

Development Land For Sale

3107-3223 Bremen Highway

Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Mixed-Use Development Site



Snapshot

Land:	13.83 +/- Acres
Frontage:	750' (On Bremen Highway)
Zoning:	PUD
AADT:	17,000+ Cars Drive By Property Daily
Utilities:	Access To City Water & Utilities
List Price:	\$175,000 Per Acre or \$2,420,250 Total

Property Details

13.83 +/- acres ideal for turnkey development site. A new concept for the south side of Mishawaka / South Bend, Indiana. 750' of frontage on Bremen Highway with possible additional access from Ireland Road. Zoned Commercial/Retail/Professional and High Density Residential.

Businesses in close proximity are Dollar Tree, Meijer, McDonalds, Subway, Tractor Supply Company, BP, Riggs, Creative Edge Hair Salon, Moss Building Products, Lehman Orthodontics. There are also large medical and apartment complexes nearby.

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,409	49,600	113,683
NUMBER OF HOUSEHOLDS	1,649	21,673	48,930
AVERAGE HOUSEHOLD INCOME	\$66,814	\$58,439	\$57,829

To learn more, please contact:

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Global Brokerage Division of Cressy Commercial Real Estate

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Conceptual Development



This design concept gives everyone easy access to multiple businesses...

All with exceptional views, exceptional ambiance... All within walking distance.

Choices... traffic... profit. Any group of businesses would do well in this location and setting... financial, medical, professional, restaurant, retail, wellness/50+ community and residential.

Proposed Land Coverage

Buildings	100,000 SF	14.40% of site
Parking/drives	325,767 SF	46.86% of site
Open Space	240,850 SF	34.60% of site
Water Features And Retention	28,500 SF	4.14% of site
TOTAL:	695,217 SF	
Total Apartment Units	32	
Total Storage Garages	26	

Proposed Land Use

Gross Acreage	15.96 acres
Total Net Acres	13.83 acres
Total Net SF Use	55,000 SF
Financial	45,000 SF
Multi-family use	
Restaurant	
Retail/Professional	
Wellness/50+ community	

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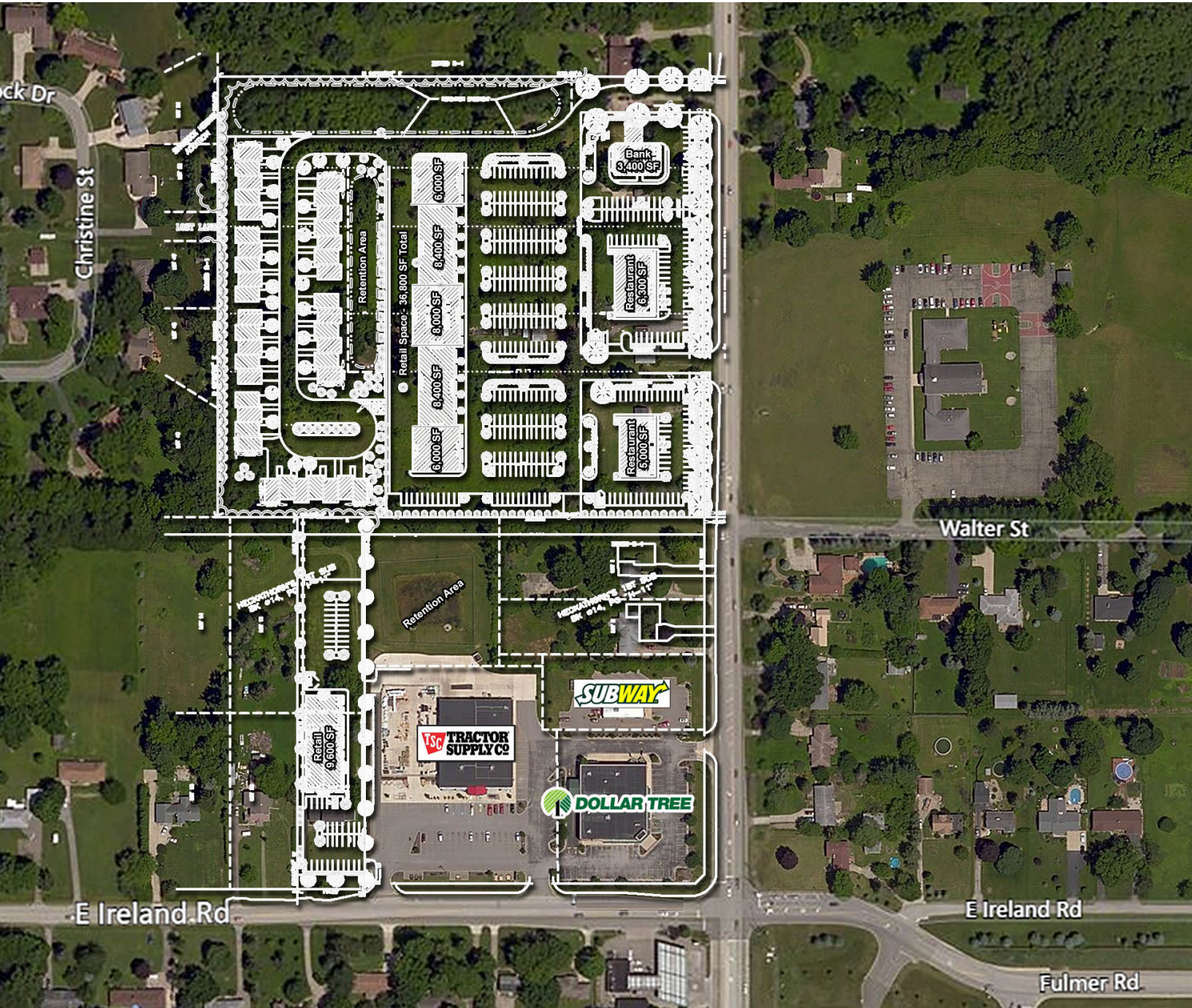
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Preliminary Site Plan



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Located 1/2 Mile From US 20/31 Bypass



Location

The property is located one-half mile north of the US 20/31 Bypass. Beginning at Walter Drive extending north on the west side of Bremen Highway, it includes six (6) properties recently annexed into the city of Mishawaka. Access to city water and utilities possible.

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