

Lake Michigan

New Buffalo

Buffalo Ridge

Four Winds Casino

Harbor Country Dr.

For Sale

Buffalo Ridge

18567 & 18639 Harbor Country Drive | New Buffalo, MI

 JLL SEE A BRIGHTER WAY

Buffalo Ridge

Premium Mixed Use Development Site New Buffalo, MI

Property Overview

This prime development site in the popular Southwest Michigan destination of New Buffalo will consist of eight (8) mixed-use buildings that will include residential, medical/office, hotel, retail & restaurants.

High Visibility / Excellent Access



Easy access to I-94



Main road frontage on Harbor Country Dr., the primary thoroughfare between I-94 and downtown New Buffalo

Desirable Location



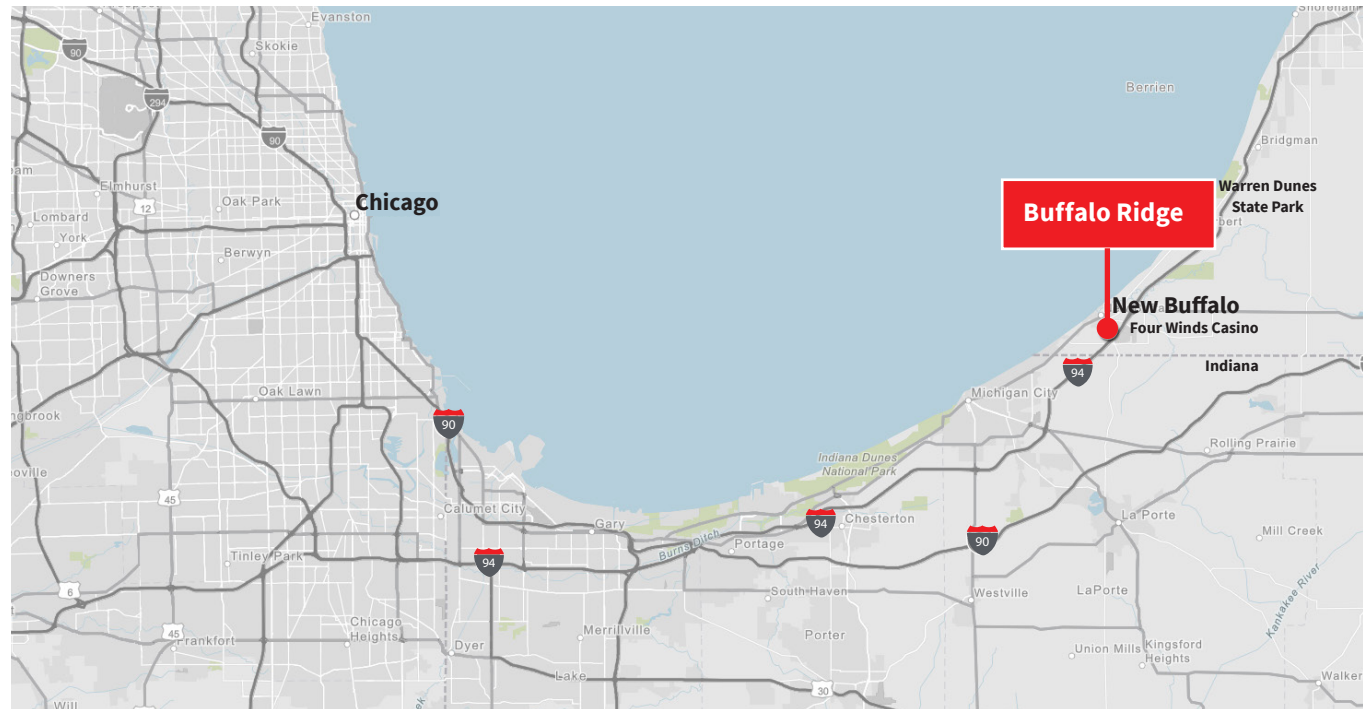
Growing economy and record high traffic counts



Close proximity to downtown New Buffalo, Lake Michigan, Warren Dunes State Park and The Four Winds Casino



Only 68 miles from Chicago



Demographics

Estimated population

1-miles	3-miles	5-miles
1,274	3,393	6,779

Median household income

1-miles	3-miles	5-miles
\$58,085	\$66,341	\$75,932

Number of households

1-miles	3-miles	5-miles
596	1,628	3,174

Median age

1-miles	3-miles	5-miles
51.2	53.1	54.6

Development Site Plan

Specifications

Eight (8) proposed buildings

Eight (8) sites available for retail development

Townhomes proposed on residential portion of site

400+ parking spaces

PUD zoning

PP 11-13-0015-0001-07-0 & PP 11-13-0015-0002-02-0



JLL

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