

Land for Sale

58650 Bremen Hwy.
Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Land on High Traffic State Highway in Growing Commercial Development Area



Snapshot

Land:	10.5 Acres
Zoning:	Agricultural
Frontage:	425' on Bremen Hwy. (US-331)
Price Reduced:	\$47,900 (\$98,500) Per Acre

Property Details

Price Reduced! 10.5 acres of native land available for first time development. Curb cut off of State Highway 331. Square shape of proximity makes it a prime candidate for a large retail facility. The area is part of a district that recently has seen multiple infrastructure upgrades. The local government has provided a significant level of economic development and financial resources for real estate development in this area over the past ten years.

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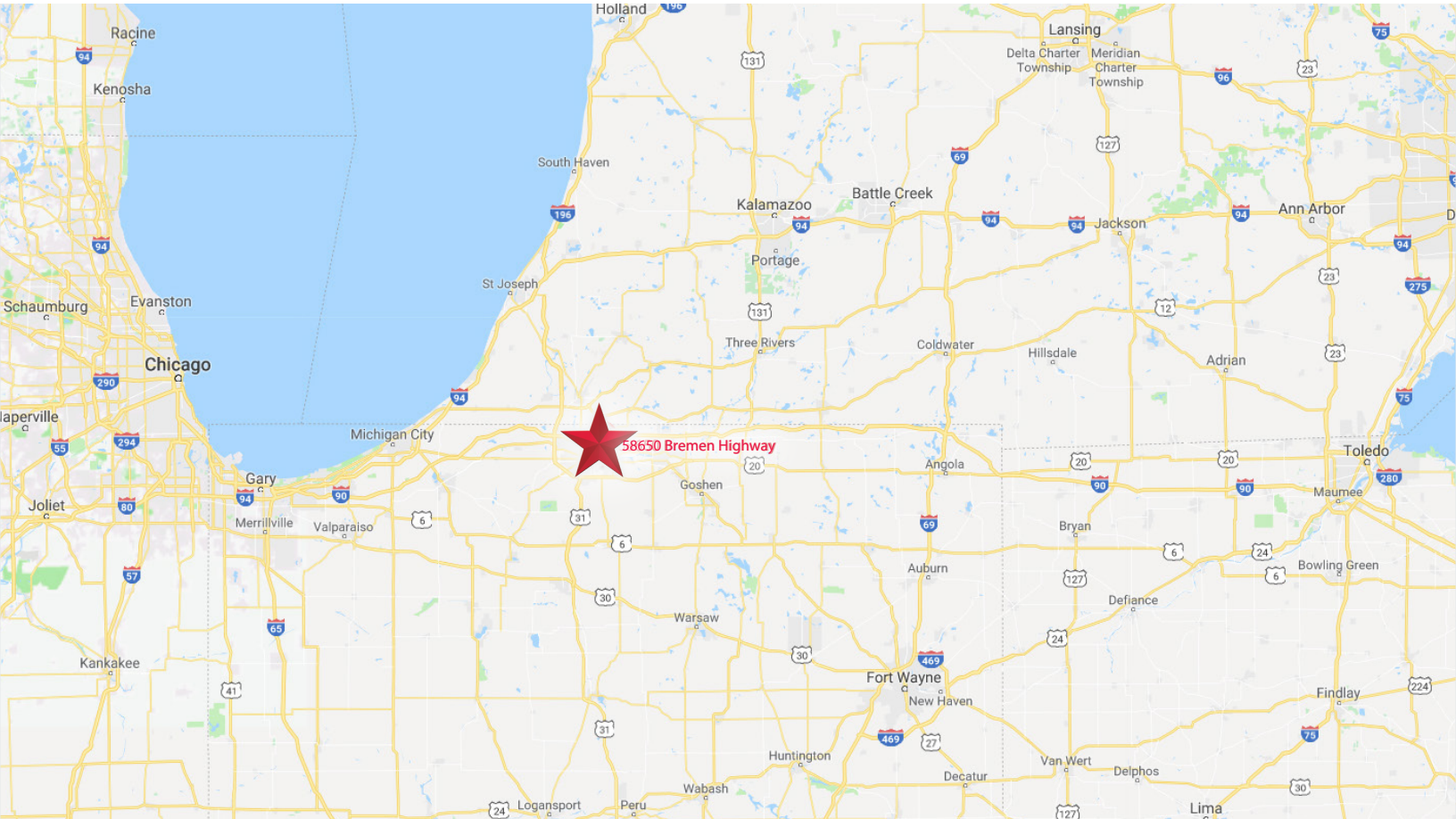
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Strategically Located for Local and Regional Business



2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS
POPULATION	6,669	54,739	119,194	<ul style="list-style-type: none"> • 19,753 on Bremen Hwy. North of Dragoon Trl. • 15,465 on Bremen Hwy. South of Dragoon Trl. • 6,956 on Dragoon Trail East of Bremen Hwy.
NUMBER OF HOUSEHOLDS	2,869	23,963	51,840	
AVERAGE HOUSEHOLD INCOME	\$62,977	\$58,321	\$60,146	
5 YEAR POPULATION GROWTH	1.3%	1.7%	2.3%	
TOTAL BUSINESSES	125	1,800	6,203	

Location

Excellent centralized location for South Bend, Mishawaka, and Michiana area businesses but also multi-state regional businesses. This parcel is part of an area transitioning quickly from agricultural and residential to commercial and retail. It is located very close to the US 20 Bypass, US 31 and the Indiana Toll Road. The proximity to these major interstates makes this an excellent site.

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