

# 3936 FRONTAGE ROAD LAND AVAILABLE 16.22 ACRES

**DEVELOPMENT OPPORTUNITY  
PRIME COMMERCIAL DISTRICT  
MICHIGAN CITY, IN 46360**

## FEATURES

- :: 16.22 acre site
- :: High traffic volume commercial corridor
- :: Located on Frontage Road, off of Hwy 421
- :: Access from Frontage Road at Bob Evans and Milan Hotel
- :: Minutes from I-94
- :: Zoned B-3 - Hwy Commercial Business

## CONTACT:

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MAP | SITE PLAN | DEMOGRAPHICS

Est. Demographics	1 mile	3 miles	5 miles
POPULATION	1,377	22,621	41,811
HOUSEHOLDS	528	8,704	16,289
AVG HH INCOME	\$39,361	\$43,957	\$46,764
AVG HOUSING VALUE	\$100,556	\$124,163	\$142,043



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# Commercial Land Sale

**Project Name:** Frontage Road Land

**Address:** Frontage Rd. - 3936  
Michigan City, IN 46360

**County:** LaPorte                      **Township:** Michigan                      **Zone:** Out of County

## SALE INFORMATION

**Sale Price:** \$250,000

**Sale Terms:** Cash at Closing

## SITE DATA

**Land Area:** 16.22 AC                      706,543 SF

**Zoning:** B-3 - Hwy Commercial  
Business

## MISCELLANEOUS DATA

**Traffic Count:**

**Nearest Interstate:** I-94 & Hwy 421

**Former Use:** Bob Evans Vacant  
Land

## TAX DATA

**Parcel No:** 460517200054000073

**Annual Tax:** \$ 6,000

**Tax/Pay Year:** 2012 / 2013

For more information contact:

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ENVIRONMENTAL DATA

Available:

UTILITIES

	Provider	Size	Location
<b>Sewer:</b>	City		
<b>Water:</b>	City		
<b>Gas:</b>	NIPSCO		
<b>Electric:</b>	NIPSCO		
<b>High Speed Data:</b>	Available		

COMMENTS

Contact Alex Genova at 260.424.8448 for more information.



**FRONTAGE ROAD, N. PROPERTY(3936)**

3936 N. FRONTAGE ROAD – MICHIGAN CITY, IN

File Name: FRONTAGE\_ROAD\_N\_PROPERTY\_3936\_S\_13

SITE PLAN

1"=300'

12-12-13



FRONT TRACT	=	±0.25	ac
REAR TRACT	=	±15.97	ac
<b>TOTAL</b>	=	<b>±16.22</b>	<b>ac</b>