

Land For Sale

16996 & 17002 SR 23

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Price Reduced | Strong Demographic Trade Area | Near Many Medical, Office, Retail & Financial Uses



Snapshot

Land: 5.32 Acres

Terrain: Flat, Slightly Wooded

Frontage: 102' (On SR 23)

Zoning: R-Residential

Utilities: Gas & Electric

Reduced List Price: **\$82,900** (~~\$159,000~~)
Per Acre Or **\$441,028**
(~~\$845,800~~) Total

Property Details

Price reduced! The subject property consists of 5.32 +/- acres with approximately 102' of frontage on busy SR 23. The property is currently zoned R-Residential, and the owner will assist with rezoning for buyer's intended use. There is a single family residence and garage on site, but the value is in the development of the land. The property is served by gas, electric, well and septic (city water is on the west side of the road but no tap, sewer ends at Douglas Road).

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	5,053	64,950	155,549	22,213 on SR 23
NUMBER OF HOUSEHOLDS	2,515	26,842	63,476	22,454 on Douglas Rd, South of property
AVERAGE HOUSEHOLD INCOME	\$55,252	\$71,541	\$666,917	

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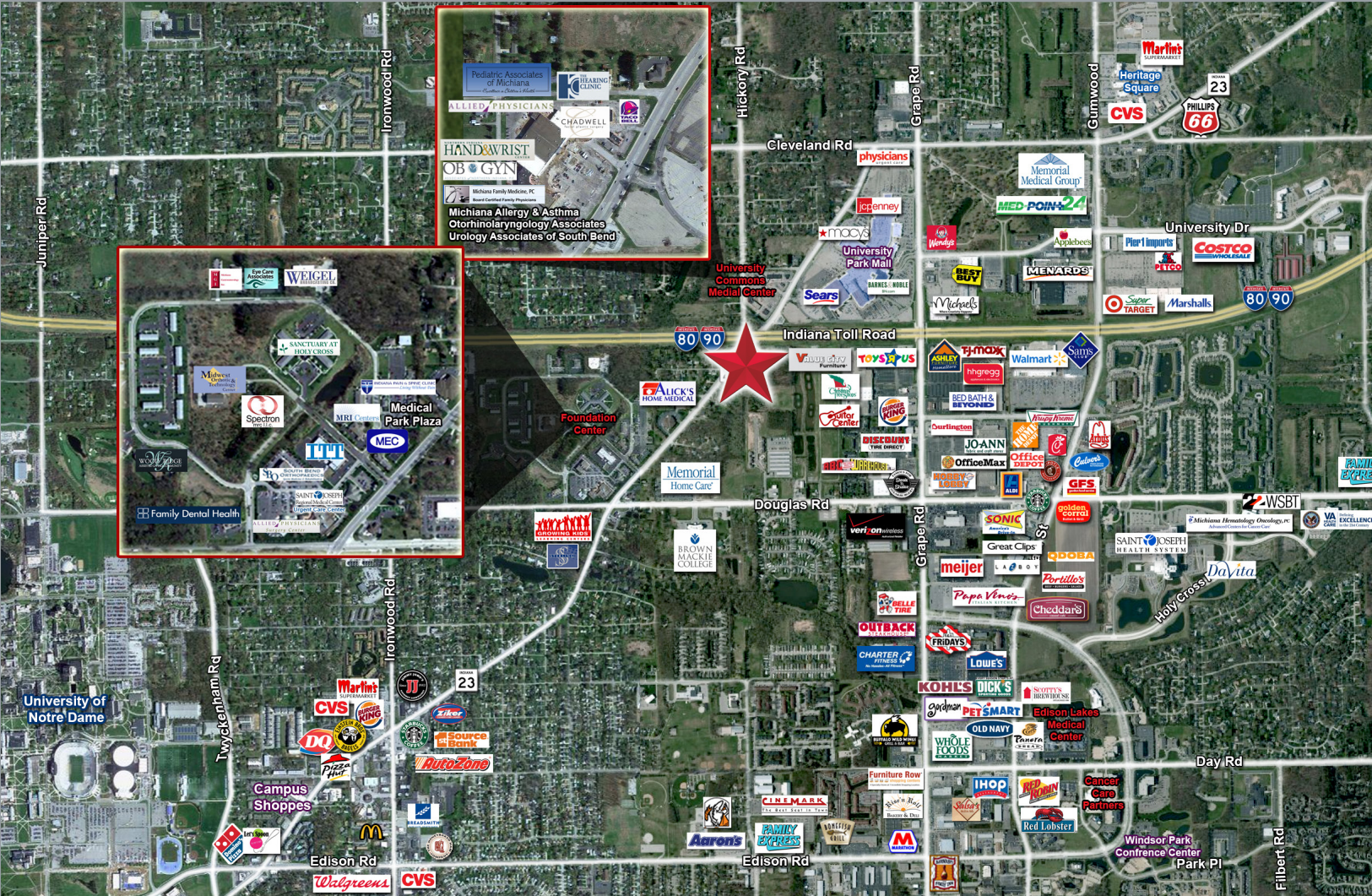
16996 & 17002 SR 23

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NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

High Traffic Location With Great Visibility & Frontage On SR 23



Location

The property is located on the east side of SR 23 just south of the University Park Mall and University Commons with South Bend Medical Foundation, Allied Physicians of Michiana as anchors. The property is also located close to the University of Notre Dame, the state-of-the-art Saint Joseph Health Services Mishawaka campus, as well as many other medical and retail businesses. The property is easily accessible to the surrounding communities and enjoys an exceptional daily traffic counts.

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