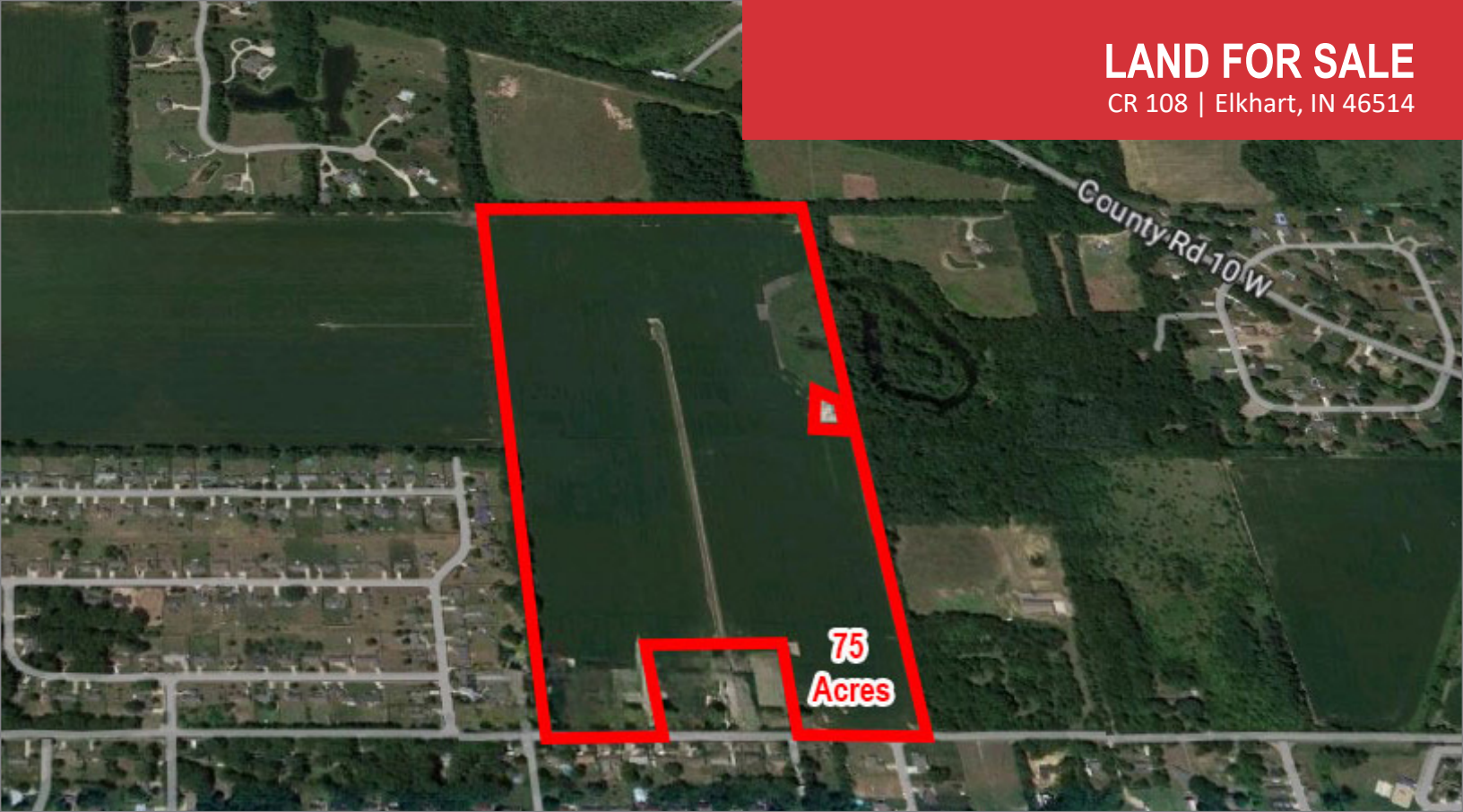


# LAND FOR SALE

CR 108 | Elkhart, IN 46514



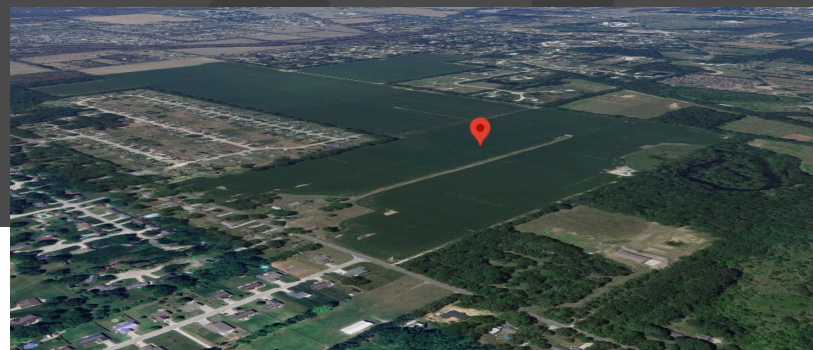
## Land Development Opportunity in Elkhart County

**Address:** Behind 29379 CR 108 (house not included)  
**Land:** 75.310 Acres  
**Zoning:** AG  
**Land Uses:** Residential, Agricultural  
**List Price:** \$2,215,000 (\$29,500/acre)

[CLICK TO VIEW PROPERTY ONLINE](#)

### Details:

This 75.310-acre land development opportunity in Elkhart County, located along County Road 108, presents a prime location for residential and agricultural uses. Zoned AG (Agricultural), the property offers a versatile environment, suitable for a variety of development projects. With its expansive size, it provides ample space for residential communities or agricultural ventures, making it a valuable asset for developers or investors seeking growth potential in a serene and thriving rural area. Its proximity to key local amenities and transportation routes further enhances its appeal for future development. This land is also adjacent to already established subdivisions.



# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [X](#) [f](#) [yt](#)  
200 N Church St., Suite 200, Mishawaka, IN 46544

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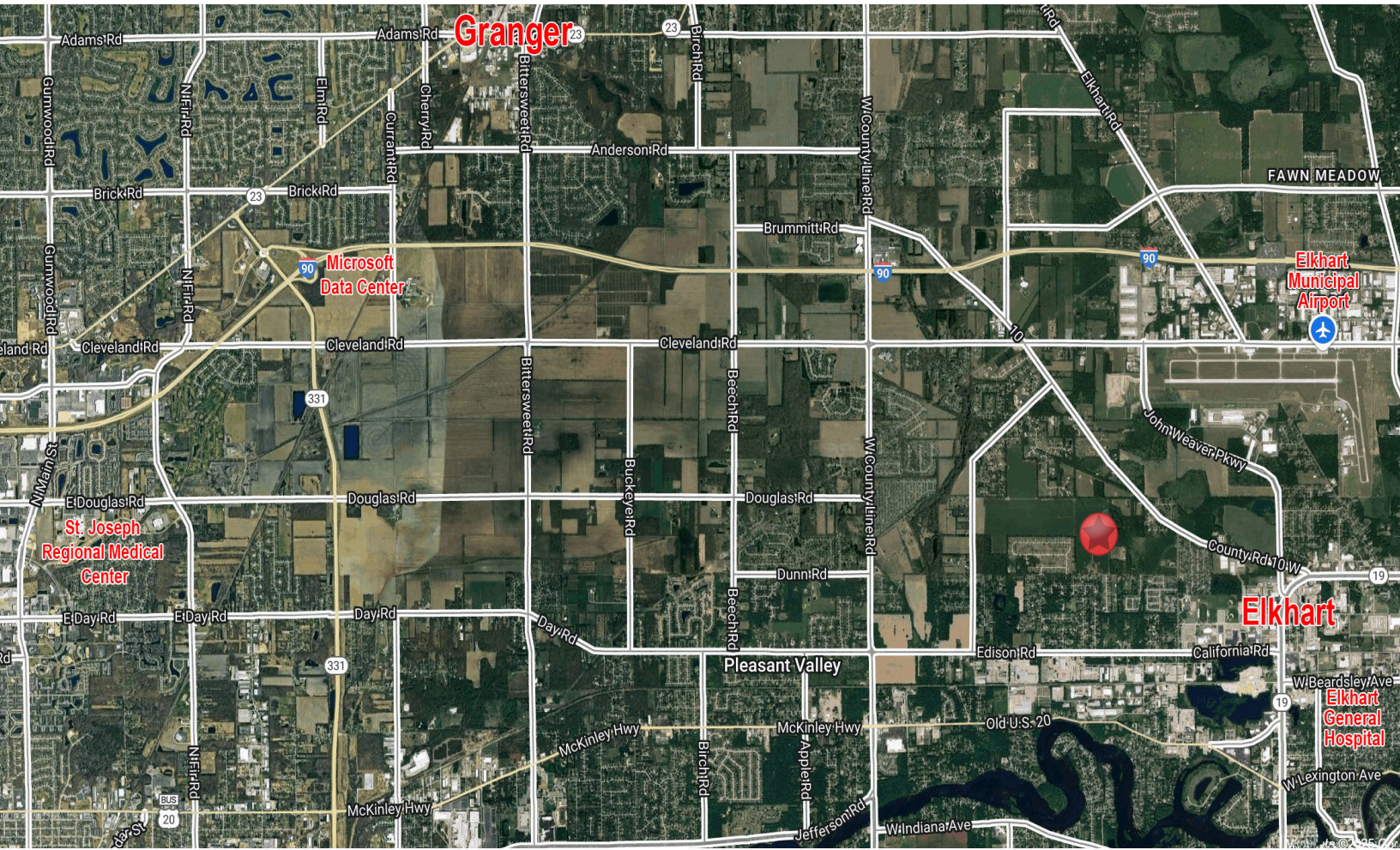
**Edward Bradley, CCIM/SIOR/CPM**  
**Senior Vice President, Principal**  
D 574.485.1538 | C 574.302.5220  
[eb Bradley@cressy.com](mailto:eb Bradley@cressy.com)



# LOCATION OVERVIEW

**LAND FOR SALE**

CR 108 | Elkhart, IN 46514



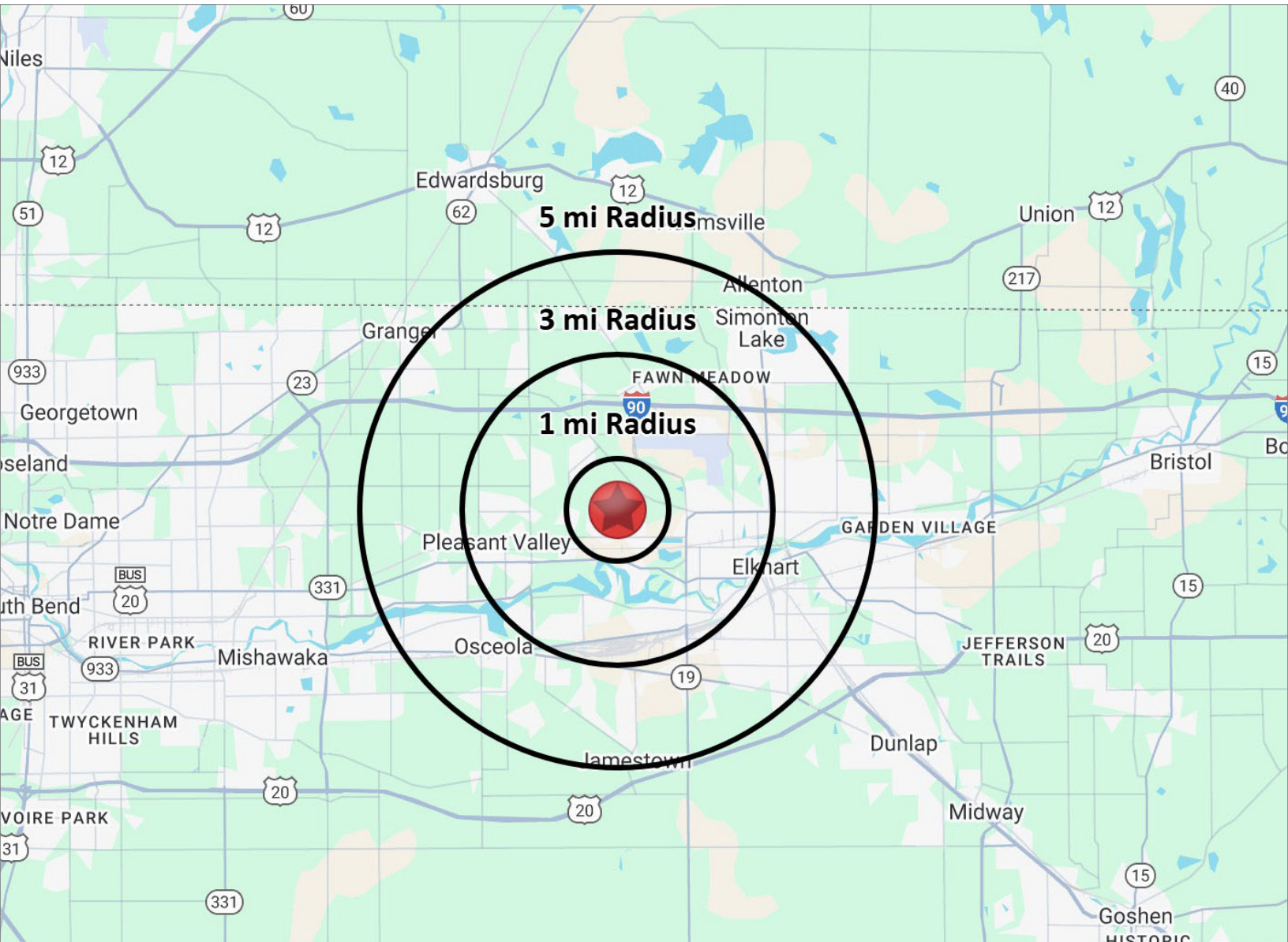
- Situated in the heart of northern Indiana, offering easy access to key cities like South Bend, Indianapolis, and Chicago.
- Proximity to major highways like U.S. Route 33 and Interstate 80/90, providing convenient transportation routes for businesses and residents.
- Elkhart County is known for its thriving manufacturing industry, particularly in RV, automotive, and aerospace sectors, which enhances economic opportunities.
- The area has seen economic growth due to its diverse industries, offering businesses opportunities to expand and thrive.



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Edward Bradley, CCIM/SIOR/CPM  
Senior Vice President, Principal  
D 574.485.1538 | C 574.302.5220  
ebradley@cressy.com





POPULATION

|        |        |
|--------|--------|
| 1 MILE | 3,811  |
| 3 MILE | 34,708 |
| 5 MILE | 98,513 |



NUMBER OF HOUSEHOLDS

|        |        |
|--------|--------|
| 1 MILE | 904    |
| 3 MILE | 8,615  |
| 5 MILE | 24,465 |



AVERAGE HOUSEHOLD INCOME

|        |          |
|--------|----------|
| 1 MILE | \$83,215 |
| 3 MILE | \$83,914 |
| 5 MILE | \$84,680 |



MEDIAN HOME VALUE

|        |           |
|--------|-----------|
| 1 MILE | \$113,966 |
| 3 MILE | \$173,682 |
| 5 MILE | \$193,542 |