

For Sale

19.85 AC Near the Bypass in South Bend, IN



22401 SR 23

South Bend, IN, 46614

22401 SR 23 Hwy is a 19.85-acre parcel right off the US 20 Bypass on the southwest side of South Bend. The site is cleared and has been improved with clean fill. Municipal utilities are proximal to site, there is a water main, gas main, and power access from the south; sewer is on the north side of the Bypass. Ownership is currently engaged in feasibility discussions for rezoning, annexation and extending utility service extensions for larger scale development.

Site provides immediate access to US-20 and a location situated amidst major land development sites, this opportunity is ideal for service, transport, or industrial use. The adjacent parcels (200+ acres) are available under separate listing.

Sale Price	\$2,084,250
Lot Size	19.85 acres
Zoning	Agricultural (County)
Utilities	Contact Broker for Details
Traffic Counts	9,903 VPD (SR 23 Hwy @ US 20 bypass on/off ramp west light) 13,882 VPD (SR 23 Hwy @ US 20 bypass on/off ramp east light)

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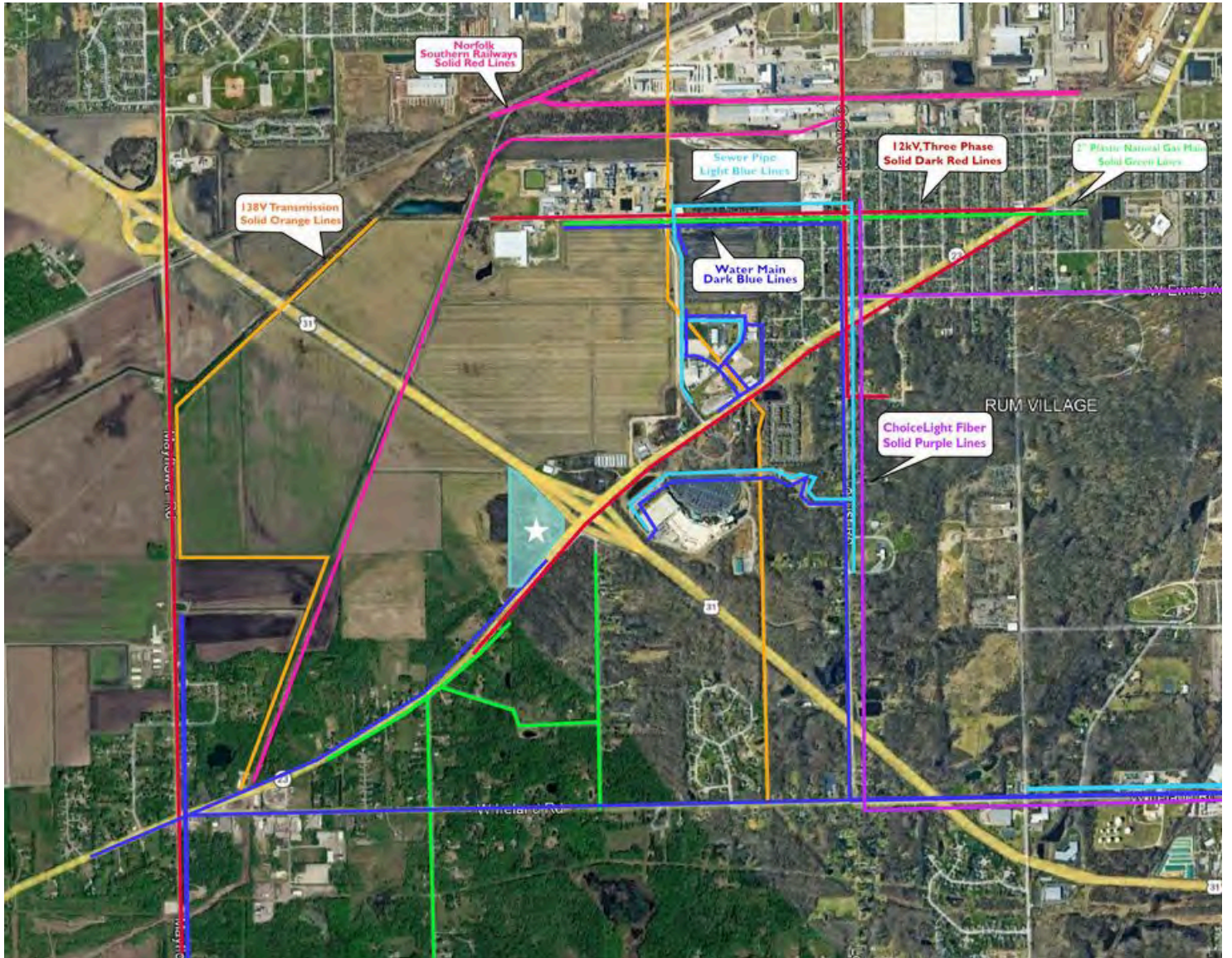
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Utility Map

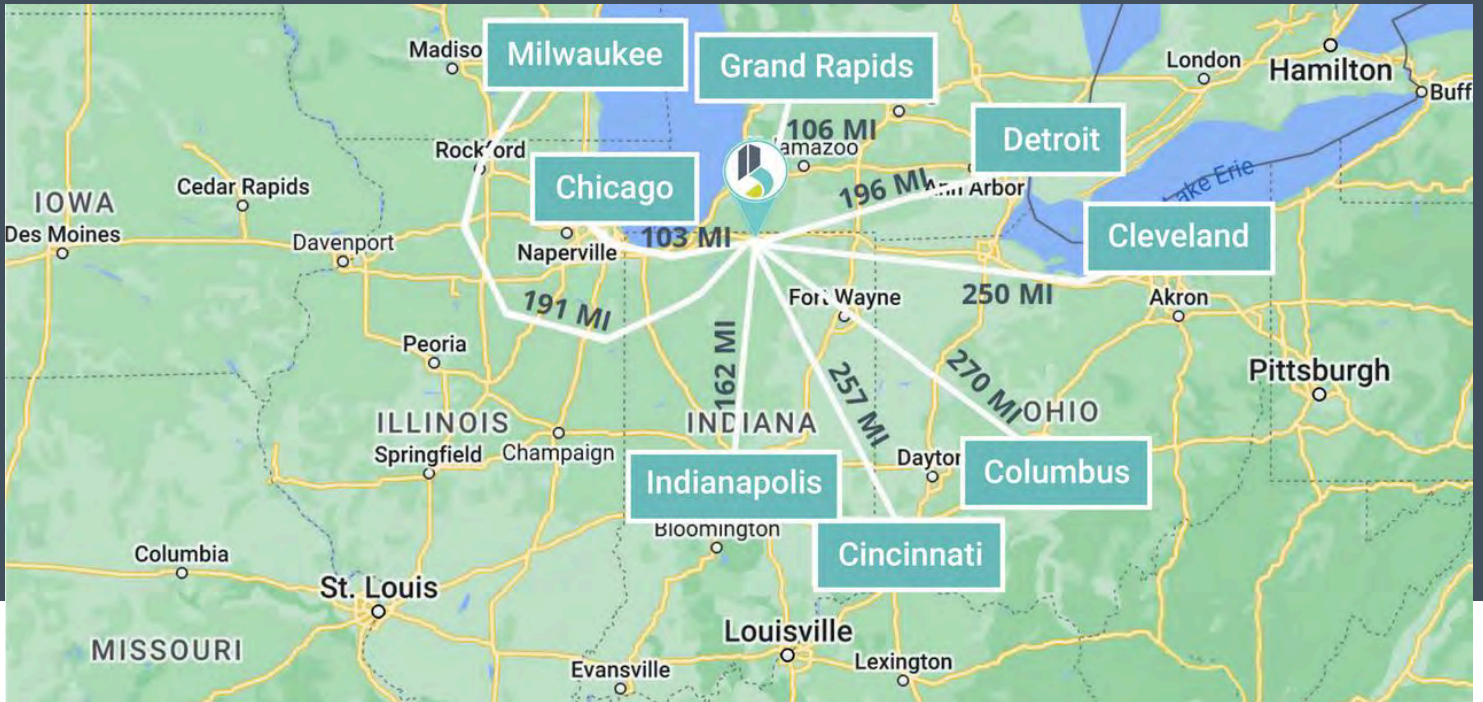
22401 SR 23, South Bend, IN 46614



Aerial Map

22401 SR 23, South Bend, IN 46614





Air

- South Bend International Airport (SBN), features UPS and FEDEX Cargo operations and direct passenger service on Allegiant, American, Delta, and United Airlines to key hubs including Atlanta, Chicago, Dallas, Detroit, Minneapolis, Phoenix, and four Florida destinations.
- Sites feature 2-hour drive access to other Major & Regional International Airports in Chicago, Grand Rapids, and Fort Wayne.

Road

- Connection to three of the nation's most important arteries - Interstates 80/90 and 94 - spanning the Michiana Region, linked to U.S. routes 12, 20, 30, and 31 allowing heavy haul route access to surrounding regional market areas.

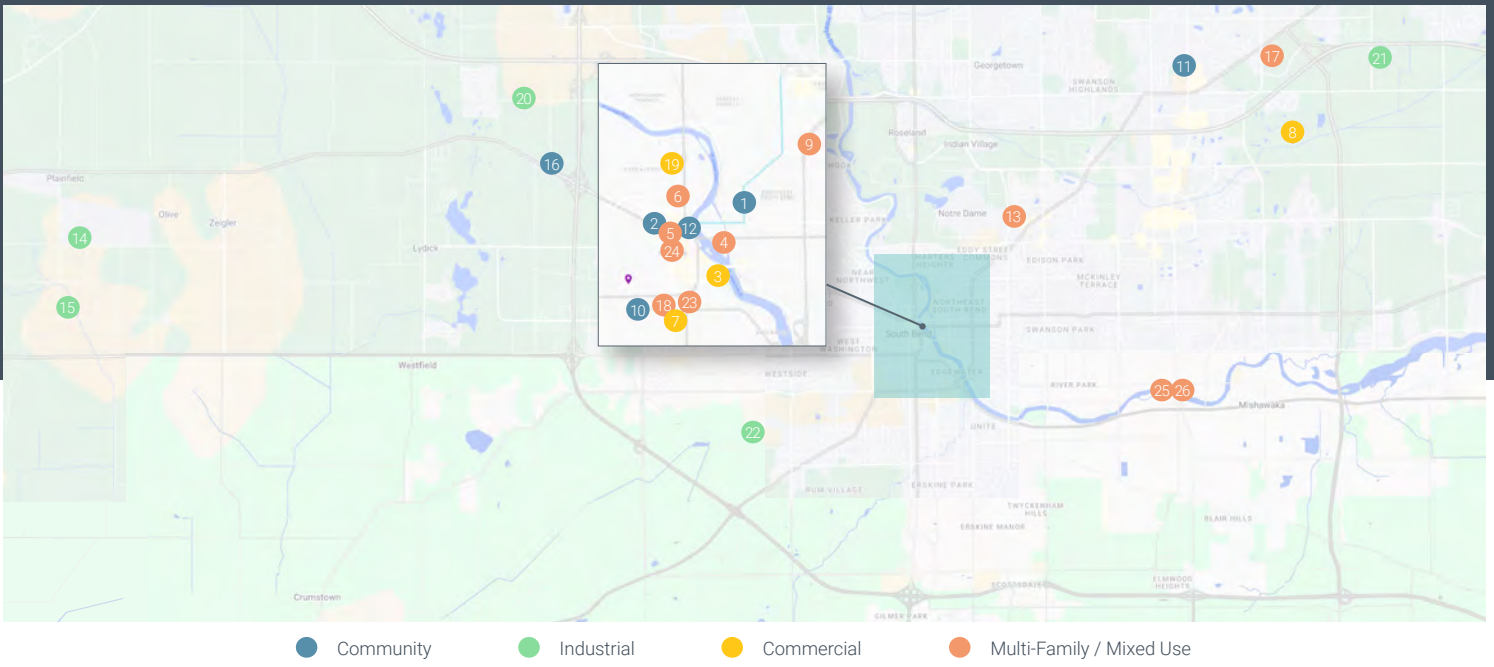
Rail

- Rail mainlines for CSX, Norfolk Southern, and Canadian National cross the area, with numerous branch lines, regionals, and short lines to link local companies with nation's rail network.
- Passenger rail options include multiple Amtrak lines and stations, along with South Shore commuter rail service between South Bend, Michigan City, and downtown Chicago.

Indiana Transportation, Distribution, & Logistics Overview

Indiana is a global logistics leader with a strong competitive advantage when it comes to reaching North American markets. Known as the "Crossroads of America," Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks 2nd nationally for highway access.

- Indiana has the 4th lowest cost of living in the country
- Indiana ranks 1st in the Midwest and 6th in the nation for "Best States for Business" (Chief Executive, January 2025)
- Indiana ranks 10th in the country and #1 in the Midwest in State Tax Competitiveness (Tax Foundation, October 2025)
- Indiana ranks 6th in infrastructure and global access; tied with Georgia & Texas for 3rd, in Distribution/Supply Chain Hub
- Indiana is home to 3 ports and ranks 7th in U.S. waterborne shipping and 15th in total foreign and domestic waterborne



St. Joe County 2026 Growth & Development

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| <ul style="list-style-type: none"> 1 Walkway from Notre Dame to South Bend 2 ND DTSB Tech Talent Hub 3 J.C. Hart-Crowe Campus 4 Cascade 5 Seven Diamonds 6 Madison Lifestyle District 7 Momentum Hub 8 Mishawaka Fieldhouse 9 Five Corners 10 Four Winds Field Expansion 11 Grandview Expansion 12 Morris Performing Arts Renovations 13 The 87 | <ul style="list-style-type: none"> 14 AWS Building 15 GM Chip Plant 16 Indiana Dinosaur Museum 17 Springs at Mishawaka 18 Diamond View Apartments 19 Beacon Tower Expansion 20 Lippert After Market Fulfillment Center 21 Microsoft Data Center 22 Verbio Plant Expansion 23 The Monreaux 24 Aloft 25 The Avalon 26 The Mill |
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	Type	Project	Description	Timeline
1	Community	The Link Trail	\$11.5 million trail linking University of Notre Dame and DTSB with a pedestrian bridge plan for Phase 2	Completed
2	Community	Colfax Corner	Notre Dame redevelopment of former South Bend Tribune building into a research and innovation tech and talent hub	2026 - 2028
3	Multi-Family	J.C. Hart-Crowe Campus	\$61.5 million dollar project to bring 291 luxury units on riverfront former Crowe campus	2027
4	Multi-Family / Mixed Use	Cascade	Completed 17-unit, high-end mixed-use complex on the East Bank; Phase II is a \$24 million project and will bring 24 more units	2027
5	Multi-Family / Mixed Use	Seven Diamonds	\$30 million, 100-130 unit mixed use apartment complex with parking garage	Start in 2027
6	Mixed Use	Madison Lifestyle District	\$330 million: 240 apartments, 100 key hotel, 40,000 SF of commercial space, 900 space parking garage	2026 - 2027
7	Community	Momentum Hub	\$6.3 million dollar redevelopment project creating entrepreneurial hub and co-working office spaces, commissary kitchen, and cocktail lounge	Completed
8	Community	Mishawaka Fieldhouse	Sports complex completed as first phase of the Juday Creek Business Park master planned development on northeast side of county	Completed
9	Mixed Use	Five Corners	\$31 million mixed use - 108 apartments, 4 condos and retail space	2026 Completion
10	Community	Four Winds Field Expansion	\$48 million expansion, field replacement, seats replacement, relocation of splash pad, add double decker seating (10,000 additional seats)	2026
11	Community	Grandview Phase III	\$175 million development, 246 apartments, 66 townhomes, a hotel, rooftop & ground level restaurants, retail and green space	2026 - 2028
12	Community	Rachlin Murphy Encore Center	\$10 million Phase 1 expansion completed of the Morris Performing Arts Center, with an additional \$16.7 million expansion planned	2026 - 2027
13	Multi-Family / Mixed Use	The 87	\$100+ million student housing complex with 335 rental apartments and 26 townhouses	Completed
14	Industrial	AWS Data Center Campus	\$11 billion investment (largest in state history), creating 32 225,000 SF data centers and creating 1,000+ jobs	2026 +
15	Industrial	GM / Samsung Battery Plant	\$3.5 million SF battery campus, 200 AC, adding 1720 jobs	2024 - 2027
16	Community	Indiana Dinosaur Museum	\$20 million attraction, including a dinosaur museum, restaurant, park, and South Bend Chocolate cafe	Completed
17	Multi-Family	Springs at Mishawaka	\$44 million, 280-unit luxury apartment complex on the northeast side of the County	2026
18	Multi-Family	Diamond View Apartments / Stadium Flats	\$37 million project, 3-building, 150-unit apartment complex adjacent to Four Winds Field	2026
19	Community	Beacon Tower Expansion	\$250 million, 10-story patient care tower at Memorial Hospital downtown	10/2022 - Late 2025
20	Industrial	Lippert After Market Fulfillment Center	Holladay properties built to suit-606,000 SF Industrial facility	Completed
21	Industrial	Microsoft Industrial Campus	Microsoft acquired 930 AC site for \$77.5 million; planned data center	2028 +
22	Industrial	Verbio Plant Expansion	\$230 million expansion at ethanol plant of SW side of SB	2027
23	Multi-Family	The Monreaux	\$16.9 million 60 unit apartment complex on the south side of downtown	2027
24	Multi-Family	Liberty Tower	\$14.7 million, converting top 9 floors into new apartments and roof top lounge	2026
25	Multi-Family	The Avalon	108 unit apartment complex in downtown Mishawaka	Completed
26	Mixed Use	The Mill Phase II	\$67 million, 227-unit expansion of downtown Mishawaka flagship redevelopment	2027