

# LAND FOR SALE

52506 CR 15 | Elkhart, IN 46514



## 3 Acres Adjacent to the Elkhart East Industrial Park

**Land:** Approximately 3 Acres  
**Zoning:** Industrial  
**List Price:** \$295,000

### Details:

Rare opportunity to acquire a small industrial-zoned parcel ready for development in a premier location. It is near the southeast corner of CR 15 and Innovation Drive, adjacent to the Elkhart East Industrial Park and Amazon facility at the 80/90 Interstate exchange (Exit 96). The parcel is approximately 335' x 400'.

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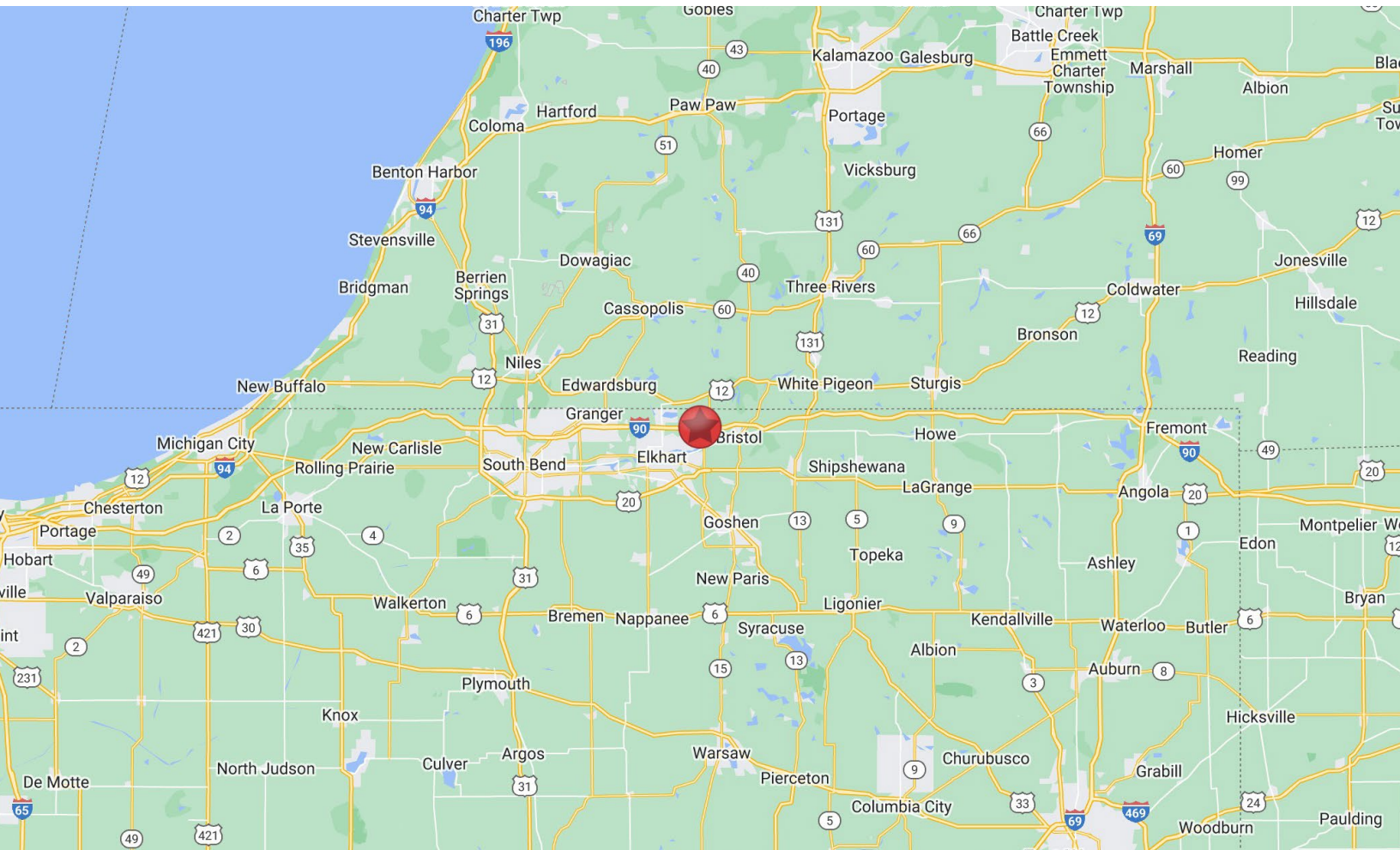
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# LOCATION OVERVIEW

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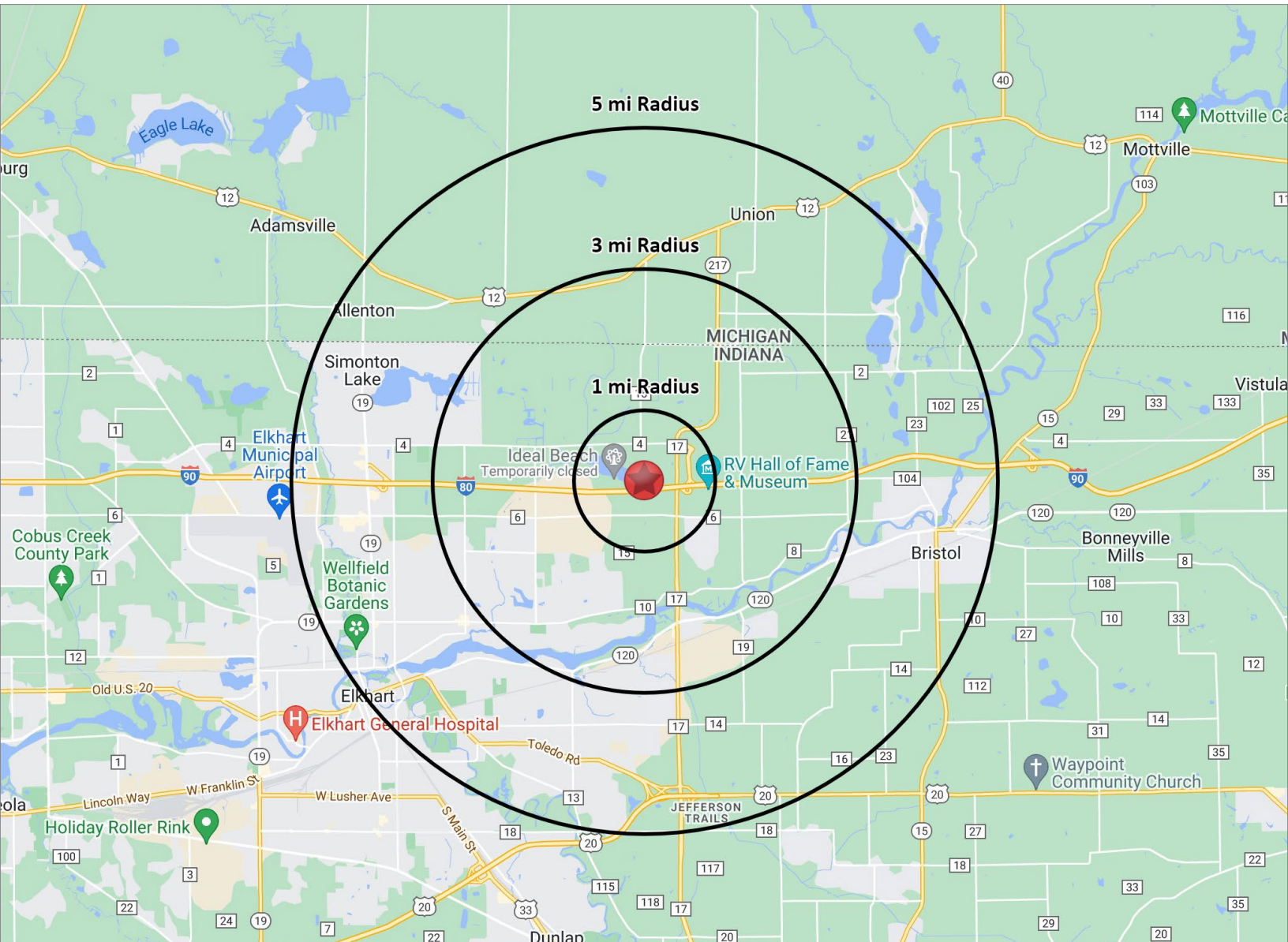
- This property is located on the northeast side of Elkhart in the Elkhart East Industrial Park.
- This is an ideal location as it is directly off the CR 17 and I-80/90 Toll Road exit ramp providing easy access to major cities.
- 76 miles to Fort Wayne, IN, 195 miles to Grand Rapids, MI, 114 miles to Chicago, IL, and 168 miles to Indianapolis, IN.





# 2023 DEMOGRAPHICS

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## POPULATION

1 MILE	947
3 MILE	16,731
5 MILE	52,405



## NUMBER OF HOUSEHOLDS

1 MILE	367
3 MILE	6,714
5 MILE	21,318



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$125,919
3 MILE	\$97,143
5 MILE	\$88,943



## MEDIAN HOME VALUE

1 MILE	\$181,243
3 MILE	\$189,024
5 MILE	\$180,166