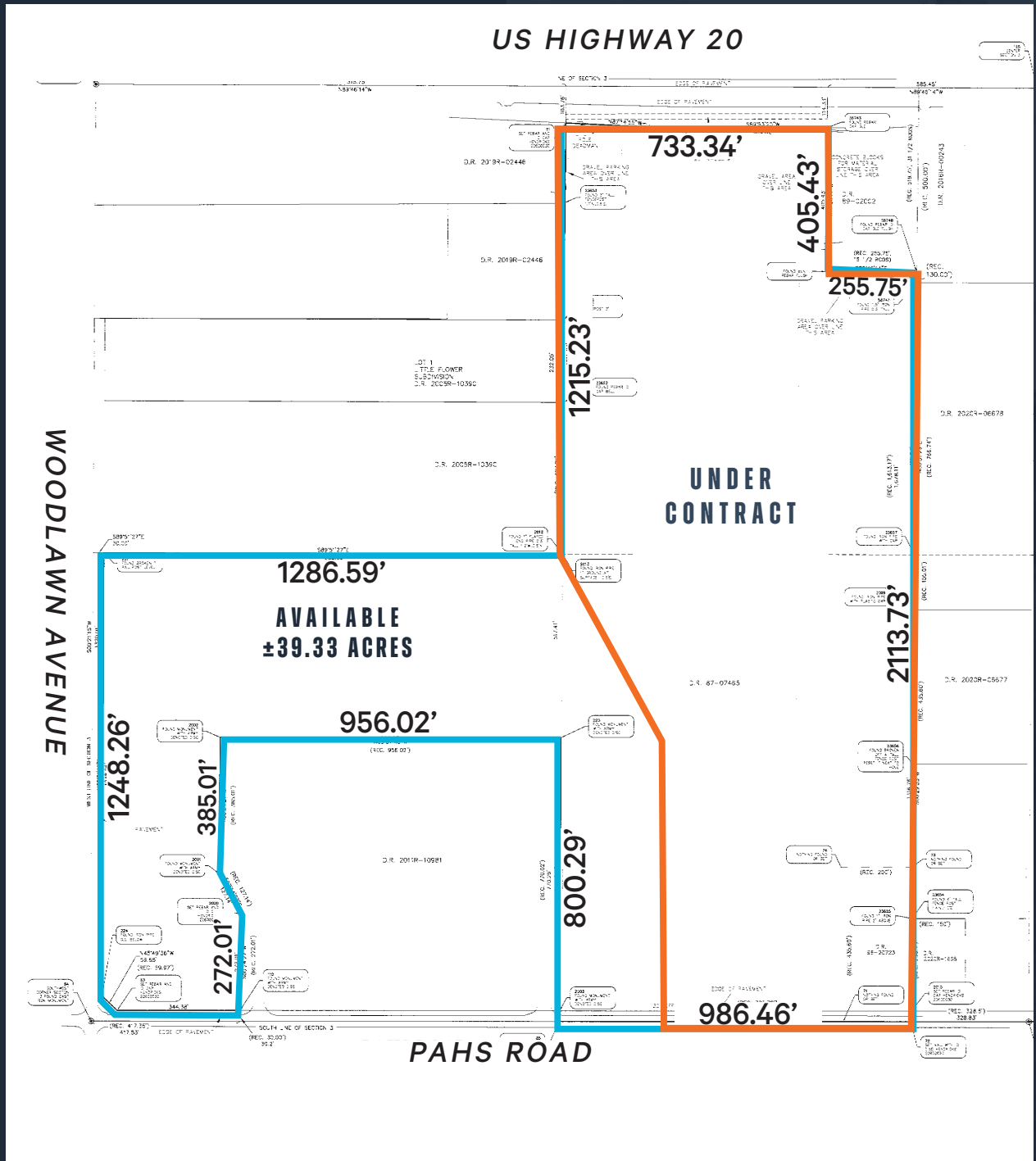
Asking Price

PROPERTY INFORMATION

- Located 1 hour drive or train ride from Chicago.
- Across the street from Michigan City High School, on Highway 20 with City Water, Sewer and Electrical available.
- Commuter Rail Service connecting Chicago to Michigan City Complete slashing train travel times from almost 2 hours to just over an hour! Plus a \$100 million mixed use train station development.
- Michigan City landed \$500 million plus in capital projects in the last 3 years and several more high-profile projects are being planned.
- Amazon to build \$11 billion data center less than 20 miles away.
- New \$1B Microsoft Data Center in Northwest Indiana planned less than 20 miles away.
- New \$3.5 billion EV battery plant from (GM) and Samsung, is being built in New Carlisle, Indiana.
- Michigan City \$311 million development with condo, hotel and retail components, launched, anchored by a 235 room Marriot Hotel.
- Michigan City \$200 million downtown project that will include at least 500 apartments, a grocery store and likely an eight- or nine-story tower gets green light.



SURVEY



Dimensions and square footages are approximate and subject to refinement after field verification

DEMOGRAPHIC SNAPSHOT

POPULATION



1 MILE: 4,120
3 MILES: 34,363
5 MILES: 46,182

HOUSEHOLDS



1 MILE: 2,151
3 MILES: 13,745
5 MILES: 18,962

AVERAGE HOUSEHOLD INCOME



1 MILE: \$68,743
3 MILES: \$69,654
5 MILES: \$78,057

AVERAGE HOUSING VALUE



1 MILE: \$262,707
3 MILES: \$203,197
5 MILES: \$260,250

CONTACT US

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