

Land Active 01/12/2026  
MLS# 832717  
DOM 0

### 3223 Bremen Highway, Mishawaka, IN 46544

\$3,200,000

County: St Joseph



**Number Of Lots:** 5  
**Lot Size Acres:** 14.83  
**Lot Size Square Feet:** 645,995  
**Lot Size Source:** Owner  
**Waterfront YN:** No

**Sub-Type:** Unimproved Land  
**Zoning Description:** Commercial  
**Township:** Penn  
**Subdivision Name:** None  
**Association YN:** No  
**Common Interest:** Planned Development

**Public Remarks:** An amazing 14.83 acres zoned PUD with a Traffic count of over 18,000 daily! Both architects and the owners have come together to envision a blend of businesses forming a town square with all of the essentials. Sit down dining, housing, you name it. The possibilities are endless with this zoning: medical, restaurants, retail, financial or apartments to name a few. Located approximately 1/2 mile north of the US 20 bypass and just across the way from Meijer. This area is surrounded by businesses with major recent growth. Some examples on this strip: McDonalds, Subway, Tractor Supply, BP, Taco Bell, DollarTree, Credit Union, with large medical buildings nearby. The footwork has already been done with the city, annexed with city water and utilities. According to the city planner, the approx. 10 ac. in front are for regular commercial use, and the approx. 5 ac. along the rear tree line are for multi-unit housing and hospitality. The city is willing to look at selling the back & front separately.

**Directions:** Bremen Highway going N. Just past highway 20, Meijer and Subway. Watch for the row of signs on your left.

**Latitude:** 41.631717 **Longitude:** -86.178432

**Public Historical Remarks:** Zoning: COMM, No Septic Tank: No, No Well: No

**Listing Date:** 01/12/2026

**Close Date:**

**Contingent:**

**Offer Acceptance Date:**

**Back on Market Date:**

**Lease Considered YN:** No

**Status Change Timestamp:** 01/12/2026

**Original List Price:** \$3,200,000

**List Price:** \$3,200,000

**Close Price:**

**List \$/Acre:** \$215,778.83

**Tax Annual Amount:** \$15,116

**Tax Year:** 2025

**Parcel Number:** Tbd

**Tax Legal Description:** Legal Description: TBD

**Auction:** No

**Current Use:** Mixed Use; Other

**Development Status:** See Remarks

**Electric:** Other

**Exemption Information:** Exemption YN: No

**Lot Features:** Few Trees; Other

**Possession:** Negotiable

**Possible Use:** Commercial; Development; Medical/Dental; Mini-Storage; Mixed Use; Multi-Family; Nursery; Office; Place of Worship; Recreational; Residential; Retail; Subdevelopment; Warehouse; See Remarks

**Sewer:** Other

**Special Listing Conditions:** Standard

**Utilities:** Natural Gas Available; Sewer Available; Water Available

**Water Source:** Public

**Listing Courtesy of:**





All lines are approximate



All lines are approximate



Proposed construction on land



Proposed construction on land



Proposed construction on land