

Land For Sale

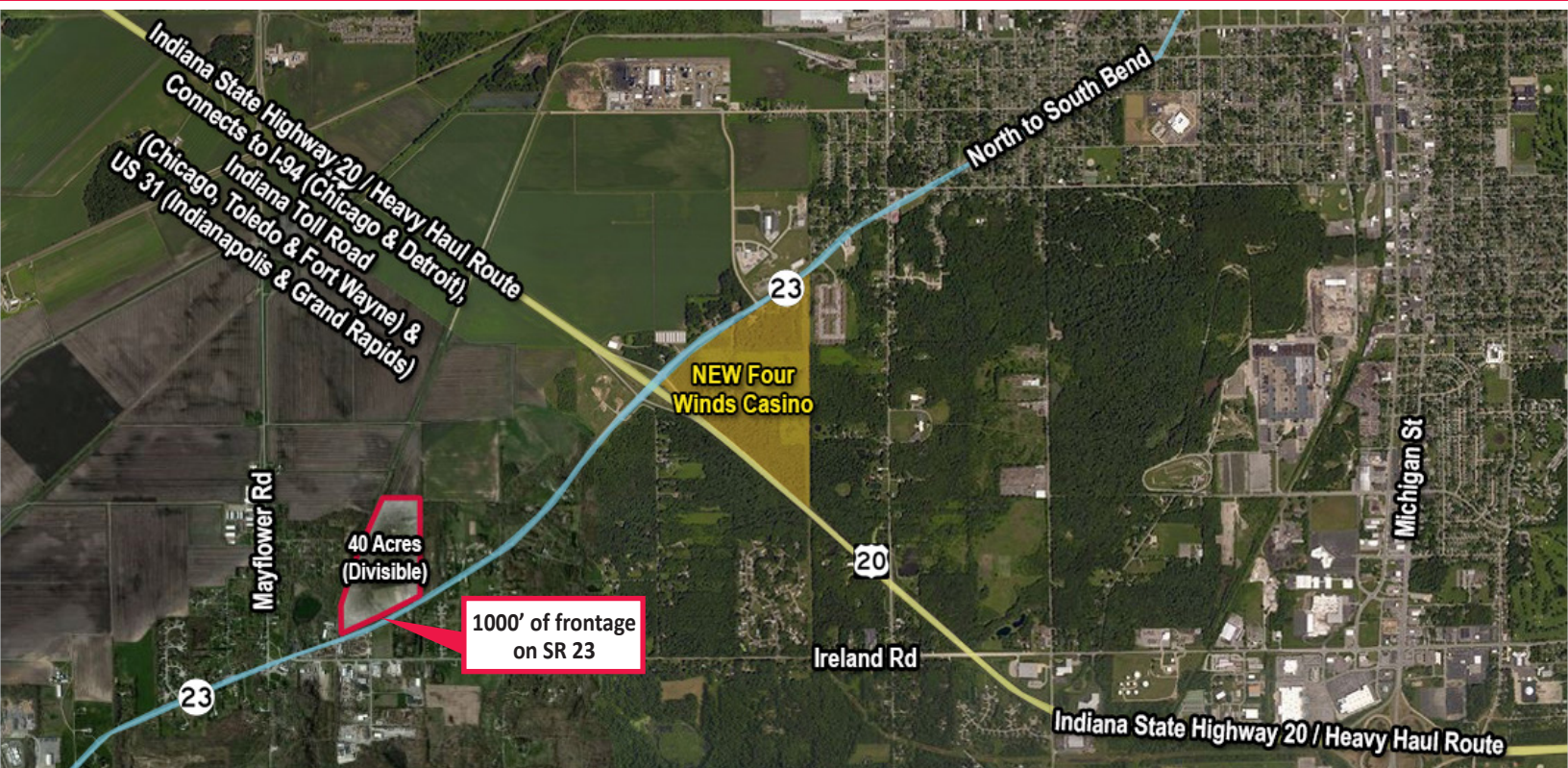
23007 SR 23

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Excellent Development Opportunity in a Growing Business & Industrial Region of South Bend



Snapshot

Land: 40 Acres (Divisible)

Zoned: A-Agricultural

Frontage: 1,000' (on SR 23)

List Price: \$48,750 Per Acre

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (INDOT)
POPULATION	775	15,908	75,795	• 9,237 (SR 23 and Mayflower Road)
NUMBER OF HOUSEHOLDS	298	5,780	28,742	
AVERAGE HOUSEHOLD INCOME	\$82,367	\$61,645	\$61,036	• 5,366 (Mayflower Road, North of SR 23)
AVERAGE HOME VALUE	\$150,599	\$106,216	\$108,338	• 4,230 (Ireland Road, East of SR 23)

Property Details

The land development opportunity parcel is in St. Joseph County Indiana located near the southwest boundary of The City of South Bend, Indiana. This land parcel is near municipal water service and primed for development. Approximately 1,000' of State Road 23 frontage. The property's size allows for many different uses for individual large users or multiple small users based on their needs.

4100 Edison Lakes Parkway, Suite 350  
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Global Brokerage Division of Cressy Commercial Real Estate

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# NAI Cressy

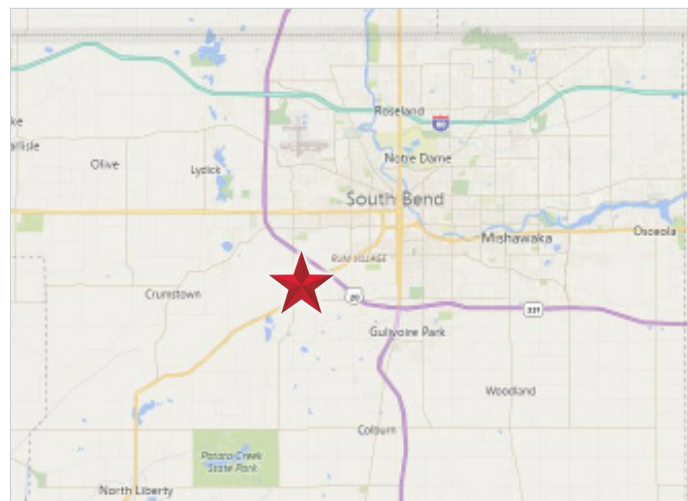
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Located on State Highway with Access to U.S. 20 Bypass, Major Highways and Interstates



## Location

Property is part of a fast developing industrial and business area that is strategically located on the southwest side of South Bend, Indiana near the U.S. 20 Bypass, the Indiana Toll Road, U.S. 31 and U.S. 20, State Road 2, and Interstate 94. The property is also located near an Indiana heavy haul truck route allowing for 120,000 GVW loads to be shipped. The location is ideal for a company that distributes or conducts business on a local, regional, national or North American scope. The site is on an area considered to be one of the top two areas to reach the largest amount of North America's population in the shortest period of time by a team of drivers or and individually driven truck.



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