

# For Sale

Buffalo Ridge

18567 & 18639 Harbor Country Drive | New Buffalo, MI



### 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 acces to I-94



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

#### **Desirable Location**



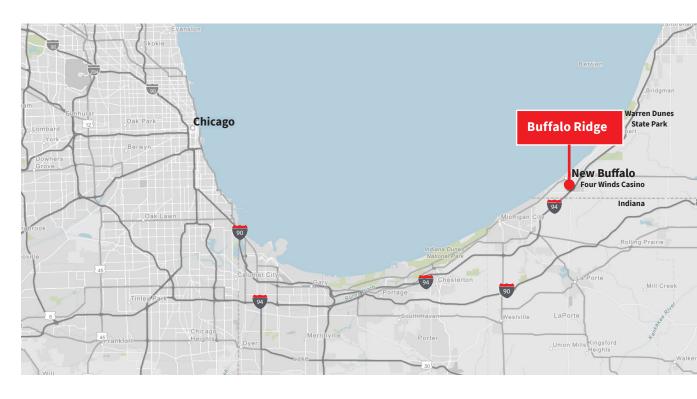
Growing economy and record high traffic counts



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

### Number of households

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

#### Median household income

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

### 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

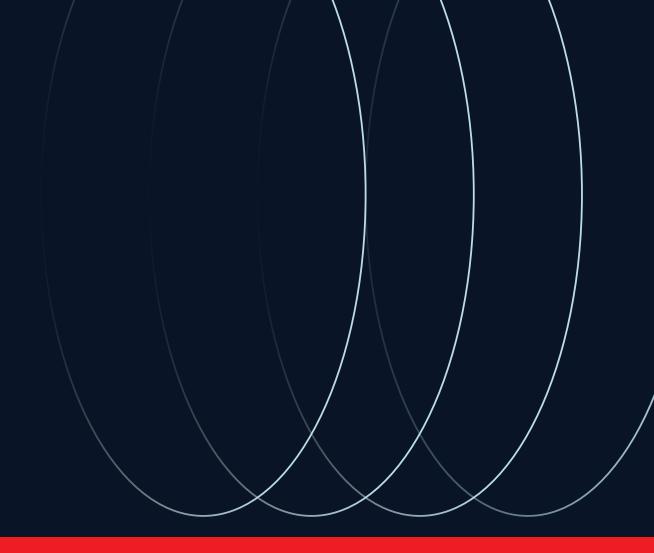
400+ parking spaces

PUD zoning

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







### JLL

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