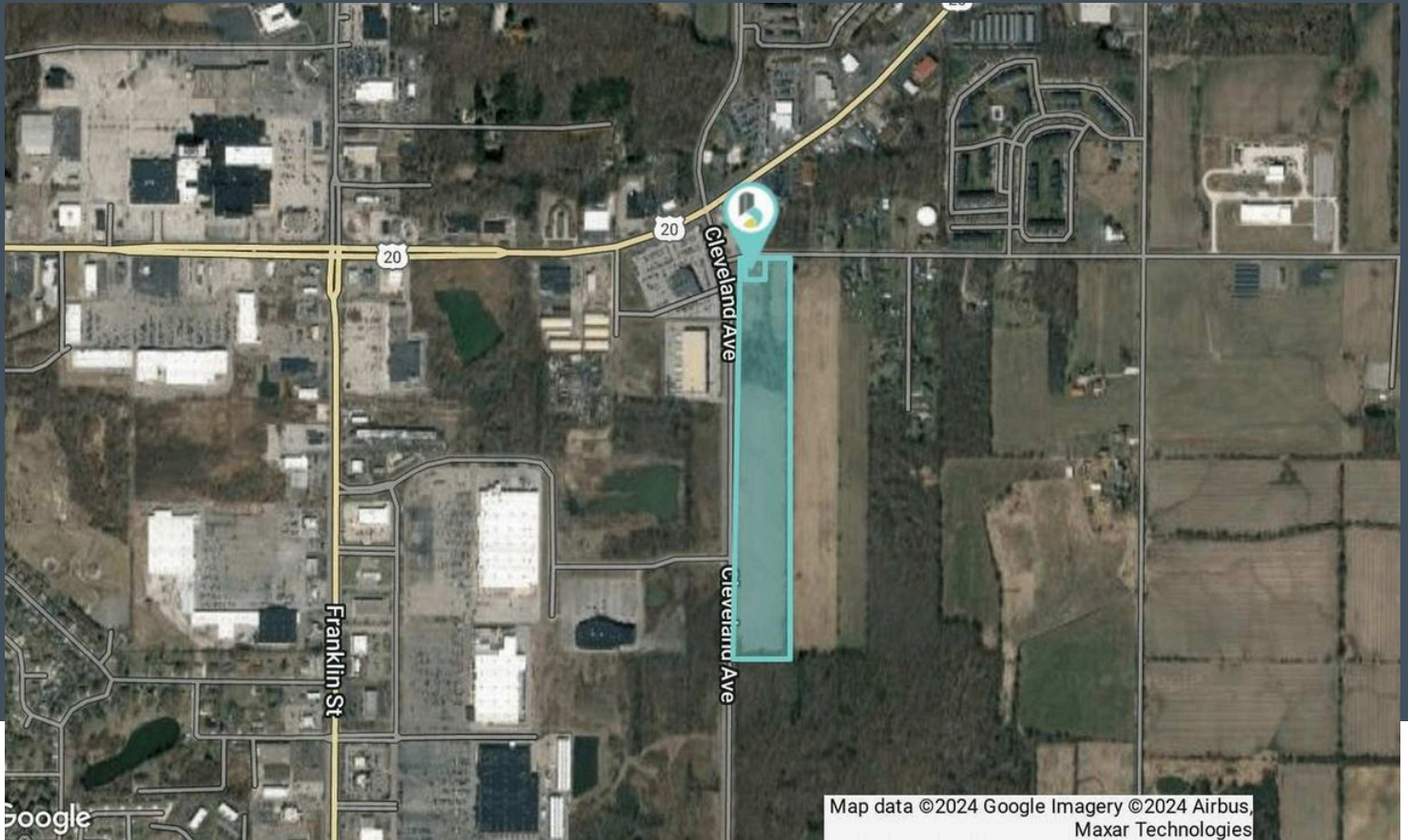


For Sale

Land



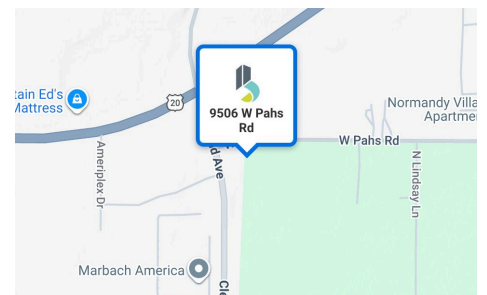
9506 W Paks Rd

Michigan City, IN, 46360

Property Overview

Dynamic Michigan City Indiana! Approximately 20 acres of B2 zoned land in the path of development one block east of Highway 421 (Franklin), the major big box retail node in Michigan City. Meijer, Walmart, Lowes and Menards are all across the street on the west side of Cleveland. Near US Highway 20. 1.5 miles north of interchange of 1-94 and US-421. Just under 60 miles southeast of the Chicago Loop and 40 minutes west of South Bend. Northeast Quadrant of the Intersection of US Highway 20 and State Highway 421. with frontage on Paks Rd and Cleveland Ave. 2620' of frontage along Cleveland Ave and 335' along Paks with city Utilities nearby. Coolspring Township that needs annexation into the City. The site is comprised of two tax parcels. One is a residence & yard (tear down) at the corner and the second farmed land along Cleveland. May be a key parcel to additional assemblage along the corner to the east.

Sale Price	\$1,275,000
Lot Size	19.89 AC
Traffic Count	15,519 AADT (Us Hwy 20)



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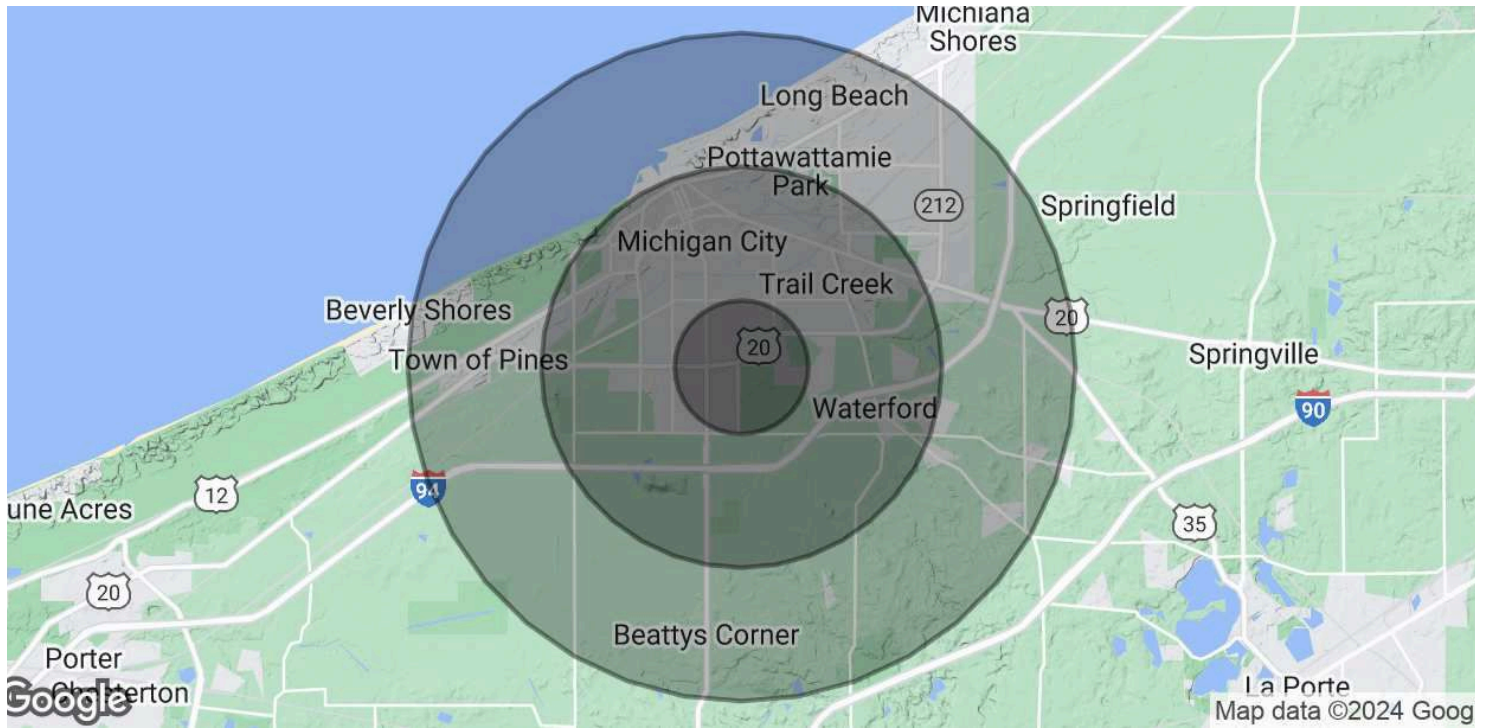
Aerial Map

9506 W Pabs Rd, Michigan City, IN 46360



Demographics

9506 W Pahs Rd, Michigan City, IN 46360



Demographics

	1 Miles	5 Miles	10 Miles
Total Population	3,158	32,107	43,573
Average Age	45.2	38.2	40.9
Average Age (Male)	44.4	36.9	39.6
Average Age (Female)	46.6	39.1	41.8
Total Households	1,638	13,972	20,587
# of Persons per HH	1.9	2.3	2.1
Average HH Income	\$55,659	\$50,459	\$55,940
Average House Value	\$101,362	\$99,434	\$135,017