

INDIANA DUNES CLUB

Why Invest in *Michigan City*

The location advantages, growth trajectory, and public-investment case for the Indiana Dunes Club site on Lake Kai.

LOCATION

- Access to Chicago in less than one hour.
- Improvements to the South Shore Double Track cut up to 30 minutes off the commute.
- Access to Indianapolis in 2 hours 45 minutes.
- Access to South Bend Airport in just under one hour.

Indiana Dunes Club sits directly on Lake Kai, just a few hundred feet from the Lake Michigan shoreline and beach access, immediately adjacent to Beachwalk Resort — placing it among the last remaining parcels of coveted land this close to the lake.

STRONG GROWTH IN THE REAL ESTATE MARKET

+23.56%

Increase in average residential sales prices in Michigan City from March 2024 to March 2025.

EMERGING URBAN DEVELOPMENT

Michigan City has attracted **over \$450 million in investment since 2022**, with **more than \$1 billion in new development projects currently planned through 2030**. This unprecedented investment marks a significant economic renaissance for the lakefront community and positions Michigan City as an emerging hub in the greater Chicago metropolitan area.

5th and Pine Project

Approval of a proposed \$200 million development featuring 500 apartment units, parking, and a 40,000-square-foot grocery store along a three-block stretch starting at Pine Street and 5th Street.

Downtown Renaissance	The downtown area will see the largest concentration of investment, with \$750 million slated for development over the next five years.
NIPSCO Plant Decommissioning	Set to retire by 2028, this transition away from coal power aligns with clean energy initiatives and unlocks new opportunities for redevelopment along the lakefront, including potential public access, an entertainment complex, and an expanded gateway to the Indiana Dunes National Park.
11th Street Central	A \$101 million, 12-story building comprising 220 apartments, retail space, a parking garage, and a new South Shore Line train station at 11th and Franklin Streets, expected to be completed by spring 2026.
Amazon Web Services · New Carlisle	A planned \$11 billion investment over 10 years creating 1,000 new jobs 22 miles from Michigan City — the largest planned capital investment in Indiana state history.

INDIANA DUNES NATIONAL PARK

The Indiana Dunes was only recently recognized as a National Park. Becoming the 61st national park in the United States instantly elevated its status among nature enthusiasts, hikers, and vacationers nationwide, making it a key driver of tourism and investment in Michigan City — and, by extension, in Indiana Dunes Club.

Investment figures reflect Michigan City / LaPorte County public sources and press reports as of September 2026. Individual projects are subject to public approvals, financing, and delivery timelines.