



LAND AVAILABLE

US 31 Industrial Park, Dylan Dr. | South Bend, IN 46628

Great Location for Warehousing & Distribution Build-to-Suit Opportunity

Total Land Size:	17.35 +/- Acres	
Lot Sizes:	SOLD (3.53 Acres)	SOLD (3.70 Acres)
	SOLD (3.38 Acres)	SOLD (3.70 Acres)
	#4 (4.43 Acres)	SOLD (2.35 Acres)
	#6 (7.06 Acres)	#11 (2.16 Acres)
	#7 (3.70 Acres)	
Zoning:	Industrial	
Utilities:	Gas, Electric, Water & Sewer	
List Price:	\$80,000 per acre	
	Owner Will Build-To-Suit	

Details:

Development opportunity in the US 31 Industrial Park located on the northwest side of South Bend. The owner is offering flexible terms for a build-to-suit. Sites range from 2.16 to 7.06 acres. A fiber optic loop surrounds the Blackthorn Corporate Park and South Bend Airport area, providing access to the St. Joe Valley Metronet, vendor neutral state-of-the-art telecommunications infrastructure consisting of a 40-mile network of fiber-optic cable creating a high-speed data network with virtually unlimited bandwidth.

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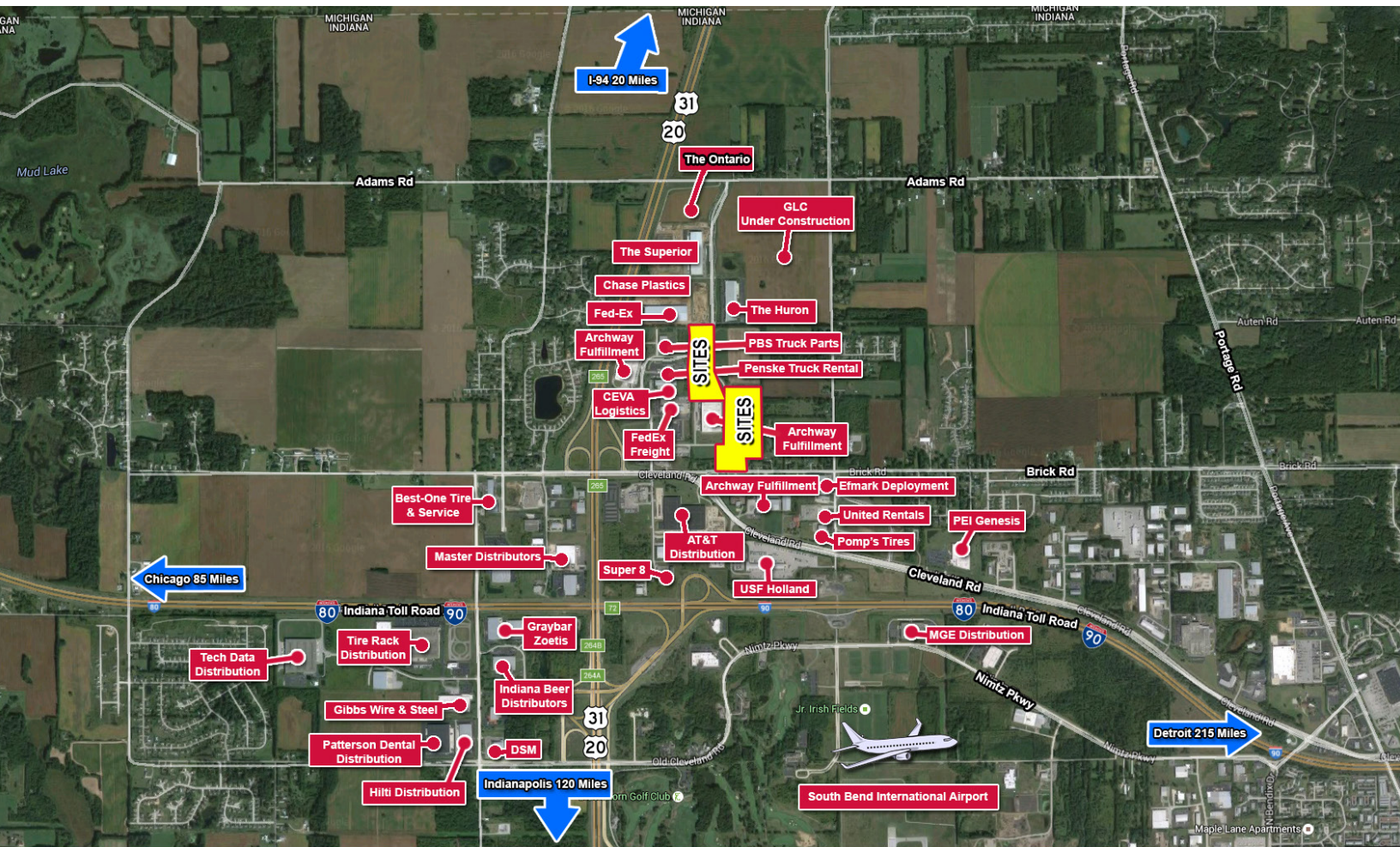
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LOCATION OVERVIEW

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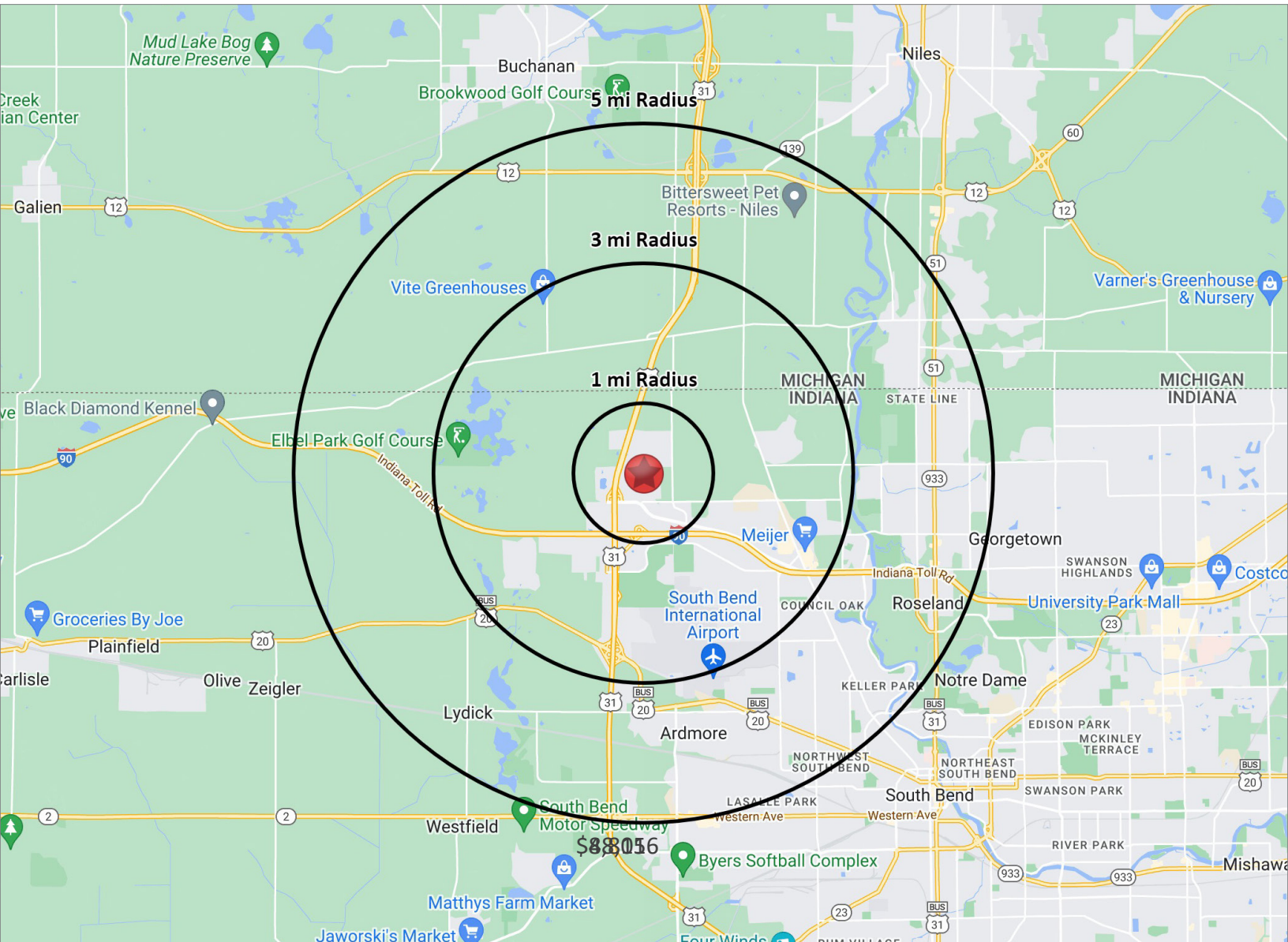
- The properties are located minutes from the ingress/egress ramps for the US 20/31 Bypass and I-80/90 Indiana Toll Road.
- St. Joseph County offers low utility costs, a competitive tax structure, real estate tax abatement and state-of-the-art fiber optic digital switching capabilities (ChoiceLite).
- The property is within minutes to the South Bend Regional Airport, Blackthorn Corporate Park and the Blackthorn Golf Club. National distribution operations have selected the county because it allows the ability to provide superior service to a significant portion of the country's population.
- UPS' one-day service can reach 40.2 million customers. In fact, Indiana is within a one-day drive of 80 percent of the U.S. population.



2025 DEMOGRAPHICS

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POPULATION

1 MILE	1,503
3 MILE	11,359
5 MILE	50,651



NUMBER OF HOUSEHOLDS

1 MILE	536
3 MILE	3,362
5 MILE	13,251



AVERAGE HOUSEHOLD INCOME

1 MILE	\$126,328
3 MILE	\$99,341
5 MILE	\$89,242



MEDIAN HOME VALUE

1 MILE	\$227,639
3 MILE	\$239,787
5 MILE	\$181,402