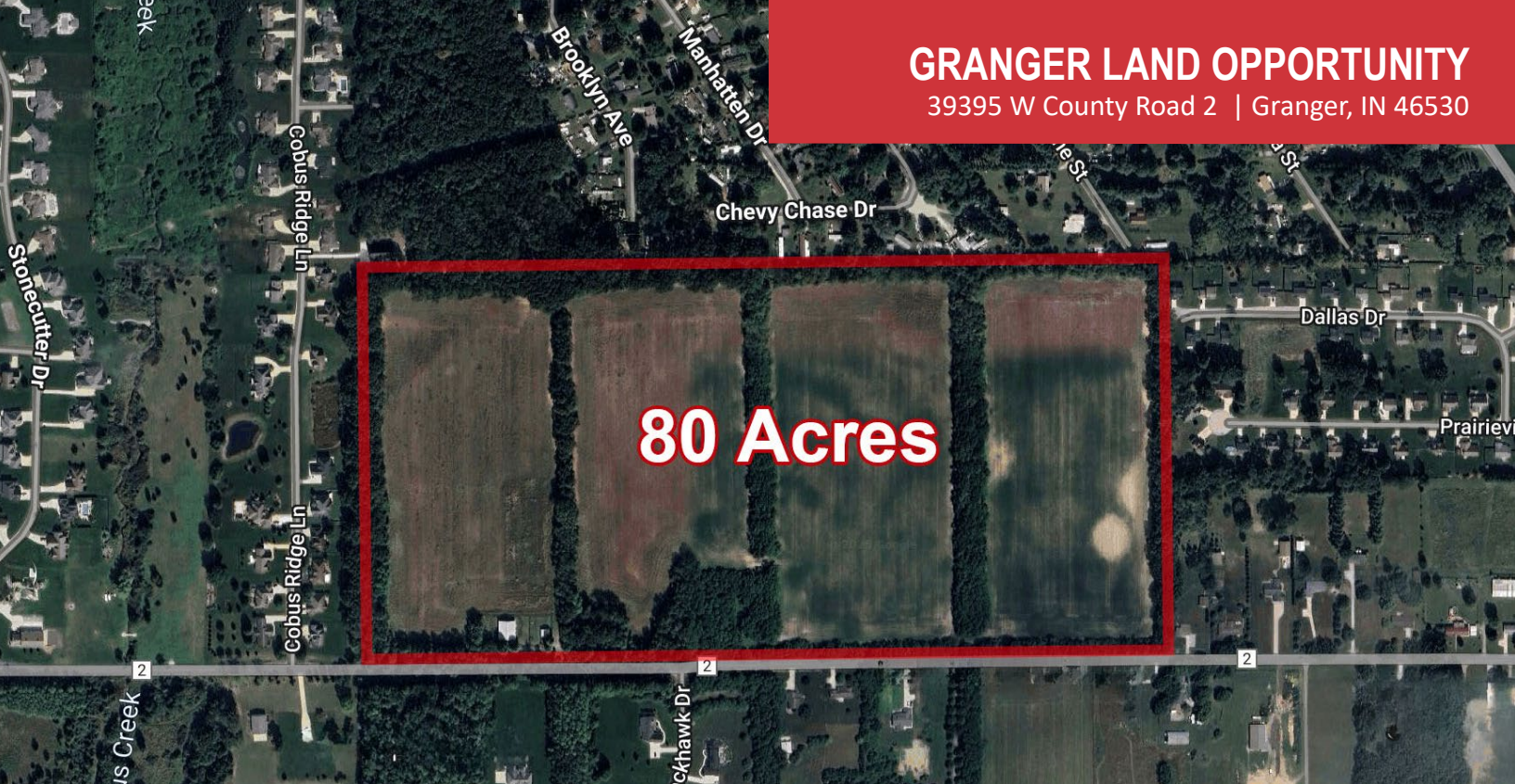


# GRANGER LAND OPPORTUNITY

39395 W County Road 2 | Granger, IN 46530



## 80 Acres

## Rare Large Acreage Offering

- Land:** 80 Acres
- Frontage:** Over 2,600 feet along County Road 2
- Zoned:** A-1 Agricultural with strong residential development potential
- Topography:** Flat, largely tillable acreage
- Surroundings:** Established residential neighborhoods
- List Price:** \$1,600,000

[VIEW PROPERTY ONLINE](#)

### Details:

Exceptional 80-acre land opportunity in Granger, Indiana. This is a rare opportunity to acquire approximately 80 acres of flat, clear land in an area where developable acreage has become increasingly scarce.

The property is currently zoned A-1 Agricultural and offers strong potential for future residential development. The surrounding area is already established with residential neighborhoods. The site is level and largely tillable, featuring over 2,600 feet of frontage along County Road 2, with excellent visibility and access. Its size and layout allow for flexibility across a range of future development concepts. The land includes two existing storage barns measuring approximately 52' x 60' and 24' x 24', offering immediate utility for agricultural use or storage.

With its prime location and the limited availability of comparable parcels, this property represents a unique opportunity to secure one of the last sizable tracts of land in Granger.



# NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

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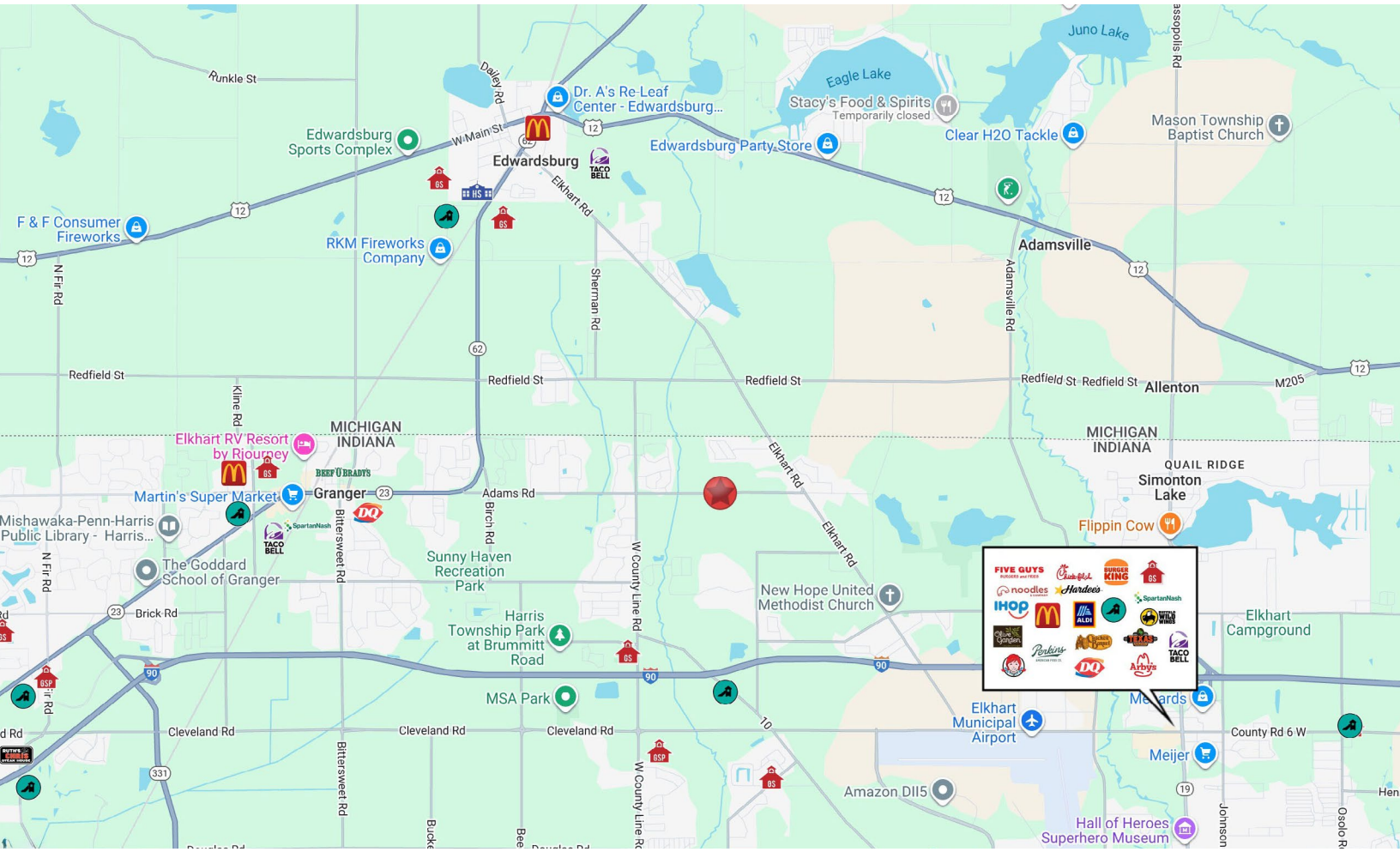
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# LOCATION OVERVIEW

# GRANGER LAND OPPORTUNITY

39395 W County Road 2 | Granger, IN 46530



Located in Granger, Indiana, along County Road 2 just east of Ash Road in Elkhart County. The property is less than one mile from the Michigan/Indiana state line and approximately three miles from both the Granger shopping area and the City of Elkhart.

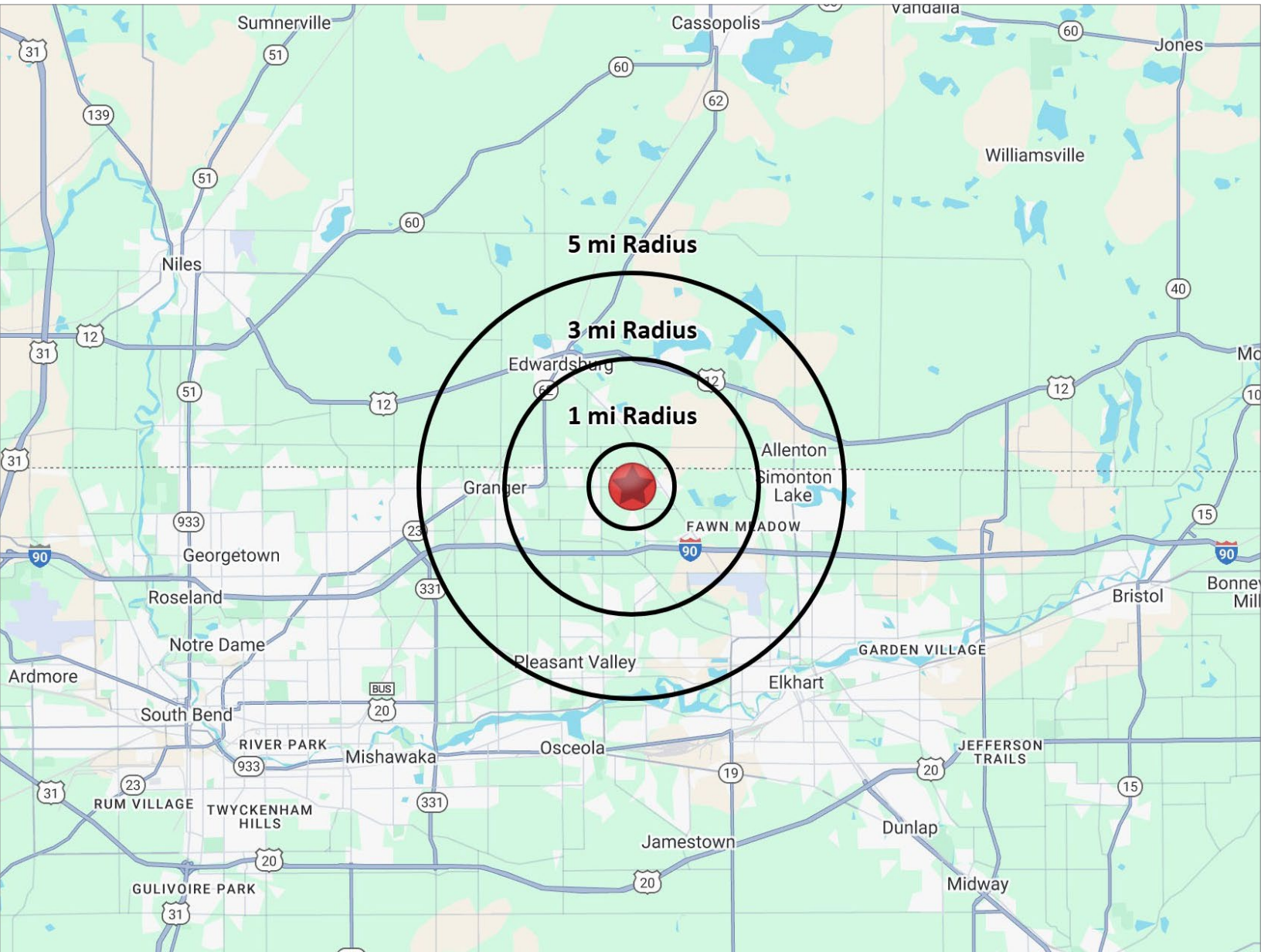


**NEWMARK**

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### POPULATION

1 MILE	2,843
3 MILE	14,782
5 MILE	45,842



### NUMBER OF HOUSEHOLDS

1 MILE	947
3 MILE	4,873
5 MILE	13,538



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$175,521
3 MILE	\$126,963
5 MILE	\$109,953



### MEDIAN HOME VALUE

1 MILE	\$359,882
3 MILE	\$266,902
5 MILE	\$248,925