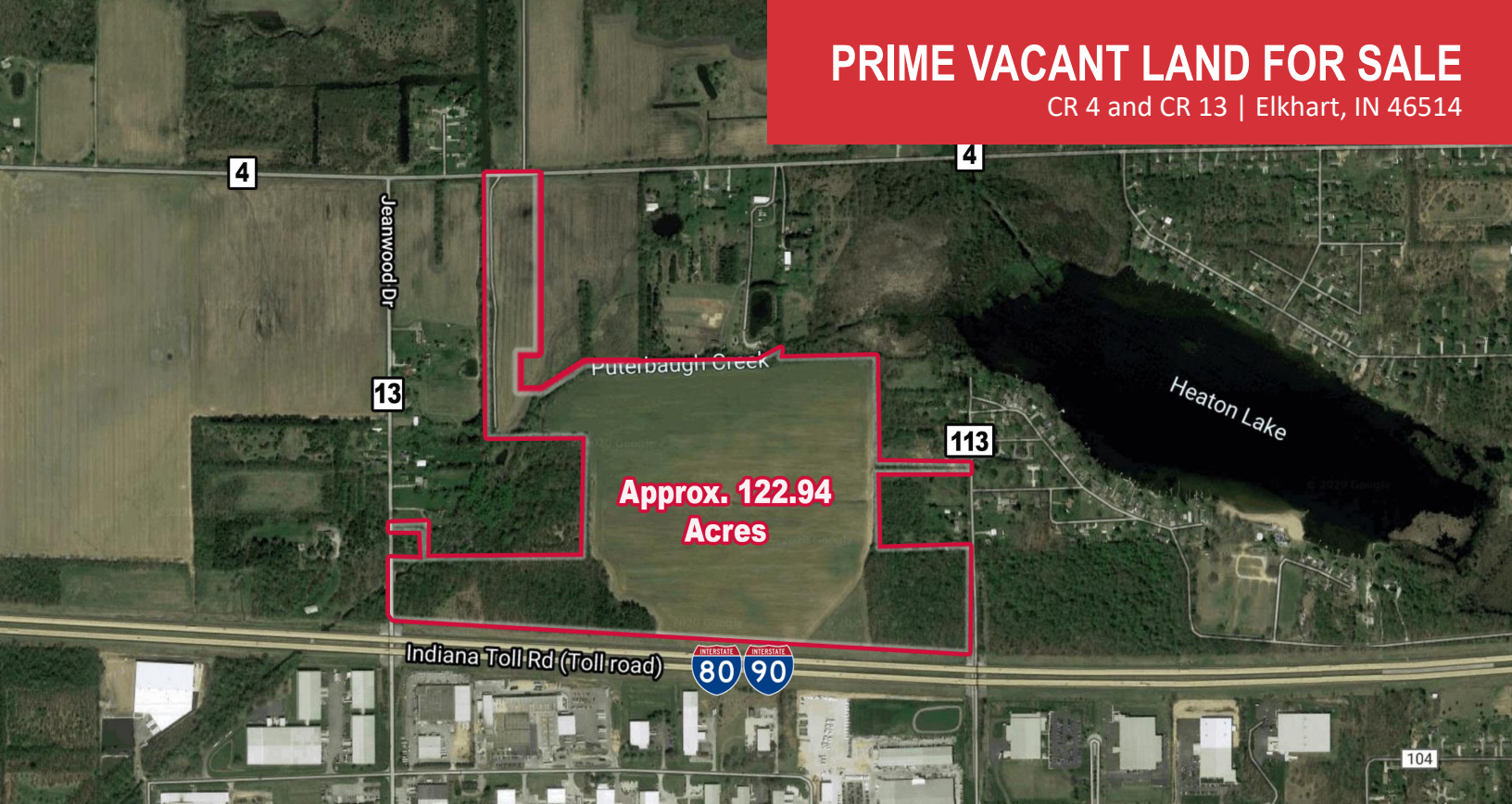


PRIME VACANT LAND FOR SALE

CR 4 and CR 13 | Elkhart, IN 46514



Location is Well Suited for a Variety of Uses and Offers Great Visibility and Access

Details:

122.94 acres of vacant land that can be subdivided with over 3,900 feet of frontage on the 80/90 Toll Road! Easily accessible from CR-13, CR-4 and CR-113. The location is well suited for a variety of uses such as single-family residential, multi-family, commercial, light industrial, or mixed-use - pending necessary rezoning. Its north-central location is especially unique in that it is a large potential multi-use development opportunity convenient to downtown Elkhart, the Indiana Toll Road, hotels, shopping, restaurants and many other amenities. Currently zoned agricultural with short term farm lease in place.

Land: 122.94 Acres (Can be subdivided)

Zoning: A1 - Agricultural

Frontage: 3,900' on the I-80/90 Toll Road

List Price: \$2,450,000

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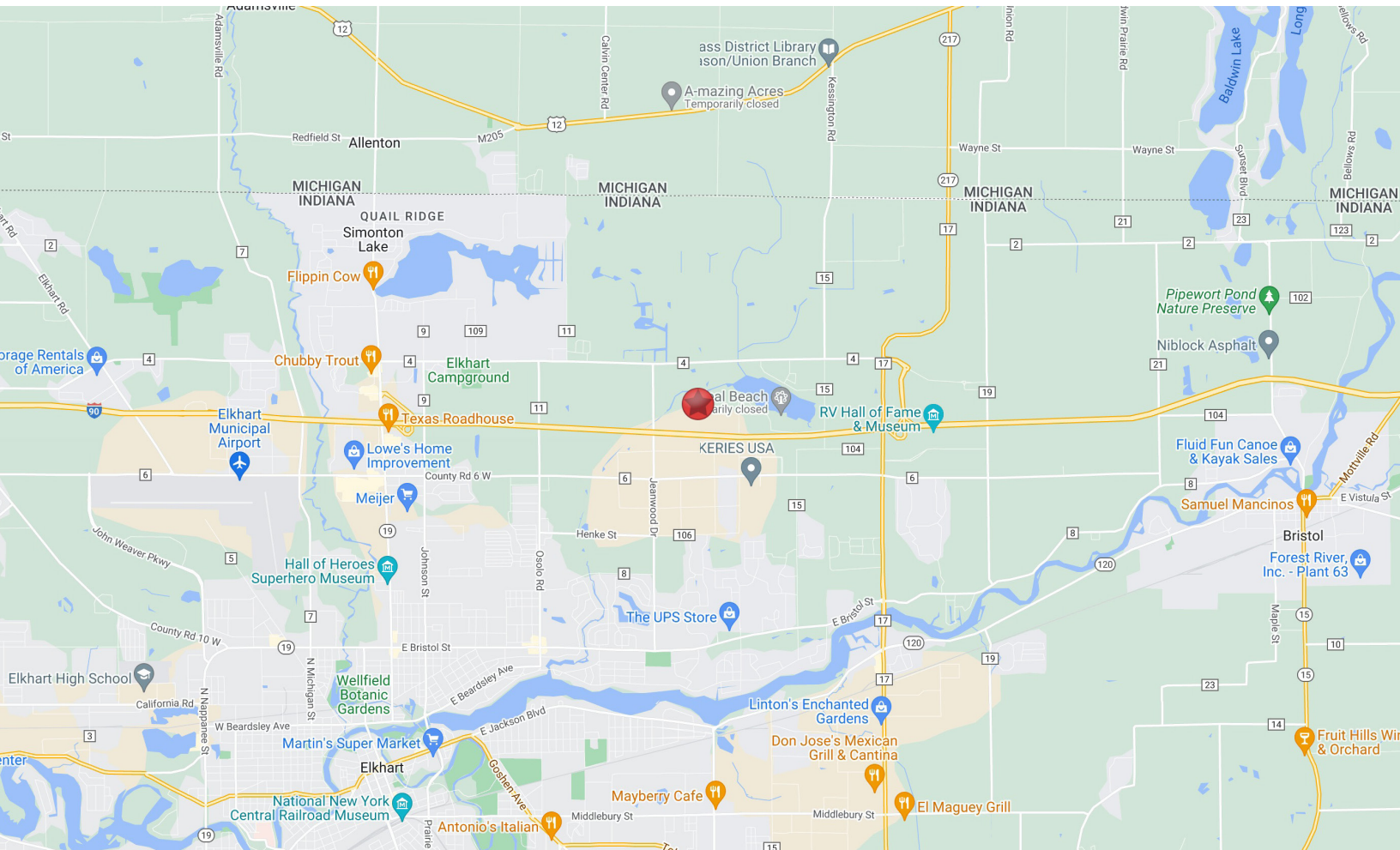
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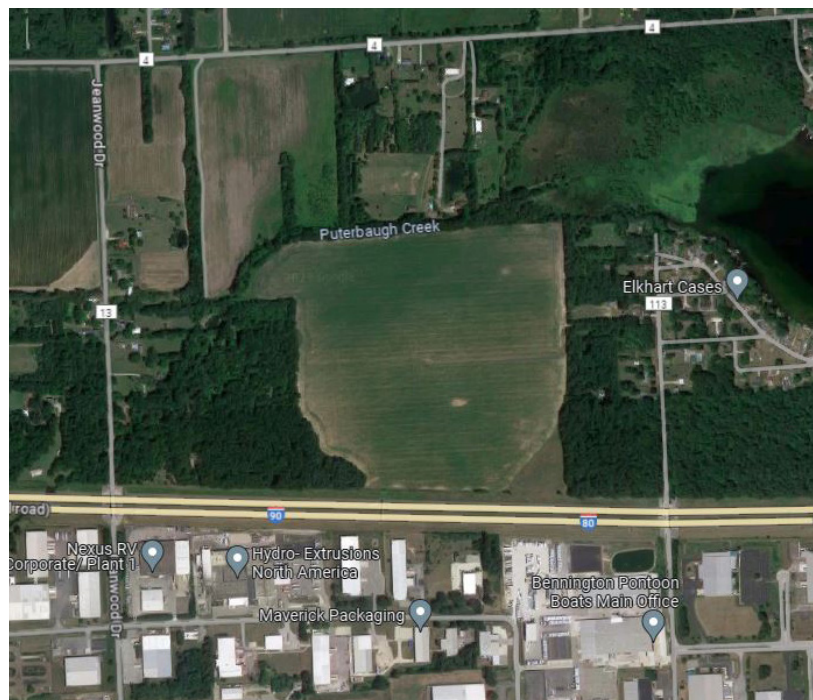
LOCATION OVERVIEW

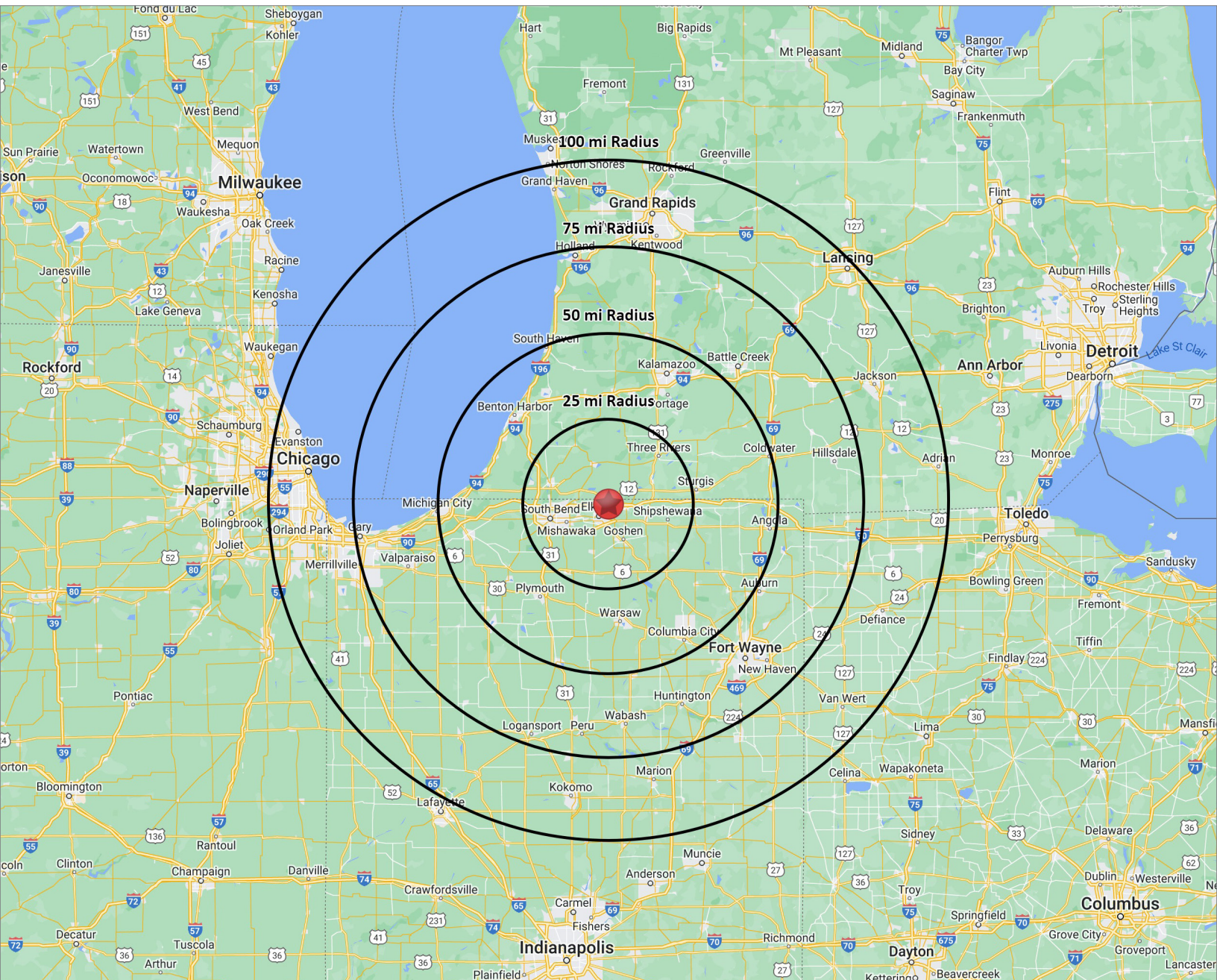
PRIME VACANT LAND FOR SALE

CR 4 and CR 13 | Elkhart, IN 46514



- This property is located between County Rd 13 and County Rd 113, just south of County Rd 4 and is adjacent to the Indiana Toll Road I-80/90 which offers great visibility and access. It is located less than 5 miles from Elkhart Municipal Airport, 6 miles from Downtown Elkhart and only 2 miles from the Michigan state line.
- Elkhart County offers a pro-growth environment, skilled workforce, and targeted business incentives to companies from across the country and around the world. Elkhart also provides the business environment needed to branch out and the industry designed initiatives designed to stimulate growth, innovation and profits.





DISTANCE TO AREA CITIES

SOUTH BEND, IN	21 MILES
FORT WAYNE, IN	79 MILES
GRAND RAPIDS, MI	97 MILES
CHICAGO, IL	110 MILES

TOLEDO, OH	135 MILES
INDIANAPOLIS, IN	170 MILES
DETROIT, MI	188 MILES
CINCINNATI, OH	275 MILES