

Vacant Land for Sale

SR 149 & Tech Drive

Burns Harbor, IN



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Less Than One Mile From I-94 | 12 Acres of Vacant Land PRICE REDUCED!



## Snapshot

Land:	12.084 Acres
Zoned:	Industrial
Utilities:	Water, Sewer, Gas
Frontage:	600+ feet of frontage on SR 149
Reduced Price:	<del>\$905,091 (\$74,900 per acre)</del> <del>\$1,183,023 (\$97,899.95 per acre)</del>

## Property Details

Great location for transportation, distribution, logistics, and warehousing companies locally, regionally, and nationally. Excellent Industrial or Heavy Duty Industrial location, ideal for local manufacturers. Water, sewer, and gas service are available on the property. Extremely close to heavy haul truck routes Indiana Highway 20 and Interstate 94. Interstate 94 is the main interstate connecting Chicago and Detroit. The property is flat, minimizing development costs, and also features curb cut access from both SR 149 and Tech Drive.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

**ROY ROELKE**  
Broker  
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Photos



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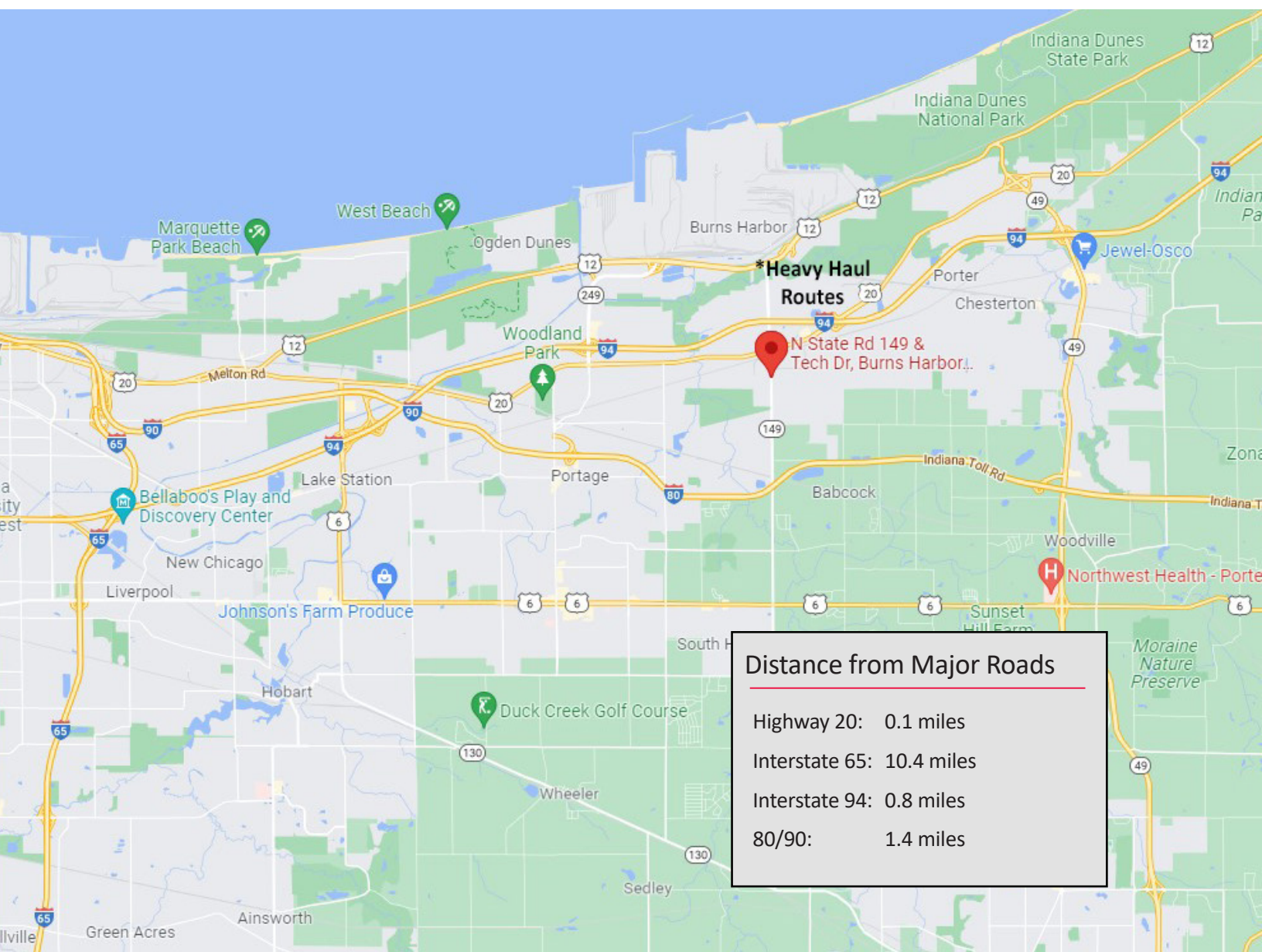
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Map



**\*I-94 and US-20 are both heavy haul routes**

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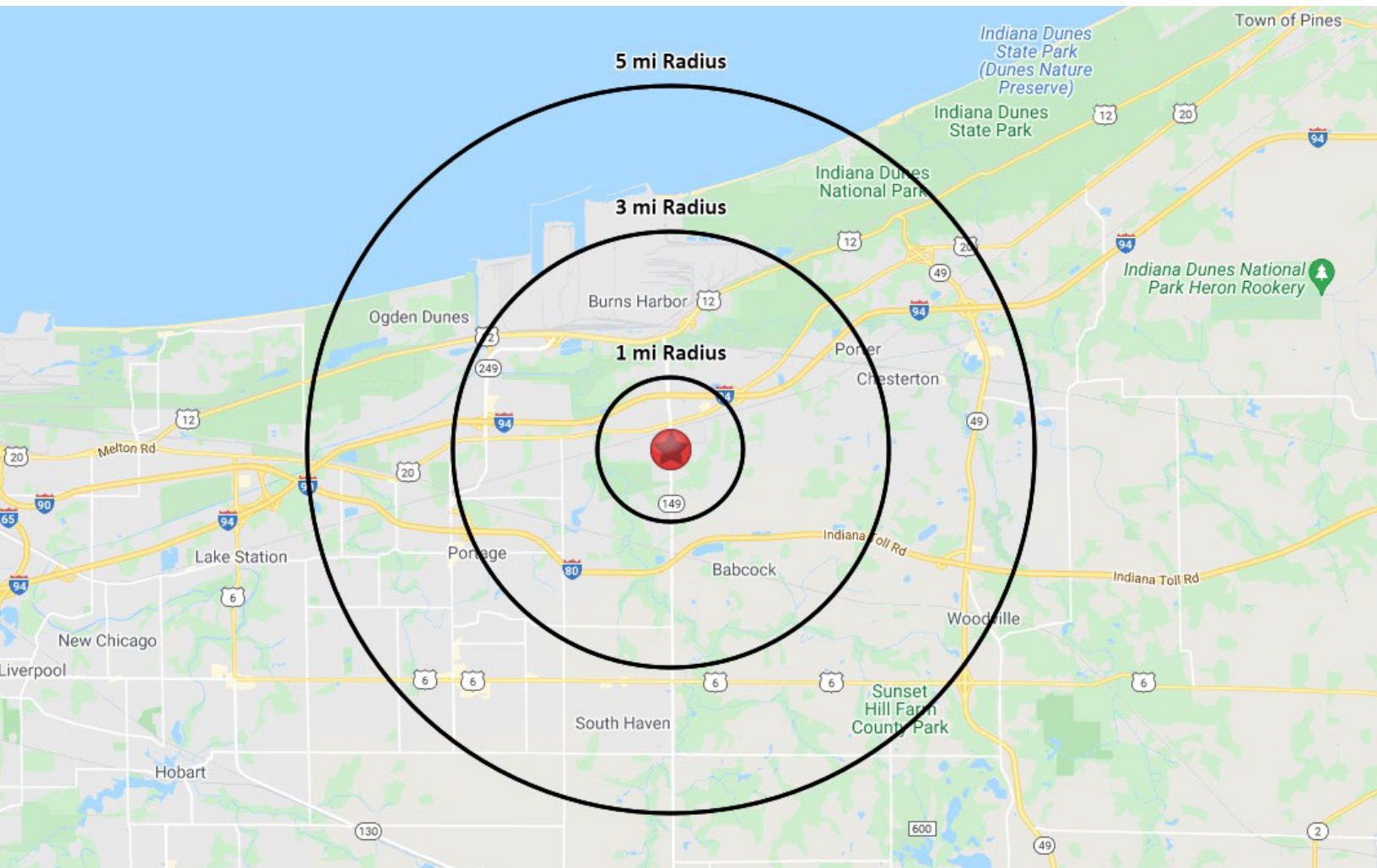
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## Location Details



The property is located in a tremendous area for servicing the local and regional Great Lakes and Midwest Regions. The land is zoned Heavy Duty Industrial and sits in a high traffic transportation corridor with many major trucking routes nearby. The area is one of the top two locations in the United States for reaching the largest amount of the North American population by individual or team driven trucks.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,776	23,811	67,513
NUMBER OF HOUSEHOLDS	1,059	8,767	25,376
AVERAGE HOUSEHOLD INCOME	\$87,009	\$81,112	\$83,996
MEDIAN HOME VALUE	\$224,806	\$201,614	\$192,647

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