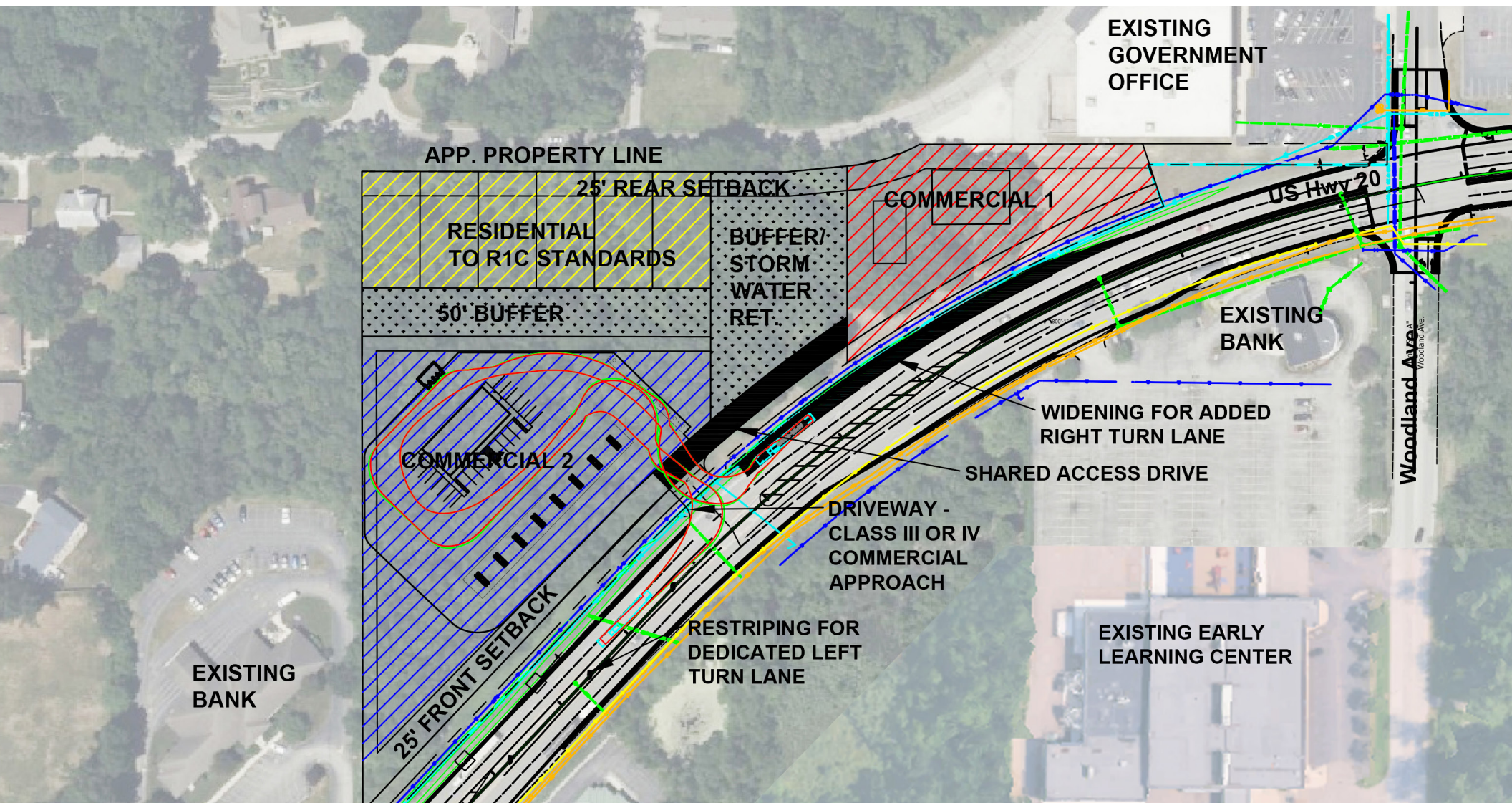


Great development opportunity in Michigan City, IN.

E US 20 AND BARKER ROAD
MICHIGAN CITY, IN 46360

NAI Cressy
CRESSY.COM





Property Overview

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.



[VIEW LISTING ONLINE](#)



Land:
6.43 Acres (Divisible)



Zoning:
B-2



Improvements:
Street, Water, Storm Sewer, Sanitary Sewer, Fiber, Electricity



Land Uses:
Retail, Office, Residential, Single Family, Multi-Family, Condo



Location:
Near a signalized intersection of US 20 and SR 421, great visibility.

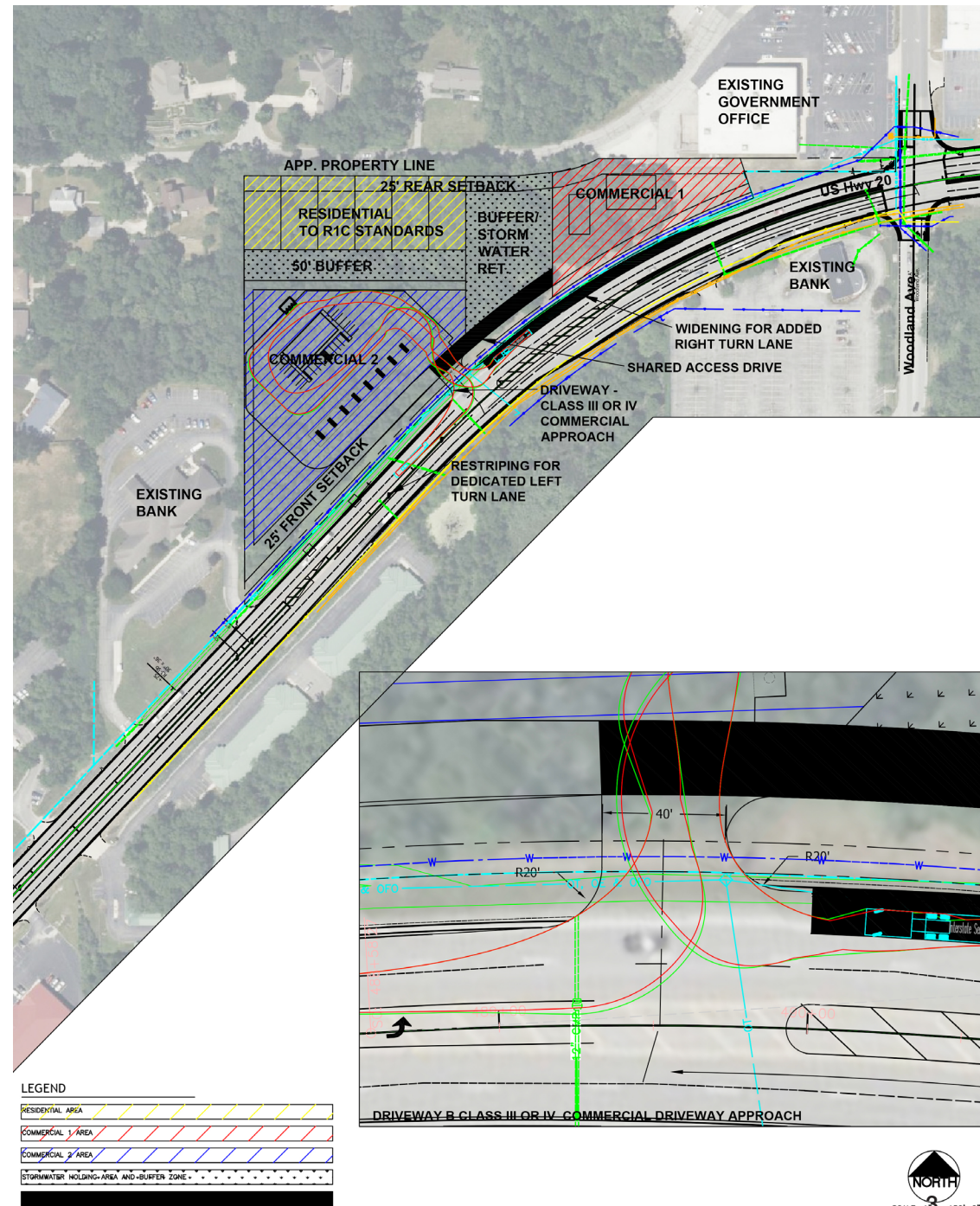


Terrain:
Covered primarily with mature trees, offering a blank canvas for future development.

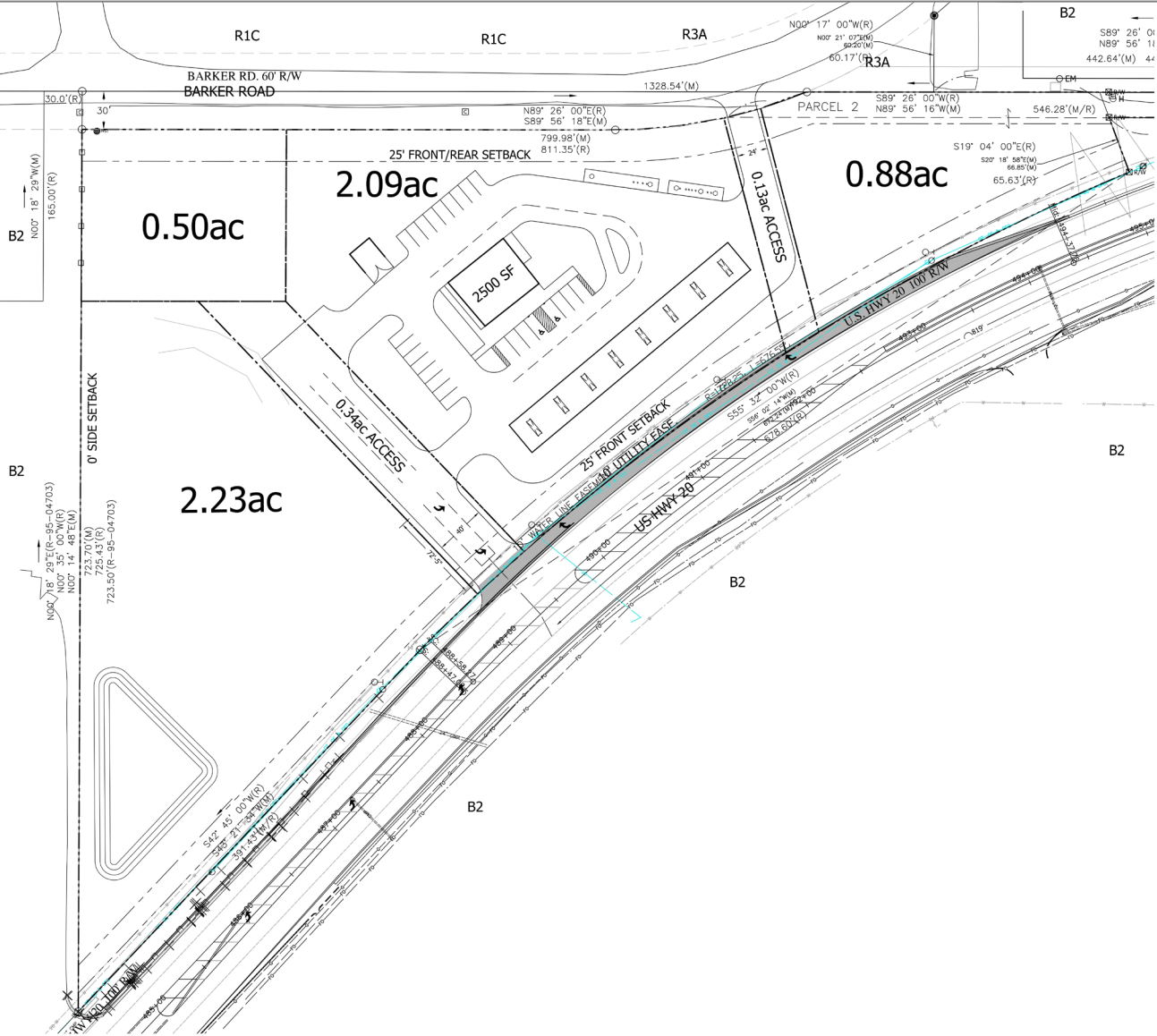


List Price:
\$3,343,600

Concept Plan



Draft Layout



ZONING NOTES

CURRENT ZONING: B2 - GENERAL COMMERCIAL DISTRICT

PROPOSED USES: GAS STATION/CONVENIENCE STORE
DRIVE-THRU FAST FOOD AND CARRY OUT ONLY
AUTOMOBILE AND/OR TRUCK RENTAL

RETAIL USES UP TO 40,000 SF GROSS FLOOR AREA - PERMITTED
CONVENIENCE STORES WITH GASOLINE - SPECIAL USE
TRUCK RENTAL - SPECIAL USE
AUTOMOBILE RENTAL - PERMITTED
RESTAURANTS (CARRY OUT) - PERMITTED
RESTAURANTS (DRIVE THRU) - SPECIAL USE
RESTAURANTS WITH OUTDOOR SEATING - PERMITTED

MIN. LOT AREA: 15,000 SF (0.344 AC) MET
MIN. LOT WIDTH: 100 FT MET
MAX BLDG. HEIGHT: 40 FT
MAX BLDG. STORIES: 3
MIN. FRONT YARD: 25 FT
MIN. SIDE YARD ADJOINING B1 OR B2: 0 FT
MIN. SIDE YARD: 7 FT
MIN. REAR YARD: 25 FT
MIN. WATERWAY: 75 FT
MAX BLDG. COVERAGE: 65%
MAX LOT COVERAGE (IMPERVIOUS): 85%
LOT DEPTH TO WIDTH RATIO: 4:1

STORMWATER POND NOT ALLOWED WITHIN THE FRONT YARD

VEHICLE SERVICE STATIONS:
ROADS PER 18.04
PUMP ISLANDS MIN. 20 FT FROM PUBLIC ROW AND LOT LINE (MET) 50 FT FROM RESIDENTIAL LOT (MET)
WHERE ADJOINING RESIDENTIALLY ZONED DISTRICT, A SOLID SCREEN WALL SHALL BE PROVIDED PER 17.03.

RESTAURANTS WITH DRIVE THRU:
DRIVE THRU SHALL BE ON THE SIDE OR REAR OF THE BUILDING (MET)
DRIVE THRU SHALL BE SCREENED FROM ADJACENT RESIDENTIAL USES BY SOLID SCREEN WALL MINIMUM 10 STACKING SPACES (MET)
DRIVE THRU MUST PROVIDE AN ESCAPE LANE FOR PASSING (MET)

BUFFER YARDS:
BUFFER ZONE B REQUIRED ALONG NORTH SIDE BETWEEN B2 AND R1C AND R3A DISTRICTS
ZONE B: 10 FT DEEP, 6 FT TALL WALL, 2 CANOPY TREES OR EVERGREEN TREES PER 40 LF ALONG PROPERTY LINE.

TREE PROTECTION:
PROTECTED TREES INCLUDE ANY HARDWOOD TREE WITH A DBH OF 8 INCHES OR GREATER. TREES MAY BE REMOVED IN FOOTPRINT OF BUILDING. ANY OTHERS NOT MEETING REMOVAL CRITERIA SHALL BE REPLACED PER TABLE 17.02.

FENCING AND WALLS 17.03:
WALL HEIGHT SHALL BE A MINIMUM OF 6 FT AND MAX OF 8 FT. OR WITHIN FRONT YARD 3.5 FT MAX.
WALLS SHALL BE CONSTRUCTED OF BRICK OR OTHER ORNAMENTAL MASONRY MATERIAL. A BERM OF EQUAL OR GREATER HEIGHT MAY BE SUBSTITUTED FOR THE SCREENING WALL.

LANDSCAPE STANDARDS COMMERCIAL:
LOTS CONTAINING 15 OR MORE SPACES SHALL PROVIDE 1 CANOPY TREE AND 100 SF OF LANDSCAPING PER 15 SPACES. ONE-THIRD OF THE TREES SHALL BE PLACED ON THE INTERIOR OF THE LOT.
PROVIDE A 5 FT GREENBELT BETWEEN PARKING LOT AND ROAD RIGHT OF WAY CONTAINING 2 FT EVERGREEN SHRUBS SPACED 2.5 FT APART OR 3 FT TALL BRICK WALL.
TREES SHALL BE 2.5 INCH CALIPER, ORNAMENTAL TREES 1.5 INCH CALIPER, EVERGREEN TREES 6 FT TALL, NARROW EVERGREENS 4 FT TALL, AND SHRUBS 30 INCH SPREAD.
COMMERCIAL SITES SHALL PROVIDE MIN. 1 DECIDUOUS TREE PER 40 LF OF FRONTAGE.

OUTDOOR LIGHTING:
COMPLY WITH 17.04

WASTE RECEPTACLES:
LOCATE WASTE RECEPTACLES IN THE REAR YARD OR SIDE YARD NOT FACING STREET AND IN NO CASE WITHIN 20 FT OF A RESIDENTIAL DISTRICT. (MET)
SCREEN ON 3 SIDES WITH MINIMUM 6 FT MASONRY ENCLOSURE WITH A GATE MADE OF WOOD OR OTHER HIGH QUALITY MATERIAL.
MINIMUM 9 FT BY 6 FT PAD CONSTRUCTED OF 6 INCH CONCRETE AND EXTEND 6 FT BEYOND ENCLOSURE FOR FRONT AXLE OF REFUSE VEHICLE.
BOLLARDS SHALL BE PROVIDED TO PROTECT THE ENCLOSURE.

MECHANICAL EQUIPMENT:
ROOF MOUNTED SHALL BE SCREENED BY AN ARCHITECTURAL FEATURE FROM A PUBLIC ROAD
GROUND MOUNTED SHALL BE SCREENED BY A SOLID WALL, FENCE, OR LANDSCAPING (CONTINUOUS EQUAL TO HEIGHT OF EQUIPMENT AT THE TIME OF PLANTING).

PARKING:
CONVENIENCE STORES: 1 SPACE PER 250 SQ.FT. GROSS FLOOR AREA
AUTOMOBILE RENTAL: 1 SPACE PER EMPLOYEE PLUS 1 CUSTOMER SPACE PER 5 RENTAL CAR SPACES
GASOLINE SERVICE STATIONS: 1 PER EMPLOYEE PLUS 1 PER 100 SF IN ADDITION TO SPACES AT FUEL PUMP
TRUCK RENTAL: 1 SPACE PER EMPLOYEE PLUS 1 FOR EACH TRUCK
RESTAURANT, CARRY OUT: 6 SPACES PER SERVICE OR COUNTER PLUS 1 PER EMPLOYEE
RESTAURANT, DRIVE THRU: 1 PER EMPLOYEE PLUS 1 PER 75 SF OF DINING AND 8 STACKING SPACES FOR EACH DRIVE THRU WINDOW.
PARKING SPACES: 9x18 WITH 24 FT MANEUVERING LANE

SIGN STANDARDS:
GASOLINE PRICE: MAX 12 FT, 12 SF PER FACE, 1 PER STREET FRONTAGE
POLE SIGN: MAX 30 FT, 72 SF PER FACE, 1 PER STREET FRONTAGE

STORMWATER MANAGEMENT:
SITE EXCEEDS 1 ACRE. A LOCAL MS4 AND IDEM CSGP WILL BE REQUIRED.

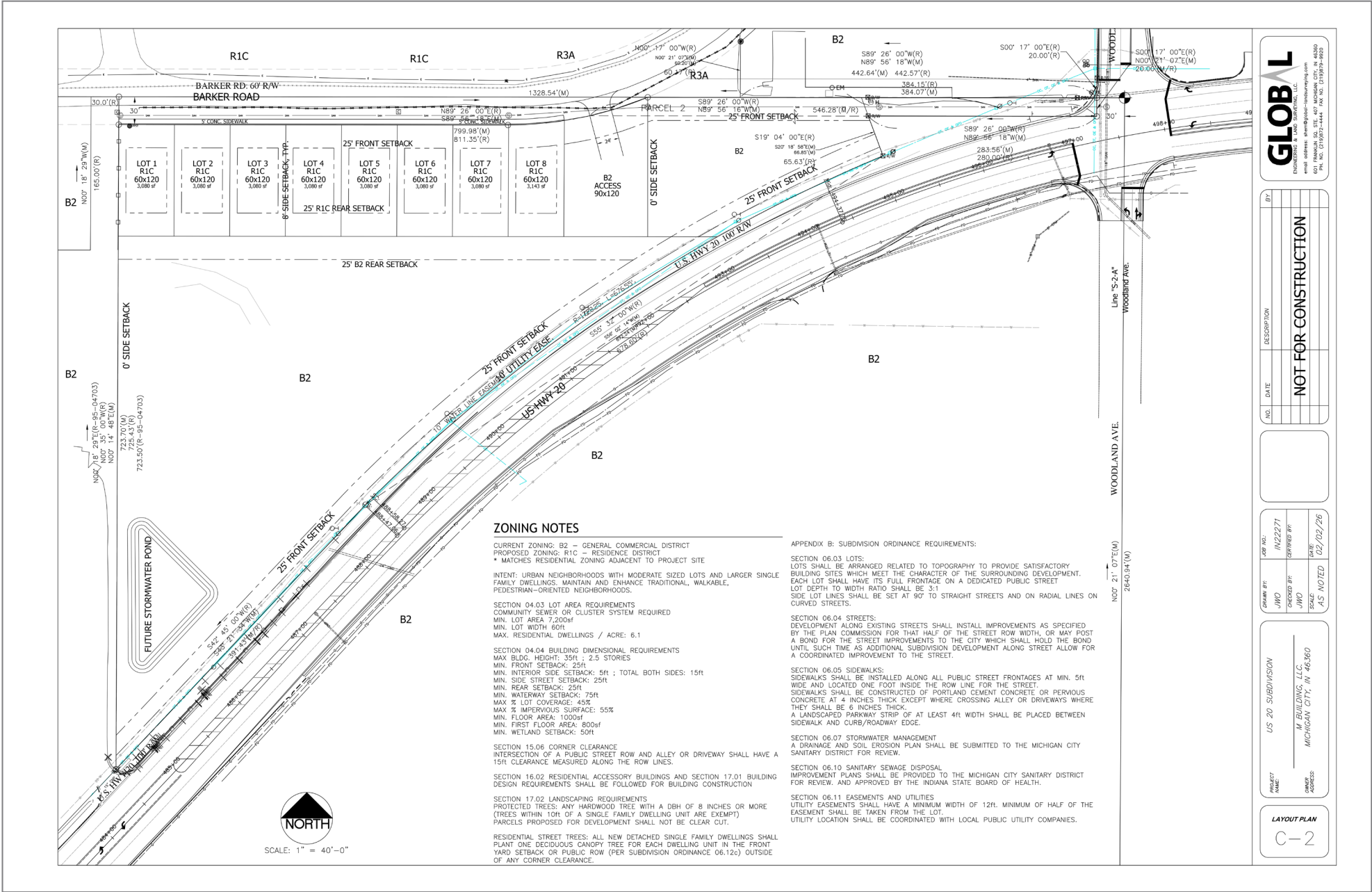
GLOBAL
ENGINEERING & LANDSCAPE ARCHITECTURE, LLC
email address: shen@global-lsarchitect.com
601 FRANKLIN ST. STE. 407 MICHIGAN CITY, IN 46360
PH. NO. (219)877-4444 FAX NO. (219)879-1850

NO.	DATE	DESCRIPTION
NOT FOR CONSTRUCTION		

ASB NO.:	IN22271
DESIGNED BY:	JNO
CHECKED BY:	JNO
SCALE:	AS NOTED
DATE:	04/03/23

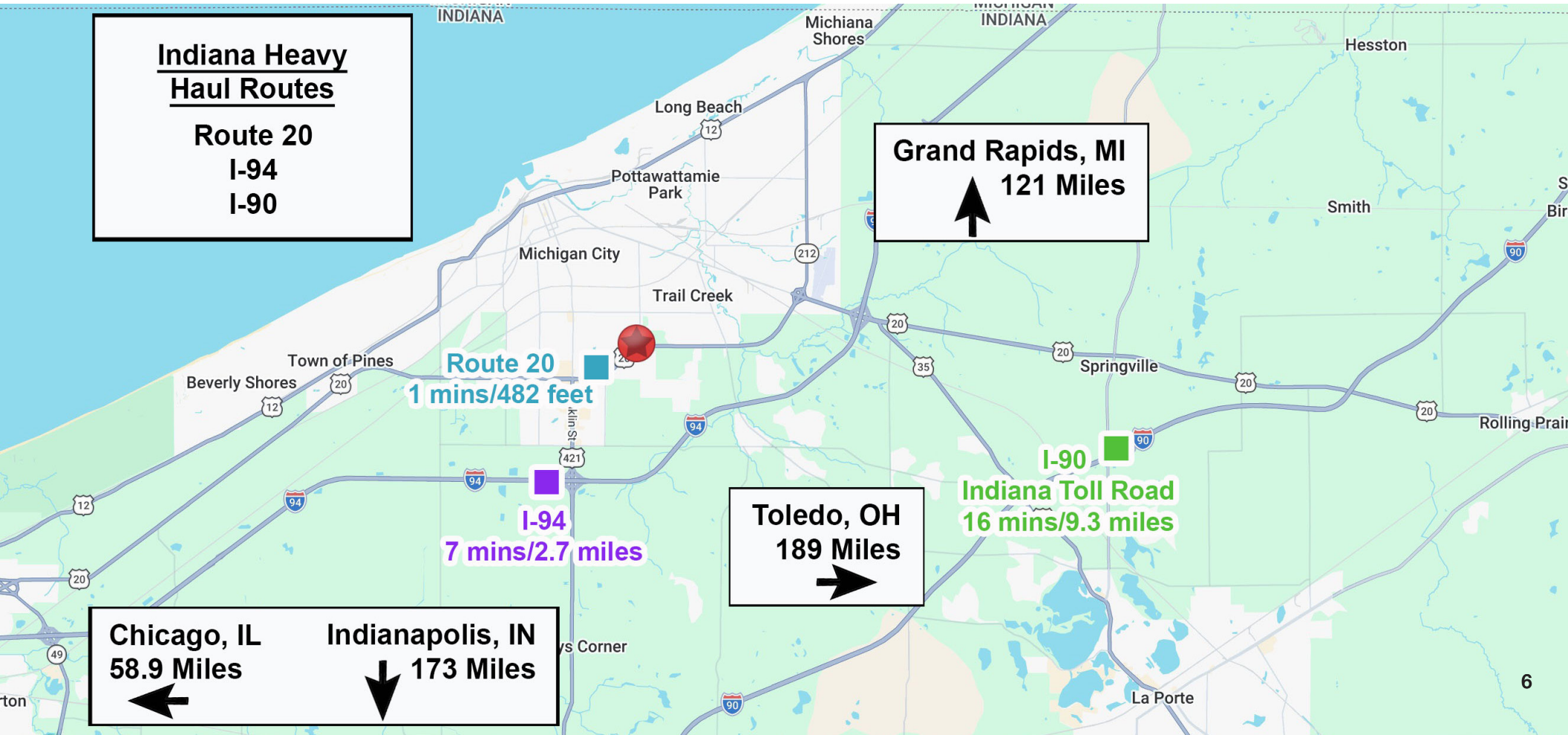
US 20 SUBDIVISION
PROJECT NAME
OWNER
ADDRESS
M. BUILDING, LLC
MICHIGAN CITY, IN 46360

Draft Layout

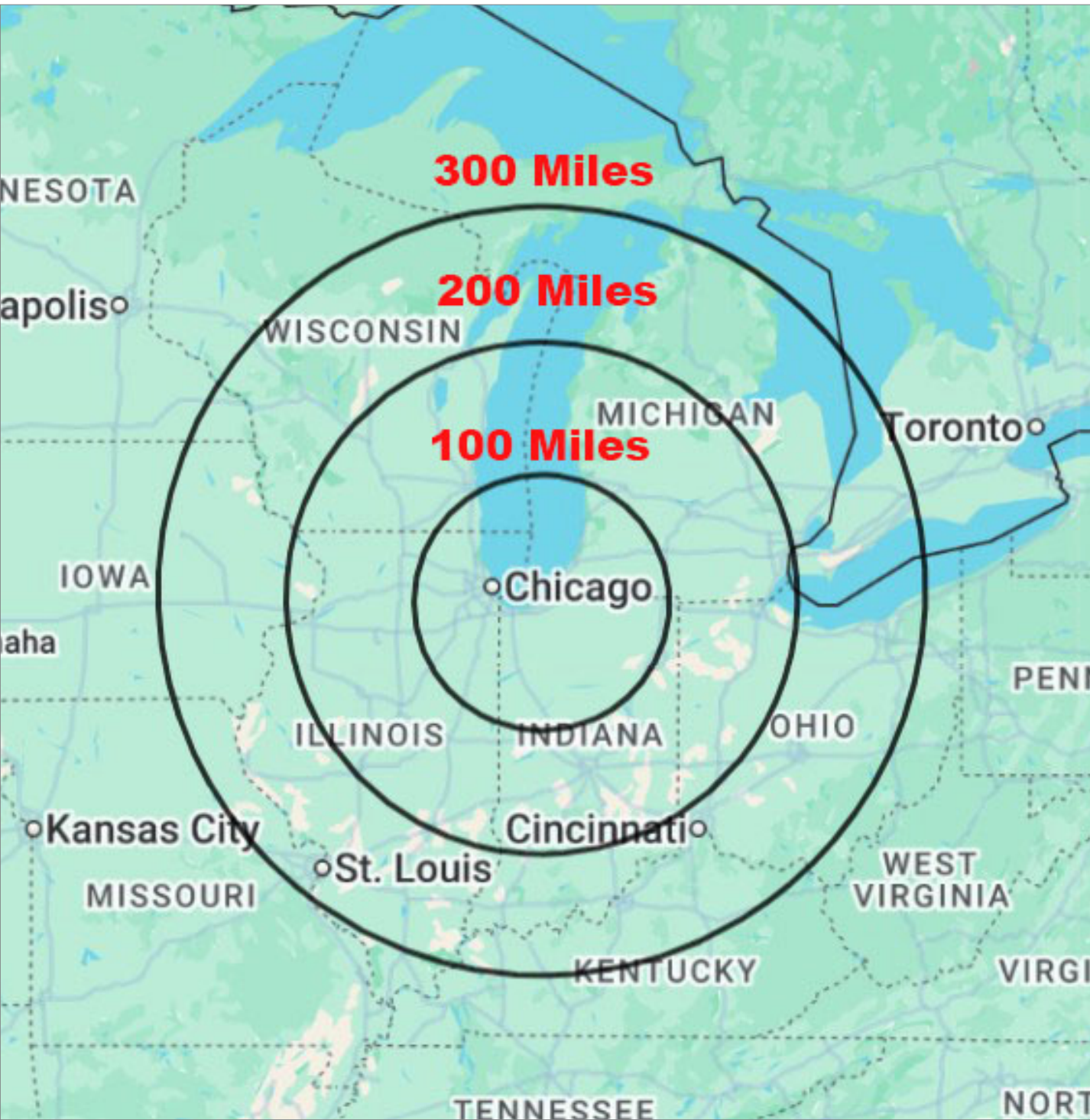


Location Overview

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.



Drive Time to Major Cities

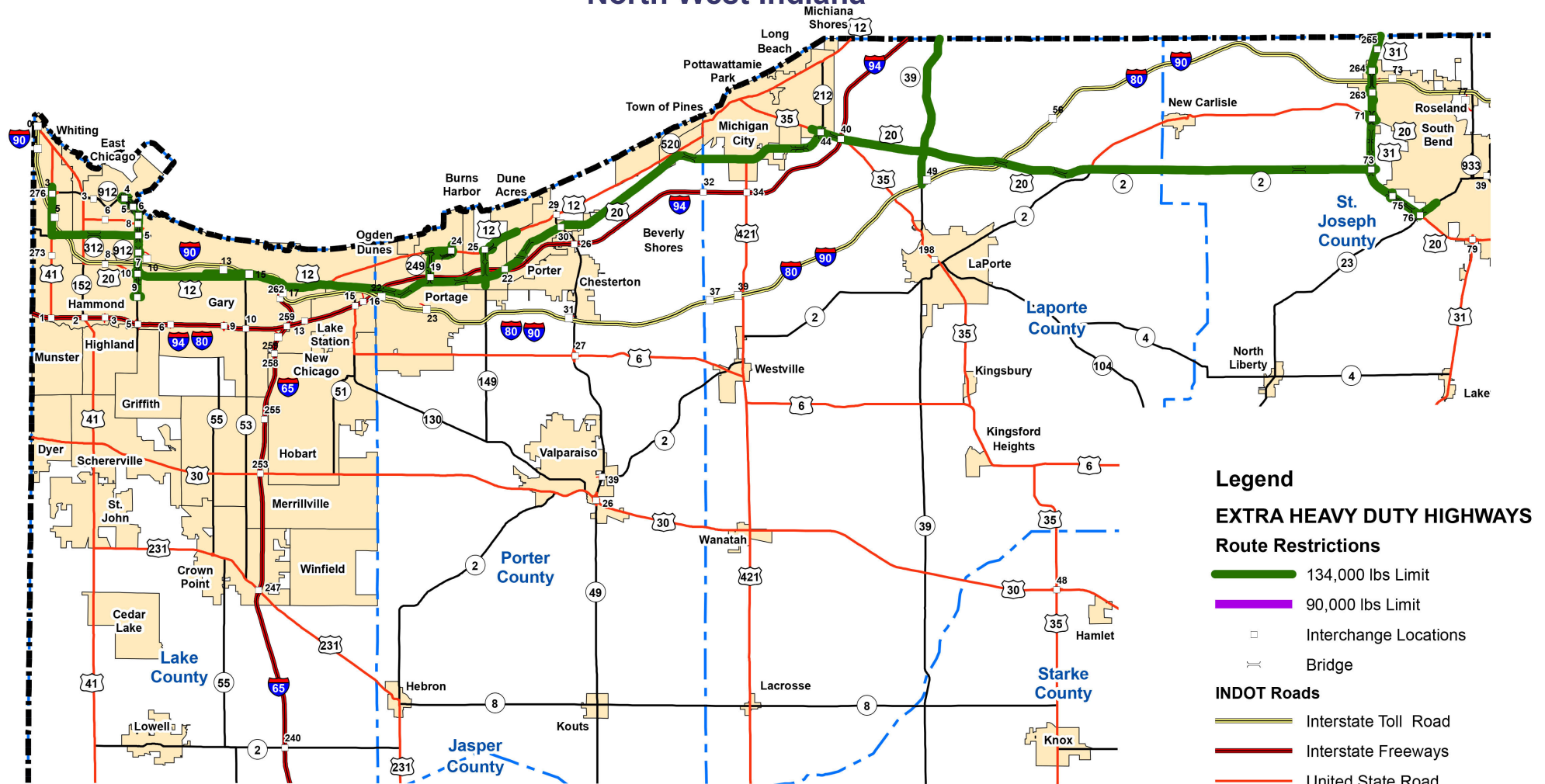


ELKHART, IN	128 MILES
CHICAGO, IL	159 MILES
FORT WAYNE, IN	147 MILES
GRAND RAPIDS, MI	190 MILES
INDIANAPOLIS, IN	104 MILES
MILWAUKEE, WI	314 MILES
TOLEDO, OH	407 MILES
DETROIT, MI	450 MILES
PITTSBURGH, PA	461 MILES
NASHVILLE, TN	462 MILES

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.

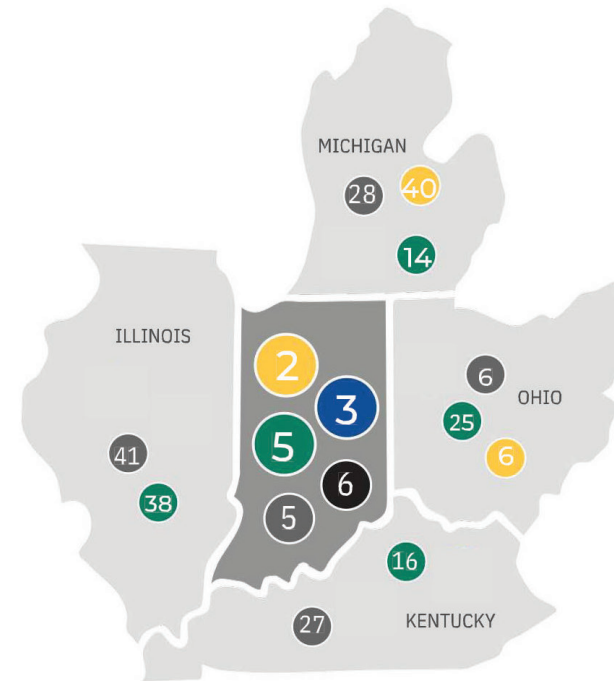
INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



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

Vacant Land for Sale

E US 20 AND BARKER ROAD
MICHIGAN CITY, IN 46360

CONTACT:

Roy Roelke

Senior Broker

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Mishawaka, IN 46544

574.271.4060

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