

Commercial Land For Sale

Byrkit Place | 1727 E. 12th Street
Mishawaka, Indiana 46544



Excellent Development Opportunity for Retail, Office or Multi-Family!



Opportunity for Multi-Family



Opportunity for Retail



Opportunity for Office

Snapshot

Land:	19.7 +/- acres (12th St. Right Away)
Utilities:	Municipal
Zoning:	Multi-Family, Previously PUD
Frontage:	1,200+' on 12th Street
Price Reduced:	\$49,900 (\$60,000) Per Acre

Property Details

This parcel of land is 19.7 +/- acres listed at \$49,900 per acre and can be divided. The property is zoned Multi-Family and was previously PUD - Planned Unit Development, which is established to promote the grouping of contiguous buildings, stores, offices and other uses. Municipal water & sewer available.

This property is ideal for a professional office, bank, medical clinic, furniture store, restaurant or shopping center. Build-to-suit opportunities may be available.

4100 Edison Lakes Parkway, Suite 350
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www.cressy.com

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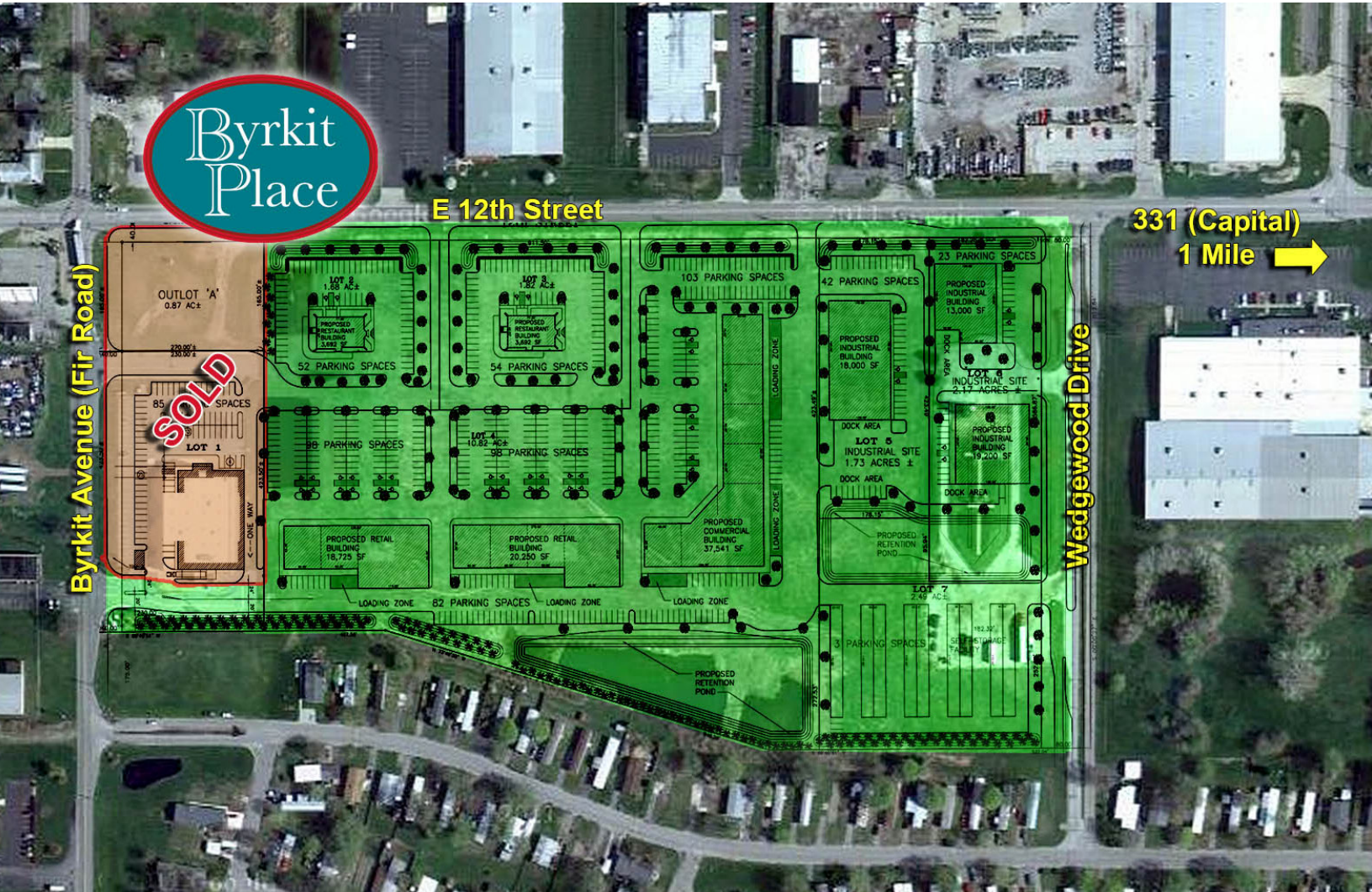
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Planned Multi-Family Development



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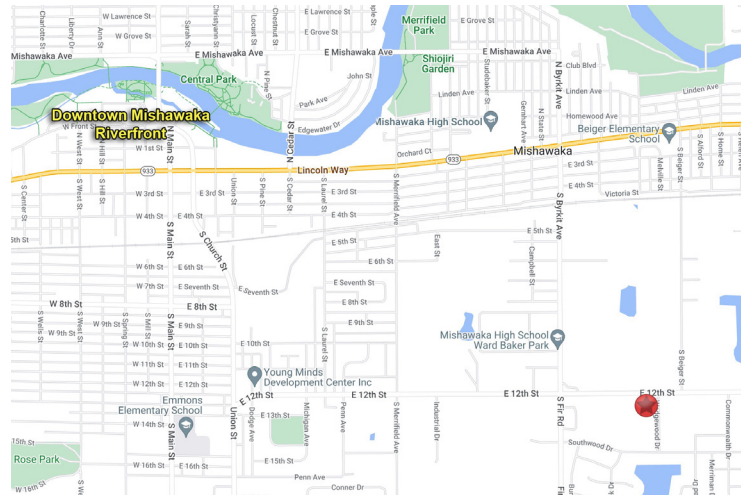


Ideal Location for Development



Area Description

Mishawaka is seeing rapid growth with the development of new residences and venues as well as the transformation of area parks and trails. The Ironworks Cafe and Ice Ribbon, the newest public recreational development from the City of Mishawaka, is located on the St. Joseph River. It is directly across the street from the 230+ unit Mill at Ironworks Plaza, an upscale apartment complex with more apartments planned to the west. This property is only 2 miles from the booming transformation of Mishawaka’s downtown riverfront. Area establishments include Jesus Latin Grill, Chickory Café, Doc Pierce’s, Ball Band Biergarten, Sun King Brewery and many others.



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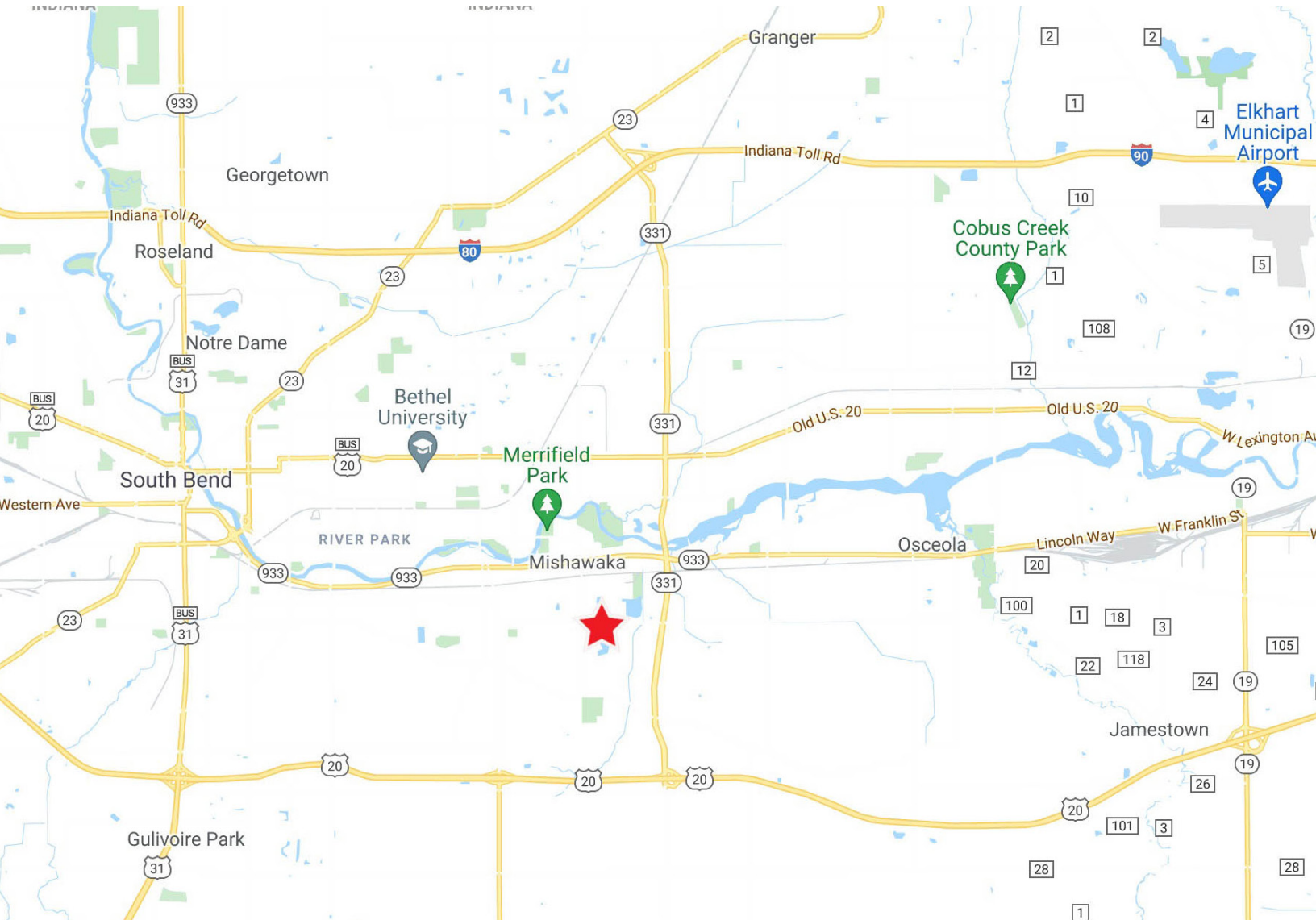
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Easy Access To US 20/31 Bypass & I-80/90 Toll Road



Location

Located on the south side of Mishawaka at the southeast corner of Byrkit & 12th Street within miles of the US 20/31 St. Joseph Valley Parkway, Capital Avenue Extension and I 80/90 toll road. The property has good frontage on 12th Street and is surrounded by residential subdivisions and nearby commercial businesses.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,978	46,716	121,499
NUMBER OF HOUSEHOLDS	3,189	19,943	51,684
AVERAGE HOUSEHOLD INCOME	\$58,445	\$62,423	\$64,992

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