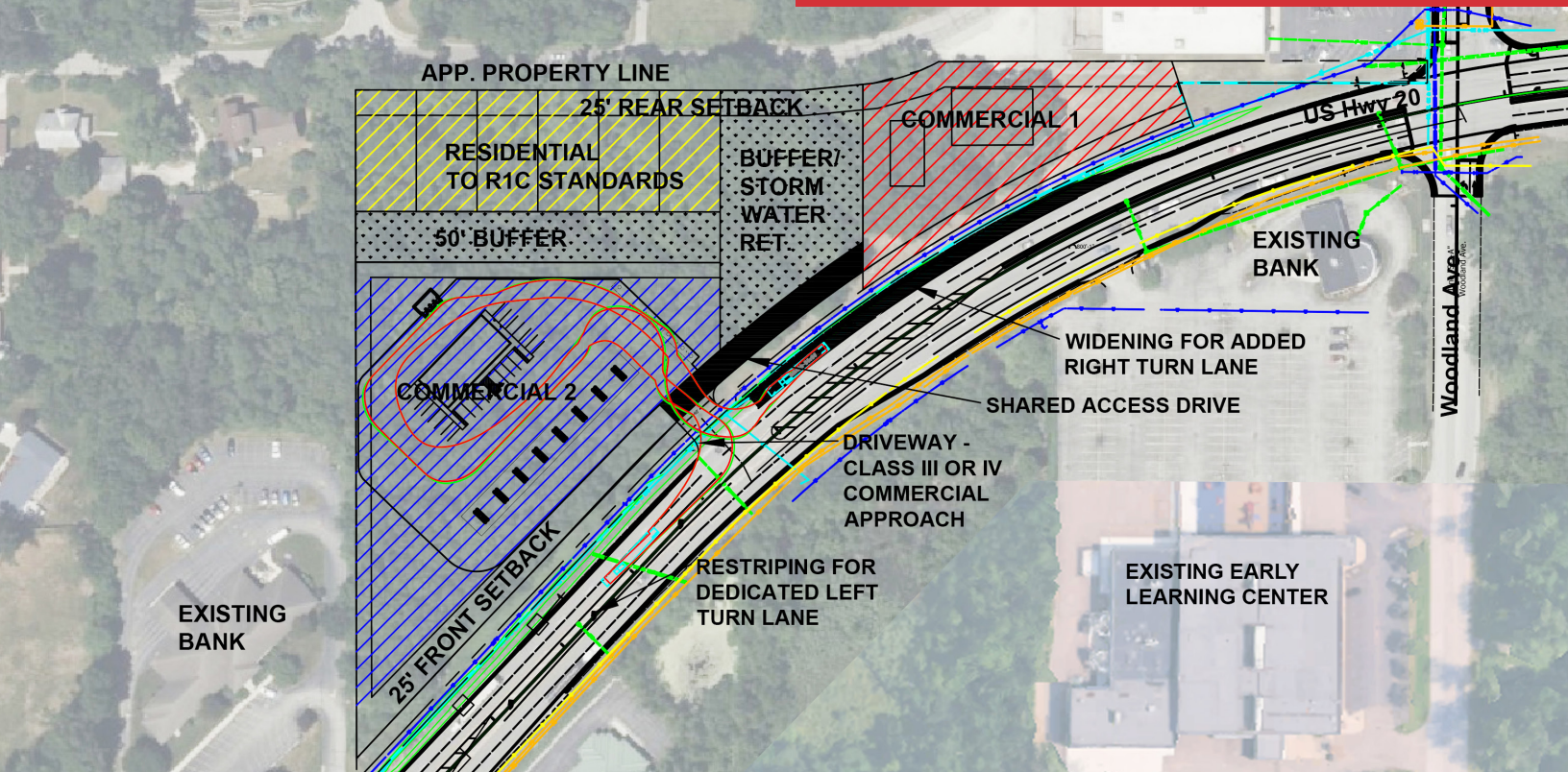


VACANT LAND FOR SALE

E US 20 and Barker Road | Michigan City, IN 46360



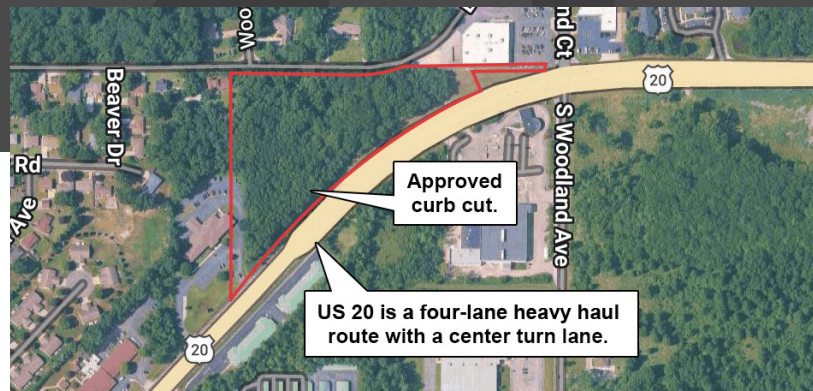
Great Development Opportunity in Michigan City

Land:	6.43 Acres (Divisible)
Zoning:	B2
Improvements:	Street, Water, Storm Sewer, Sanitary Sewer, Fiber, Electricity
Land Uses:	Retail, Office, Residential, Single Family, Multi Family, Condo
List Price:	\$3,343,600

[VIEW PROPERTY ONLINE](#)

Details:

The subject property is a 6.43-acre triangular-shaped parcel located on the north side of U.S. 20 in Michigan City. This location of this site is considered to be on one of the "Main Gateways" into the City of Michigan City, Indiana. The site is generally flat and is currently covered primarily with mature trees, offering a blank canvas for future development. Positioned along a heavily trafficked state highway and in close proximity to the signalized intersection of U.S. 20 and State Highway 421, the property benefits from exceptional visibility and accessibility. Its regional location provides convenient access to multiple states surrounding Northern Indiana, making it well suited for businesses serving a broad customer base. The site's substantial acreage, combined with center-turn-lane access on U.S. 20 and flexible development potential, allows for a wide variety of commercial, retail, office, hospitality, or mixed-use opportunities. Surrounded by an established mix of commercial and retail activity, the property is not limited to a single use and offers strong potential for many different types of business development.



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [x](#) [f](#) [yt](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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Roy Roelke
Senior Broker

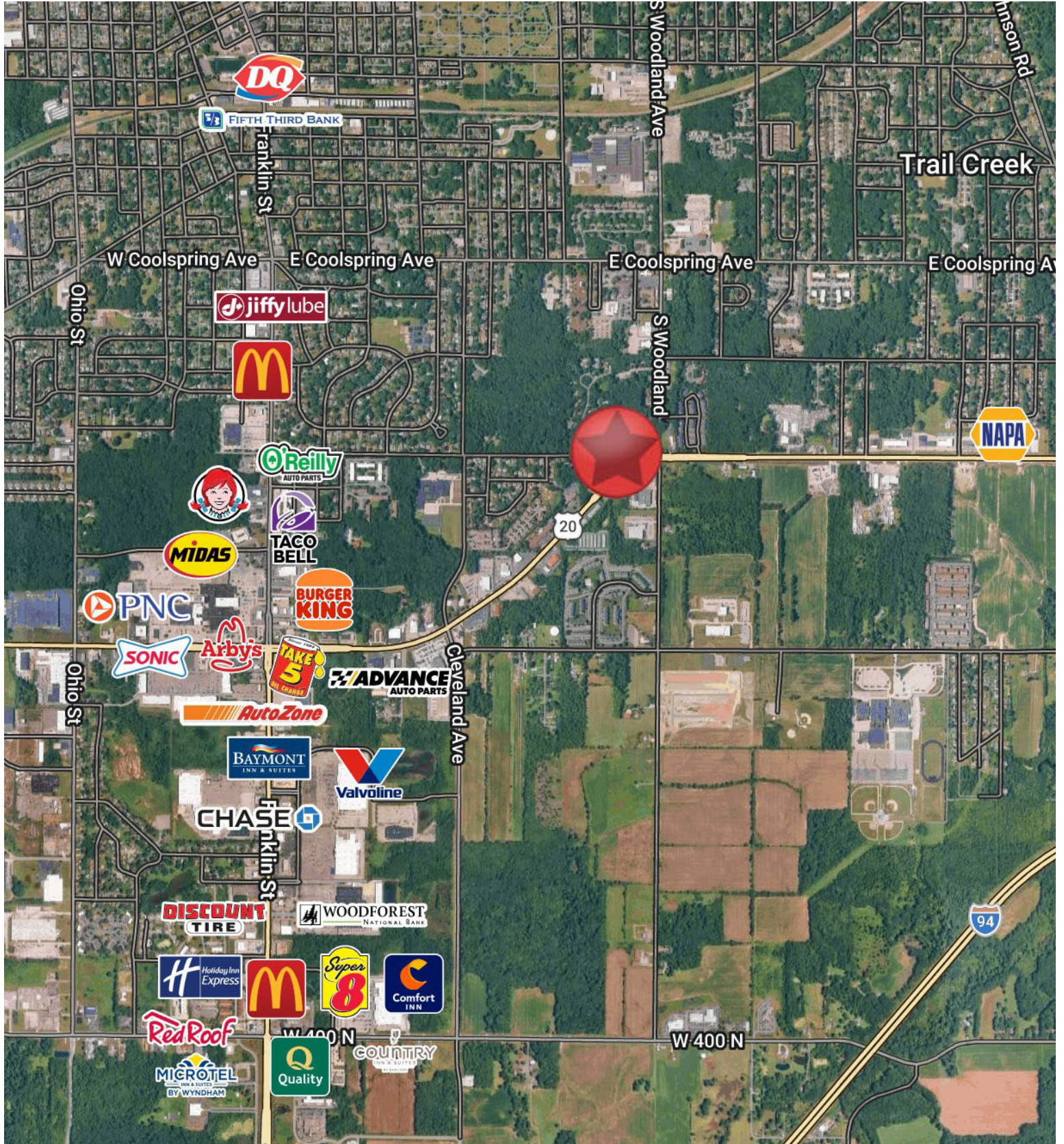
D 574.485.1537

rroelke@cressy.com

NEARBY RETAILERS

VACANT LAND FOR SALE

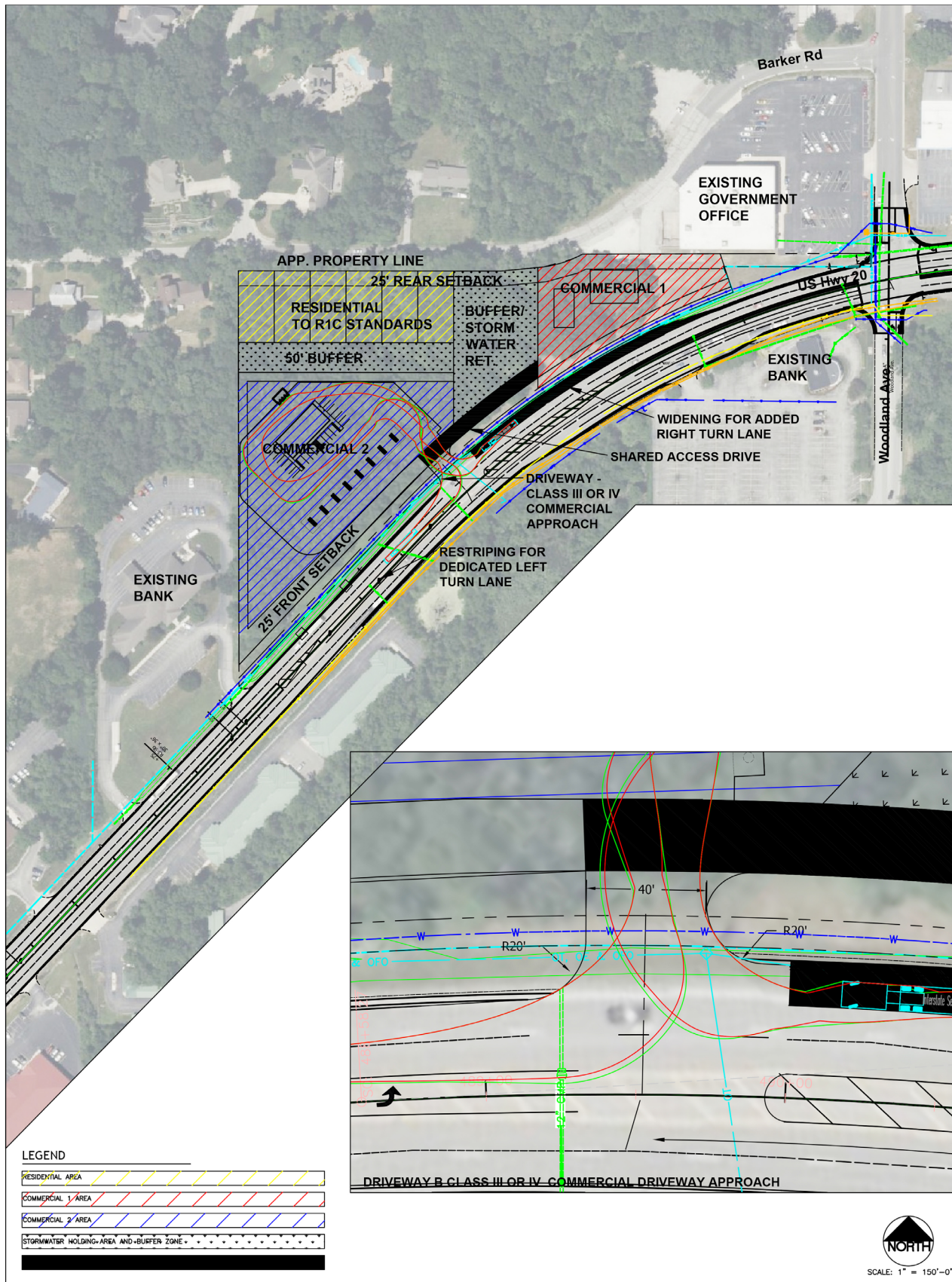
E US 20 and Barker Road | Michigan City, IN 46360

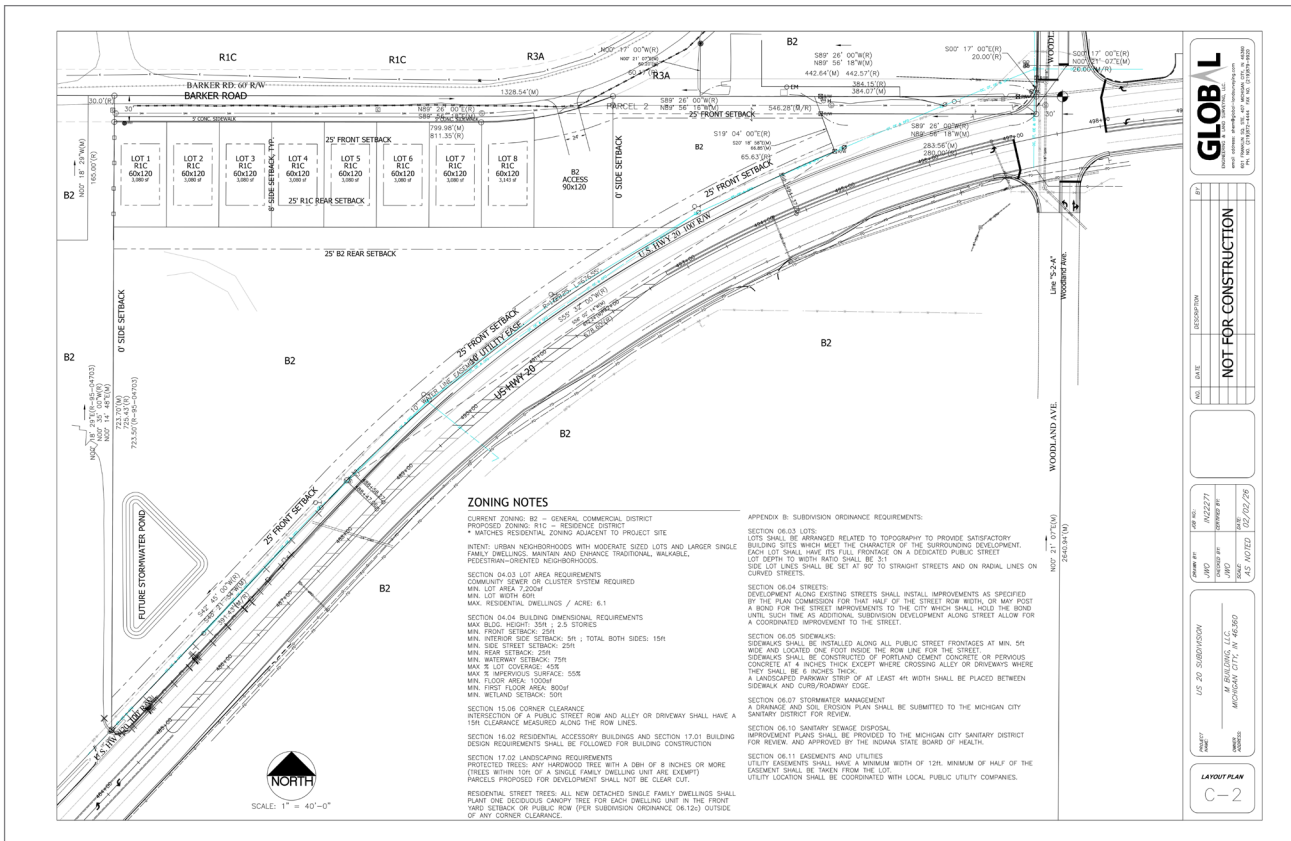
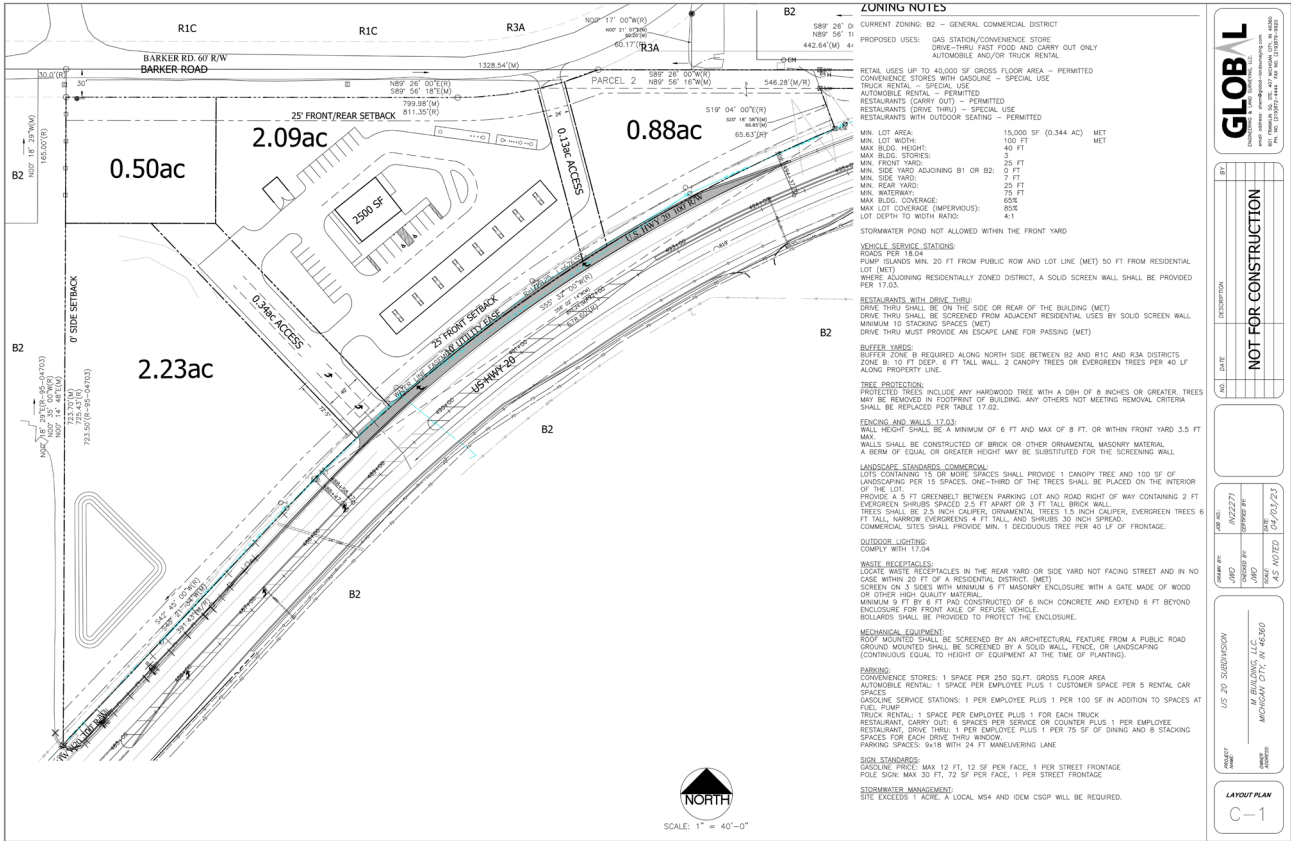


CONCEPT PLAN

VACANT LAND FOR SALE

E US 20 and Barker Road | Michigan City, IN 46360

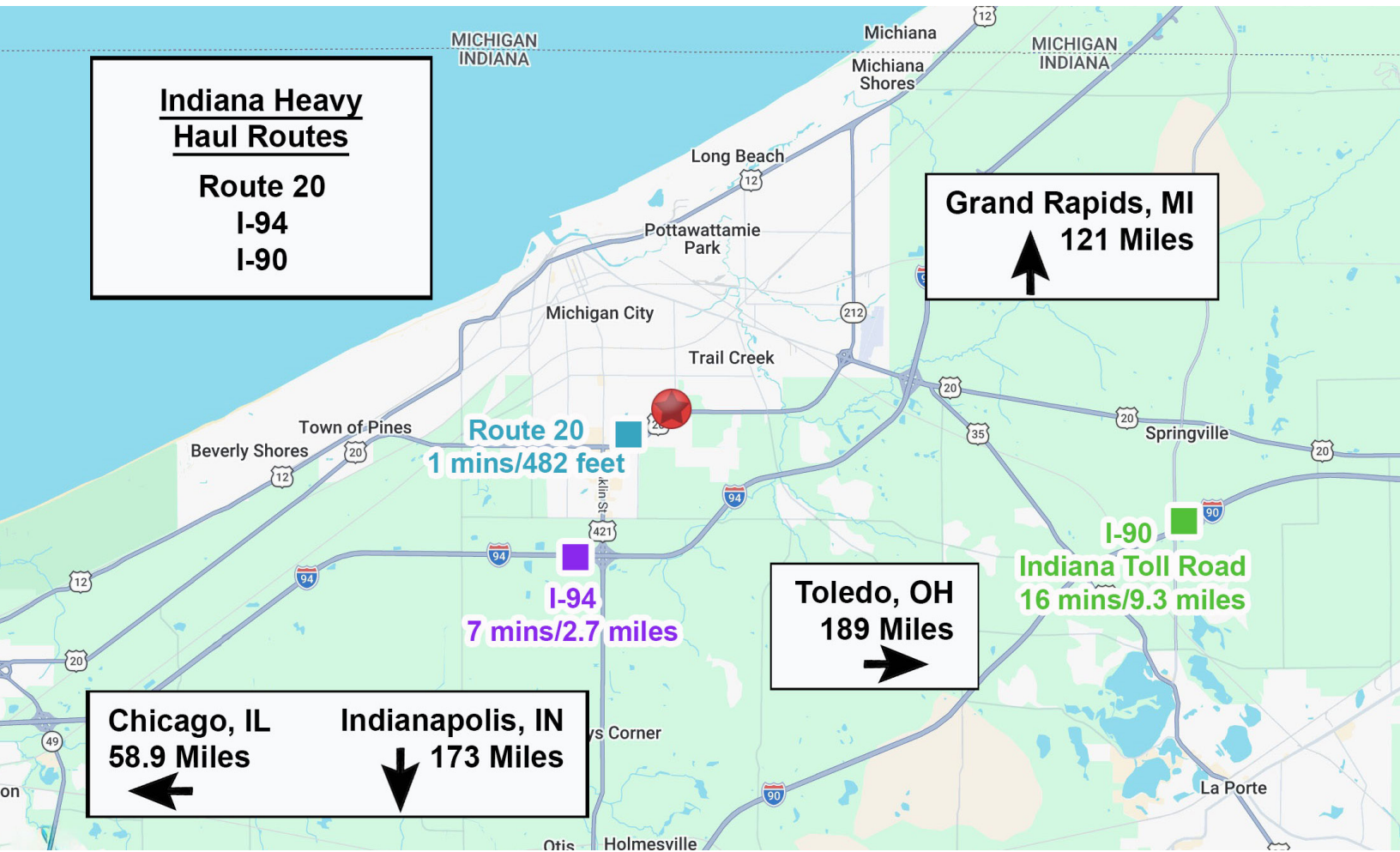




LOCATION OVERVIEW

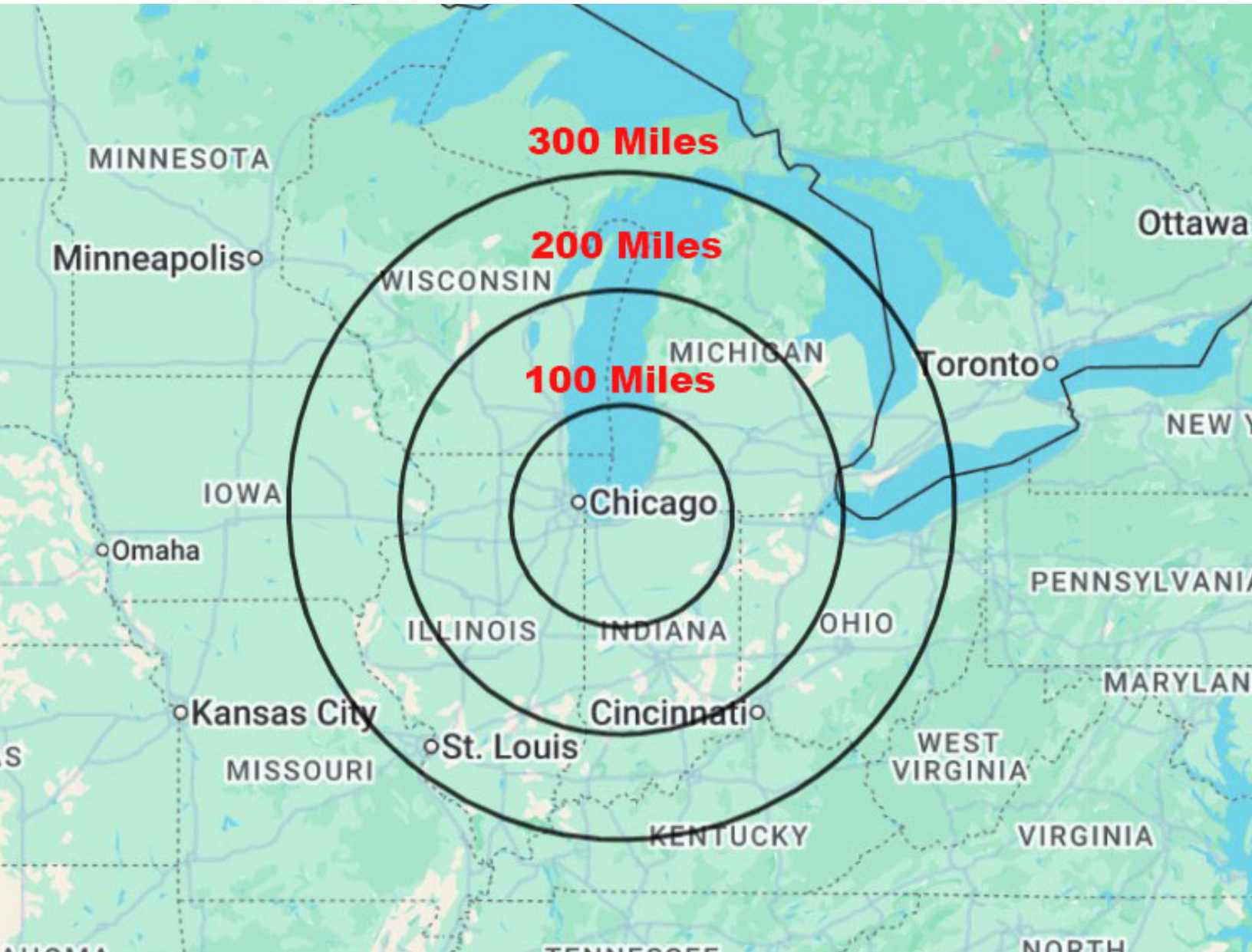
VACANT LAND FOR SALE

E US 20 and Barker Road | Michigan City, IN 46360



The property is located within a heavily trafficked corridor featuring a strong mix of retail, office, commercial, warehouse, and flex-space development. Its strategic location near the intersection of U.S. 20, U.S. 421, and Interstate 94 positions the site as a key regional hub serving the greater Great Lakes area. The area continues to experience significant growth and investment, with several large-scale economic development projects currently underway or planned in Michigan City. These ongoing and future developments are expected to further enhance regional commerce, increase traffic and business activity, and drive additional interest and demand for this site.



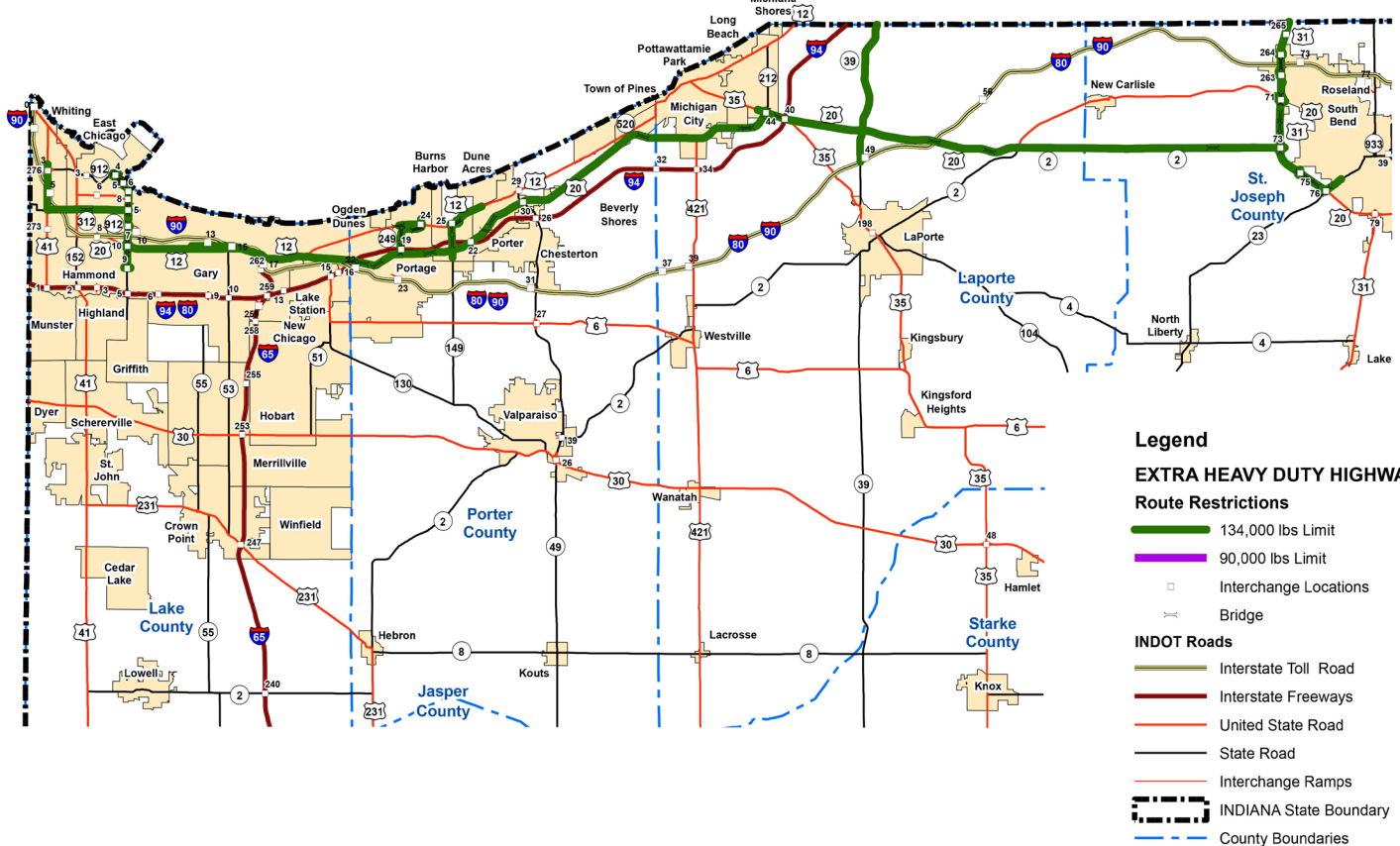


DISTANCE TO MAJOR CITIES

ELKHART, IN	56 MILES
CHICAGO, IL	58 MILES
FORT WAYNE, IN	120 MILES
GRAND RAPIDS, MI	121 MILES
INDIANAPOLIS, IN	173 MILES

MILWAUKEE, WI	149 MILES
TOLEDO, OH	189 MILES
DETROIT, MI	225 MILES
PITTSBURGH, PA	406 MILES
NASHVILLE, TN	461 MILES

INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



Legend

EXTRA HEAVY DUTY HIGHWAYS

Route Restrictions

134,000 lbs Limit

90,000 lbs Limit

Interchange Locations

Bridge

INDOT Roads

Interstate Toll Road

Interstate Freeways

United State Road

State Road

Interchange Ramps

INDIANA State Boundary

County Boundaries



www.in.gov/indot

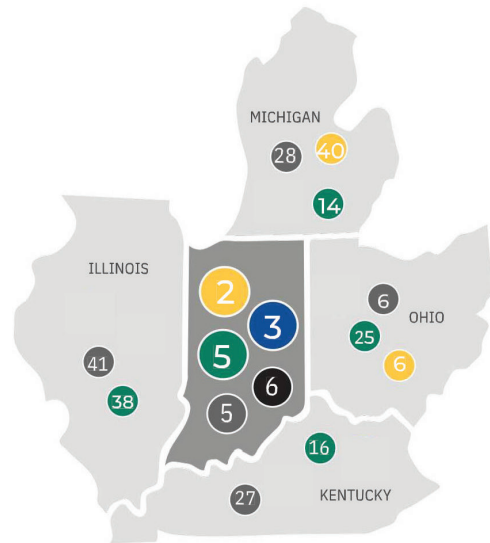
WHY INDIANA?

VACANT LAND FOR SALE
E US 20 and Barker Road | Michigan City, IN 46360



AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2** BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3** COST OF DOING BUSINESS (CNBC, 2025)
- 5** STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5** PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6** BEST STATES FOR BUSINESS (Chief Executive, 2025)

INDIANA FOR THE BOLD
Economic Development Corporation



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rroelke@cressy.com

WHY INDIANA?

VACANT LAND FOR SALE

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4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No

[FORTHESBOLD.COM](https://forthebold.com)