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Land For Sale



I-94 and Frontage Road Intersection

Michigan City, Indiana



Close Proximity To I-94 And Indiana Toll Road



Location

Strategically located property at the southeast corner of I-94 and Indiana State Highway 421 in Michigan City, Indiana. The location is centrally located for local, regional and national businesses including, but not limited to, office, medical, transportation, distribution and logistics. The location is also on two Indiana Heavy Haul Routes. The location is one of the top two areas on the North American continent where you can reach the longest amount of the population in the shortest period.

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| BUSINESS COST COMPARISON | | |
|---|--|---------------------------------------|
| Taxes & Factors | INDIANA | ILLINOIS |
| Corporate Income Tax Rate (a) | 5.75% 5.5% by 2019 5.25% by 2020 4.9% by 2021 | 9.5% (7.0% + 2.5% replacement tax) |
| State Apportionment of Corporate Income | Single Sales Factor | Single Sales Factor |
| Individual Income Tax Rate | 3.23% | 4.95% |
| Local Average Individual Income Tax Rate (b) | 1.56% | None |
| Sales Tax Rate | 7.0% | 6.25% |
| Local Average Sales Tax Rate (c) | None | 2.49% |
| 2019 Tax Foundation Property Tax Index Rank | 2 | 45 |
| Inventory Tax | No | No |
| Unemployment Insurance Tax - New Employer Rate | 2.5% | 3.225% |
| Unemployment Insurance Tax - Wage Base | \$9,500 | \$12,960 |
| Workers' Compensation Premium Rate Rank | 2 | 30 |
| Workers' Compensation Premium Rate Index (Per \$100 of Payroll) | \$0.87 | \$1.80 |
| Mean Hourly Wage (d) | \$22.32 | \$28.08 |
| Cost of Living Index | 95.2 | 100.6 |
| Right To Work | Yes | No |
| State Rankings | INDIANA | ILLINOIS |
| U.S. News & World Report <i>2018 Best States for Long-Term Fiscal Stability</i> | 2 | 50 |
| CNBC <i>America's Top States for Business 2018 - Infrastructure</i> | 2 | 22 |
| Forbes <i>The Best States for Business 2018 - Regulatory Environment</i> | 3 | 39 |
| Area Development <i>Top States for Doing Business 2018 - Favorable Utility Rates</i> | 3 (tie) | Not Ranked in Top 10 |
| CNBC <i>America's Top States for Business 2018 - Business Friendliness</i> | 4 | 47 |
| Chief Executive <i>2018 Best & Worst States for Business</i> | 5 | 48 |
| Area Development <i>Top States for Doing Business 2018 - Overall Cost of Doing Business</i> | 5 (tie) | Not Ranked in Top 10 |
| Tax Foundation <i>2019 State Business Tax Climate Index</i> | 10 | 36 |
| S&P Global State Credit Rating <i>General Obligation or ICR</i> | AAA | BBB- |

Reviewed 02/26/2019

(a) The corporate income tax rate decreases are effective July 1 of each year noted.

(b) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(c) City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.

(d) QCEW 2017 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (9/2018). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2019). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2018). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2018). Emsi 2019.1 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2018). Chief Executive (5/2018). CNBC (7/2018). Forbes (11/2018). U.S. News (2/2018). S&P Global Ratings (2/2019).