

Development Site for Sale

US 20 (E. MICHIGAN BLVD.) | MICHIGAN CITY, IN 46360

1 Parcel Remaining! Ready for Development, Zoned
for Variety of Uses, Area is in a TIF District

NAICressy

CRESSY.COM





Land:
5.8 AC (Parcel 3)



Land Uses:
Retail, commercial, hotel/motel and office uses



Zoning:
B-3



Utilities:
Sewer, water & gas runs along E. Michigan Blvd.



Rail:
Potential for rail access.



List Price:
\$47,900 / Acre

Property Overview

Located along the U.S. 20/U.S. 35 corridor, with access to Indiana Highway 212, one (1) separate parcel ready for development and available for sale. Zoning for these properties includes industrial and manufacturing, retail/office, residential and agricultural. This area is also serviced by the Michigan City Airport and South Shore Freight Line Railroad, and is located less than one mile west from the U.S. 20/I-94 interchange. The property is in a Tax Increment Financing (TIF) District and within a 15 minute, 4-lane state highway drive of two large new manufacturing and technology projects currently being developed in New Carlisle, IN.

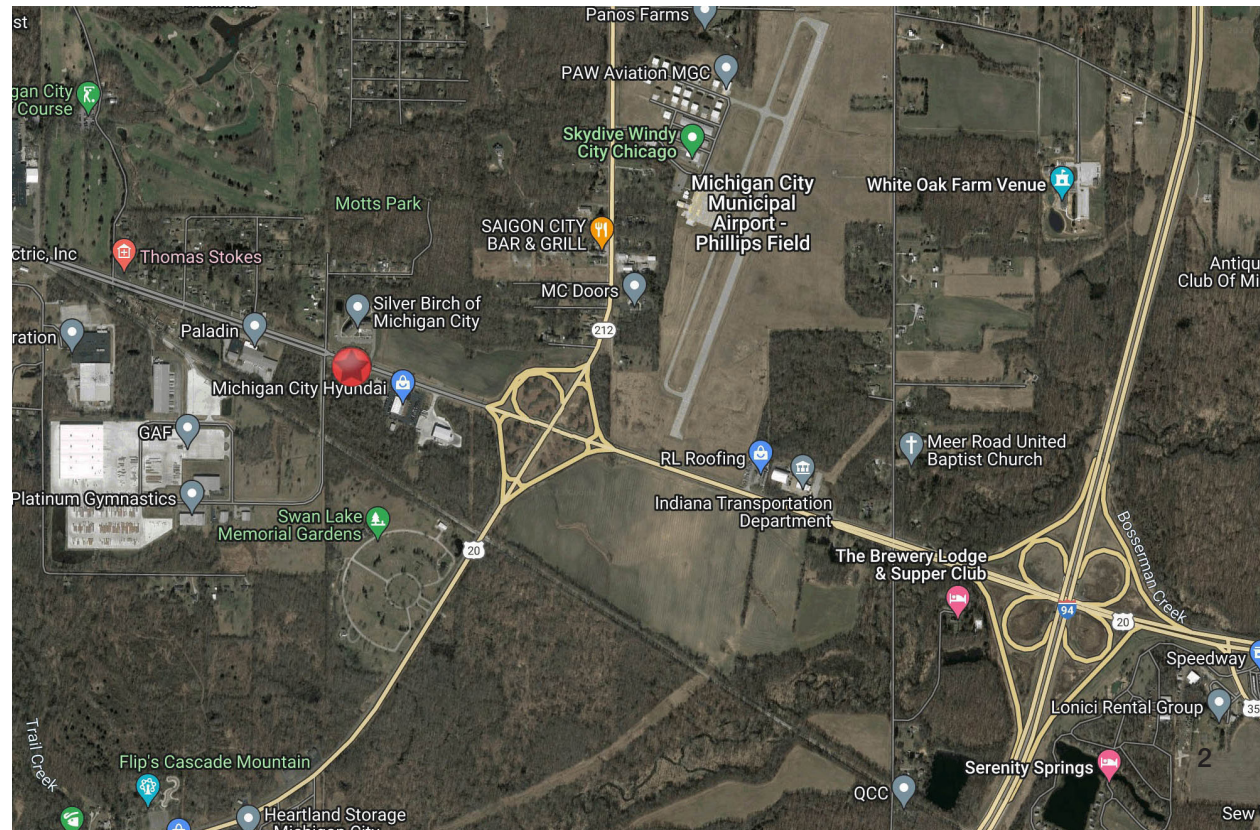
In the past five years, a steel logistics company, an assisted living community, and a self-storage/contractor units facility have been built in the surrounding area.



[VIEW LISTING ONLINE](#)



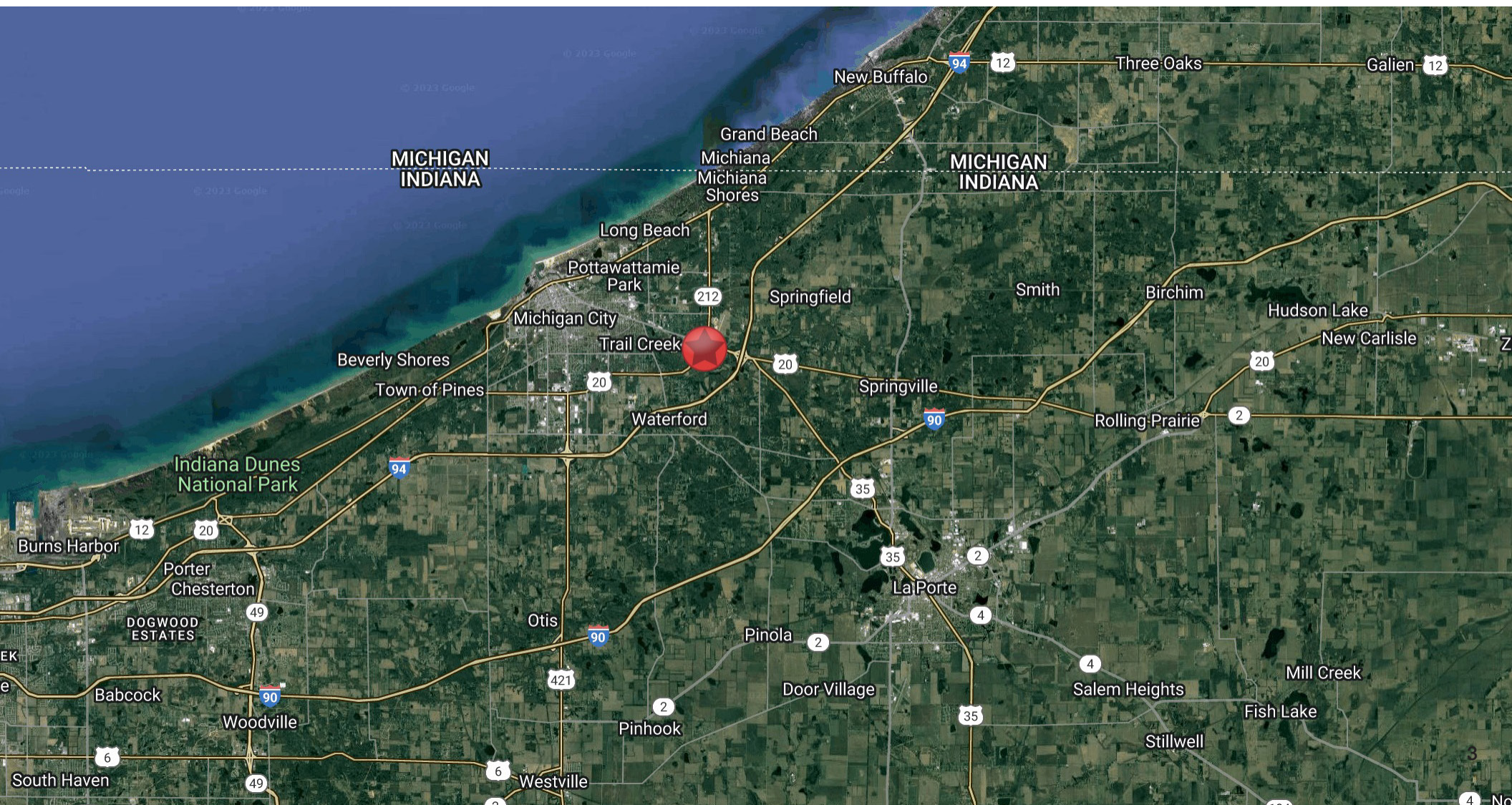
[WATCH PROPERTY VIDEO](#)



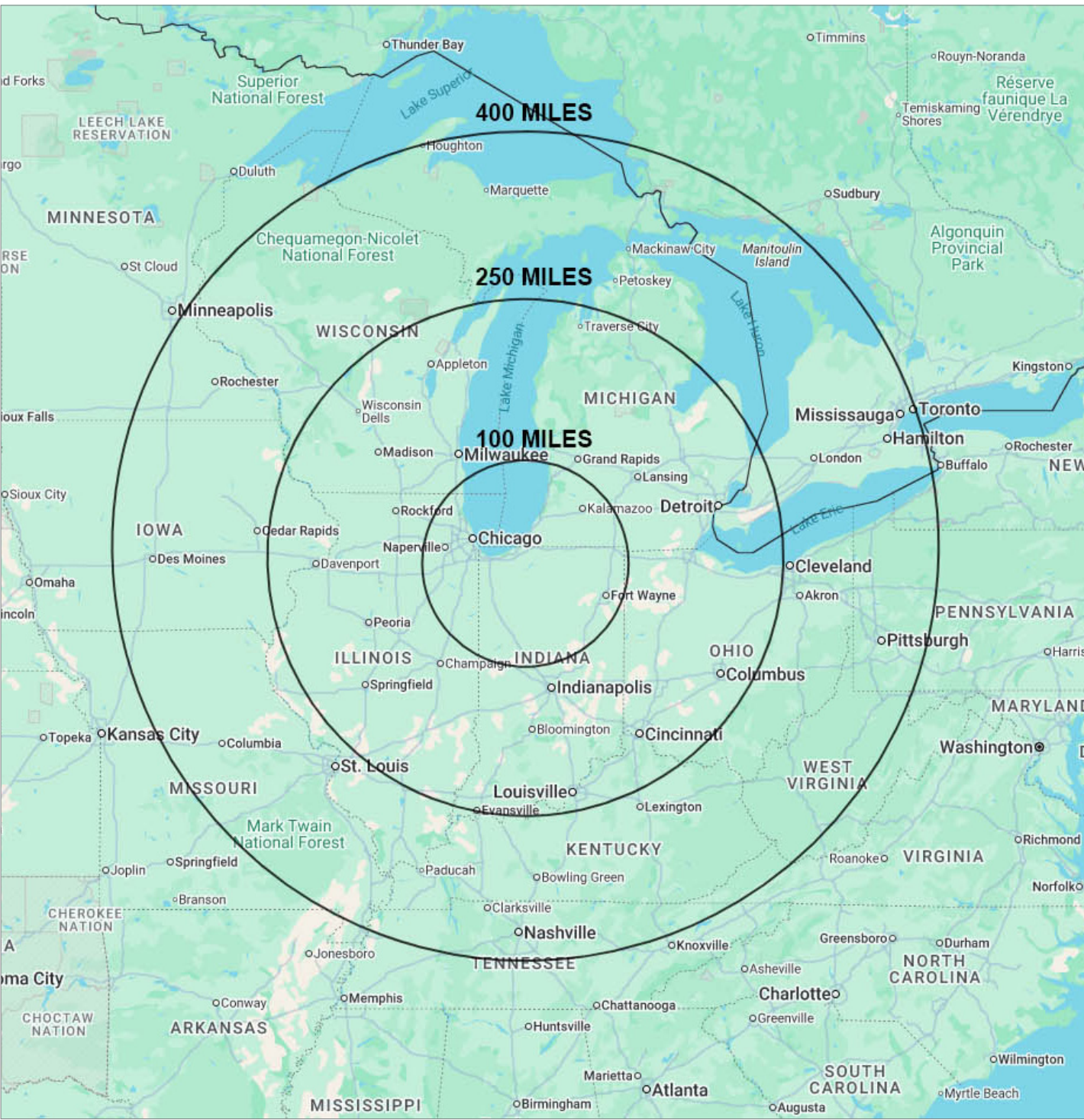
Location Overview

Located in northwest Indiana, the property has excellent proximity to the I-94, SR 212 interchanges and the Toll Road. I-94 is a major transportation artery and critical in the delivery of goods throughout the Midwest. US 20/US 35 is the main transportation corridor serving the northern portion of Michigan City and Northern Indiana. These highways are also the direct routes to local establishments such as Blue Chip Casino, Lighthouse Place and primary hospital.

Traffic counts from the I-94 interchange west along US 20/US 35 average 24,000 to 25,000 daily. Additionally, over 365,000 trucks pass through the I-65, I-94, I-80/90 corridor area each day to the various regions each one of these interstates services. The site has the potential to be a big box warehouse or another type of transportation facility for the heavily trafficked I-94 corridor.



Drive Time to Major Cities

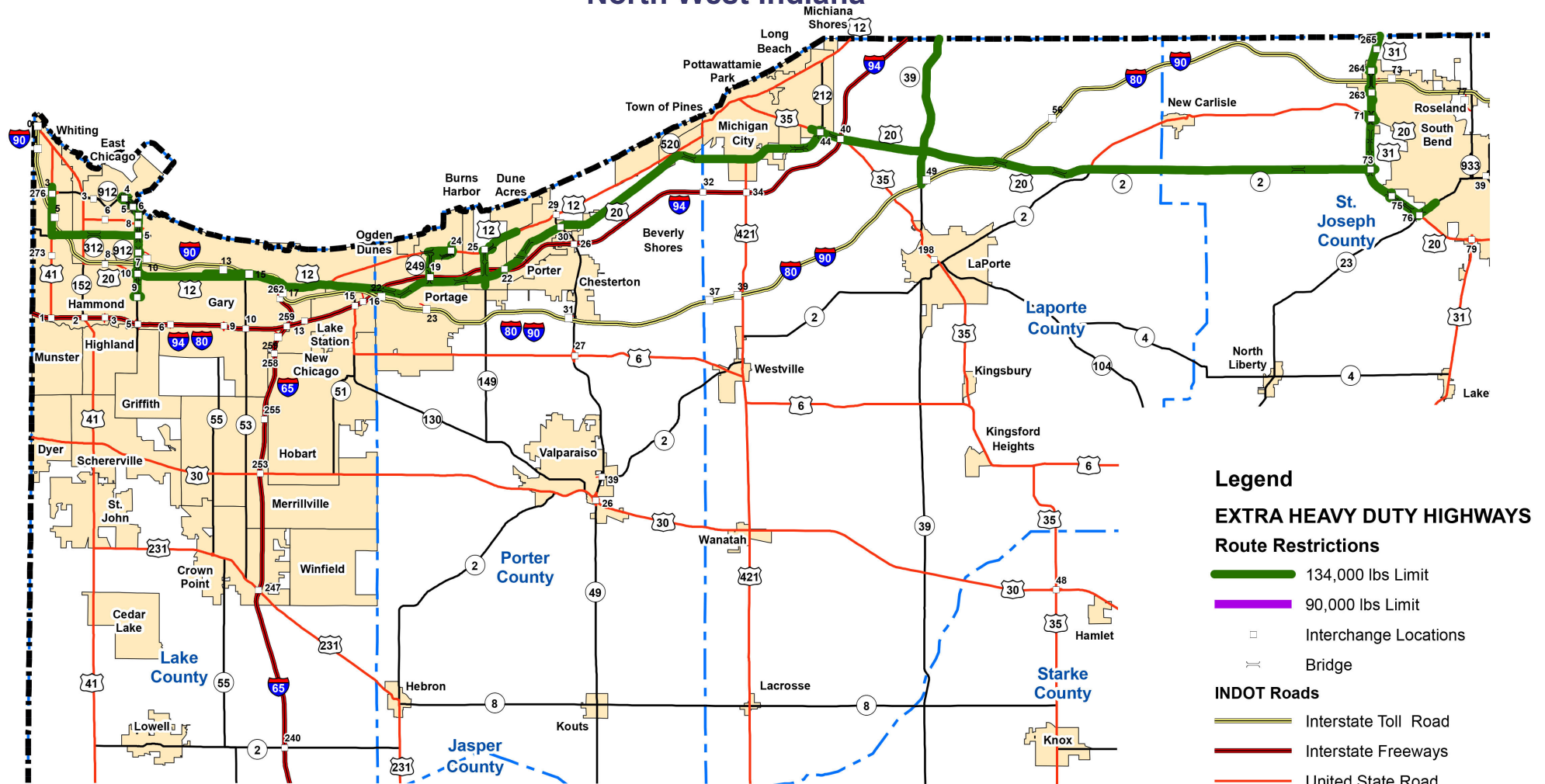


CHICAGO, IL	71 miles
FORT WYANE, IN	115 MILES
GRAND RAPIDS, MI	128 MILES
MILWAUKEE, WI	159 MILES
INDIANAPOLIS, IN	147 MILES
TOLEDO, OH	190 MILES
DETROIT, MI	104 MILES
ST. LOUIS, MO	314 MILES
PITTSBURGH, PA	407 MILES
MINNEAPOLIS, MN	450 MILES
MISSISSAUGA, ONT	461 MILES
NASHVILLE, TN	462 MILES

Indiana Extra Heavy Duty Truck Routes

The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

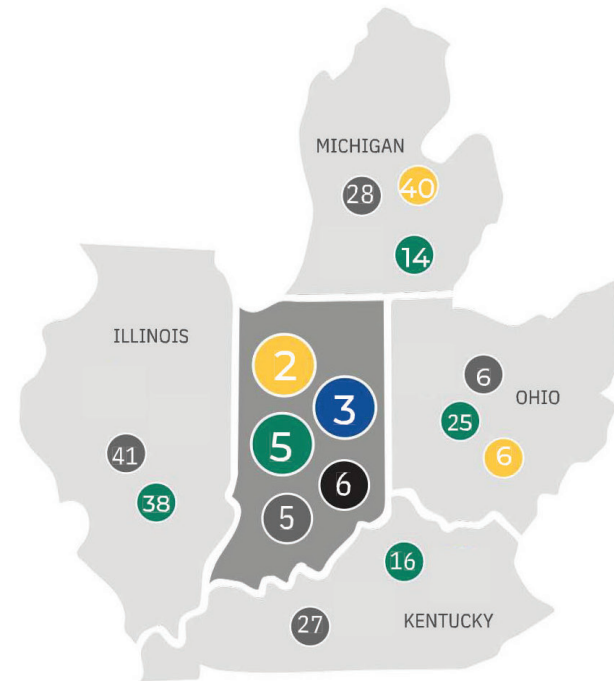
INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



Why do business in Indiana?

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)

Why do business in Indiana?

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%

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.

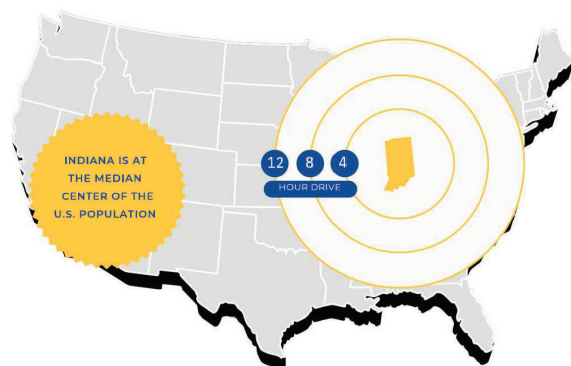
2.95% INDIVIDUAL INCOME TAX RATE

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

AAA INDIANA BOND RATING

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

(Fitch, 2024)



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

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

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

Development Site for Sale

US 20 (E. MICHIGAN BLVD.)
MICHIGAN CITY, IN 46360

CONTACT:

Roy Rolke

Senior Broker

574.485.1537 | rroelke@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060



CRESSY.COM

NAI Cressy is the global brokerage division of Cressy Commercial Real Estate, a Minority Business Enterprise (MBE) and certified by the National Native American Supplier Council (NNASC).

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

