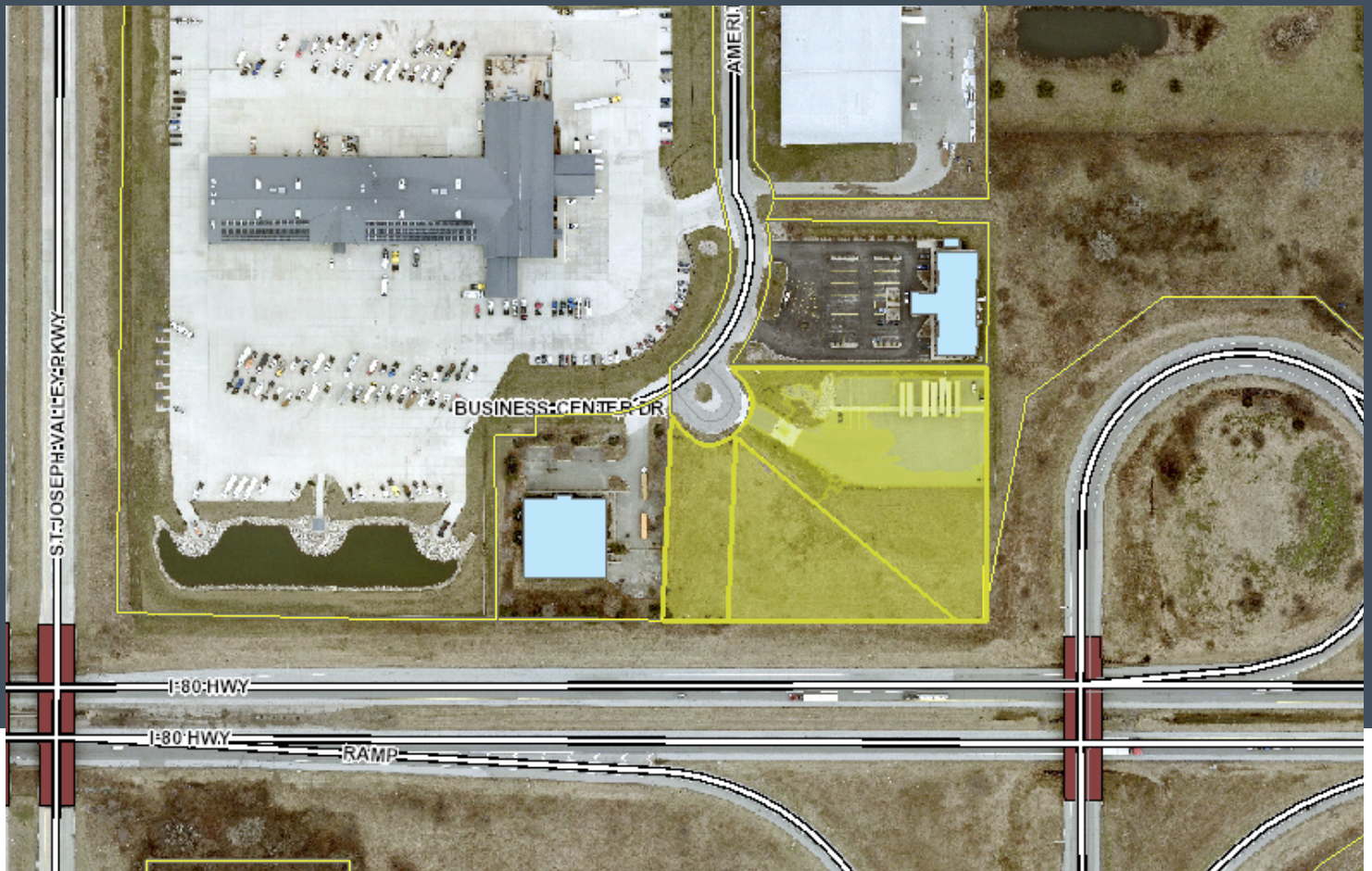


Industrial Land For Sale



4130 Ameritech Dr

South Bend, IN, 46628

Property Overview

This industrial land offering features existing industrial zoning, allowing for a streamlined development process and making it ideal for industrial, manufacturing, logistics, or outdoor storage users. Strategically located adjacent to the I-80/90 Toll Road and US-31, the property provides excellent regional connectivity and access to major transportation corridors. The site is approximately 15 minutes from the planned Amazon data center project and Samsung chip manufacturing facility, positioning it to benefit from significant economic growth and increased demand in the area.

Additionally, the property includes an existing fenced Industrial Outdoor Storage (IOS) yard, offering immediate functionality for users seeking operational space from day one.

Asking Price	\$425,000
Acres	4.24±
Zoning	I - Industrial

Property Details

4130 Ameritech Dr, South Bend, IN 46628

Asking Price **\$450,000**

Location Information

Address 4130 Ameritech Dr.
City, State, Zip South Bend, IN 46628
County St. Joseph

Site Information

Acreage 2.12± AC
Utilities Available On Site

Property Information

Property Type	Industrial Land
71-03-19-277-004.000-009	2.28 Acres
71-03-19-277-003.000-009	1.42 Acres
71-03-19-277-002.000-009	0.54 Acres

Assessed Value

Land	\$64,000
Improvements	\$101,300
Total	\$202,300

Taxes

\$4,493.68



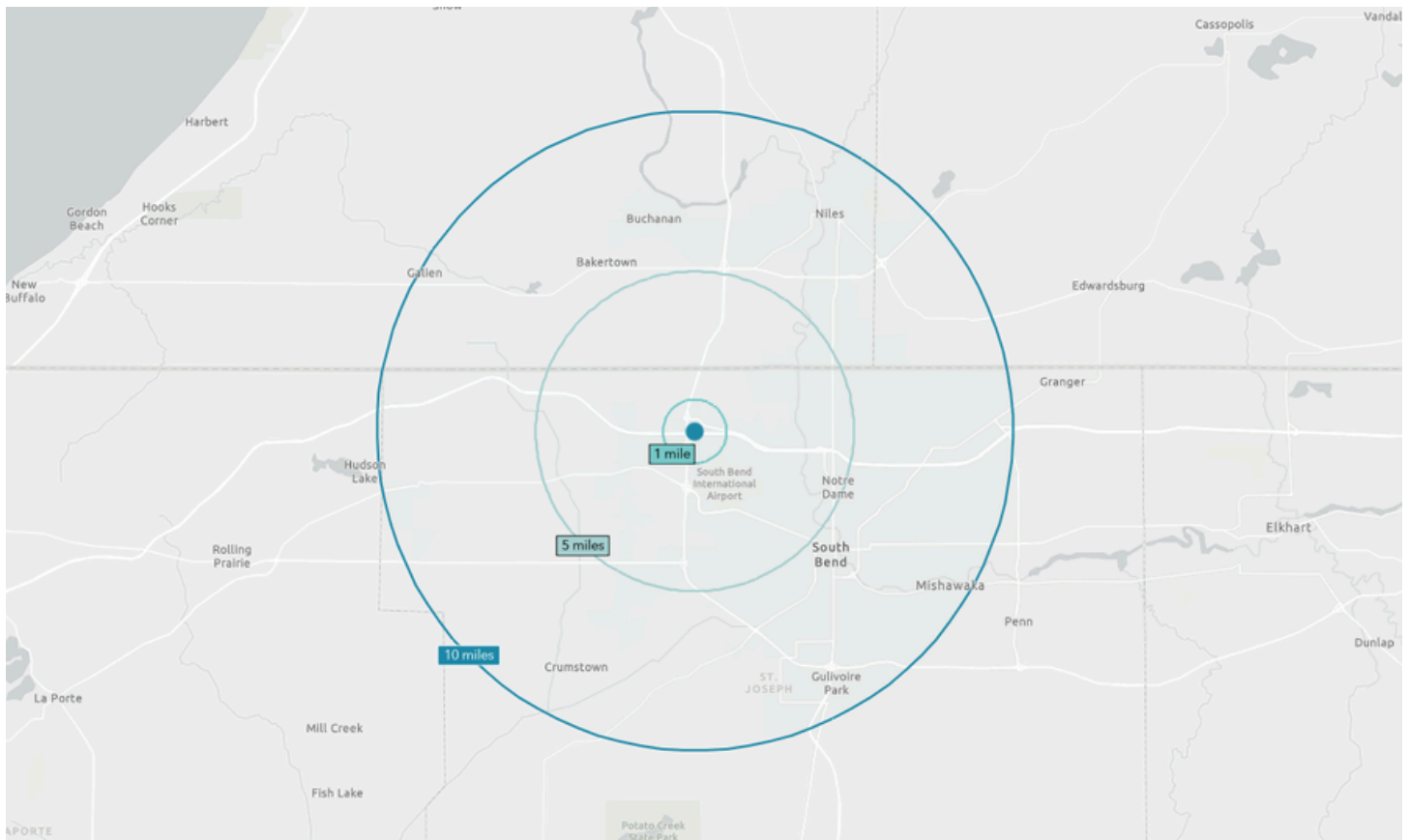
Location Map

4130 Ameritech Dr, South Bend, IN 46628



Demographics

4130 Ameritech Dr, South Bend, IN 46628



Demographics

	1 Mile	5 Miles	10 Miles
Total Population	444	58,536	245,981
Average Age	46.8	37.8	37.4
Total Households	172	22,813	99,799
# of Persons per HH	2.22	2.47	2.34
Average HH Income	\$119,111	\$81,647	\$87,033