Vacant Land for Sale

FREMONT CT. | ELKHART, IN 46516

Prime Development Opportunity in Elkhart Business Corridor.

NAI Cressy

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Property Overview

Prime Development Opportunity in Elkhart Business Corridor

Positioned at the end of Fremont Court in Elkhart, this 1.33 acre development site offers an exceptional opportunity for office, industrial, flex, or service commercial users. The parcel features level topography and a cleared site, providing a streamlined path to development. Municipal water and sewer are available, reducing infrastructure costs and accelerating project timelines.

Located within an established business park environment and just minutes from County Road 17, the property benefits from outstanding accessibility to one of Elkhart County's primary commercial and industrial corridors. This strategic location provides convenient access to major employers, suppliers, transportation routes, and regional markets.

VIEW LISTING ONLINE

Land:
1.33 AC

Zoning:
DPUD - M-1

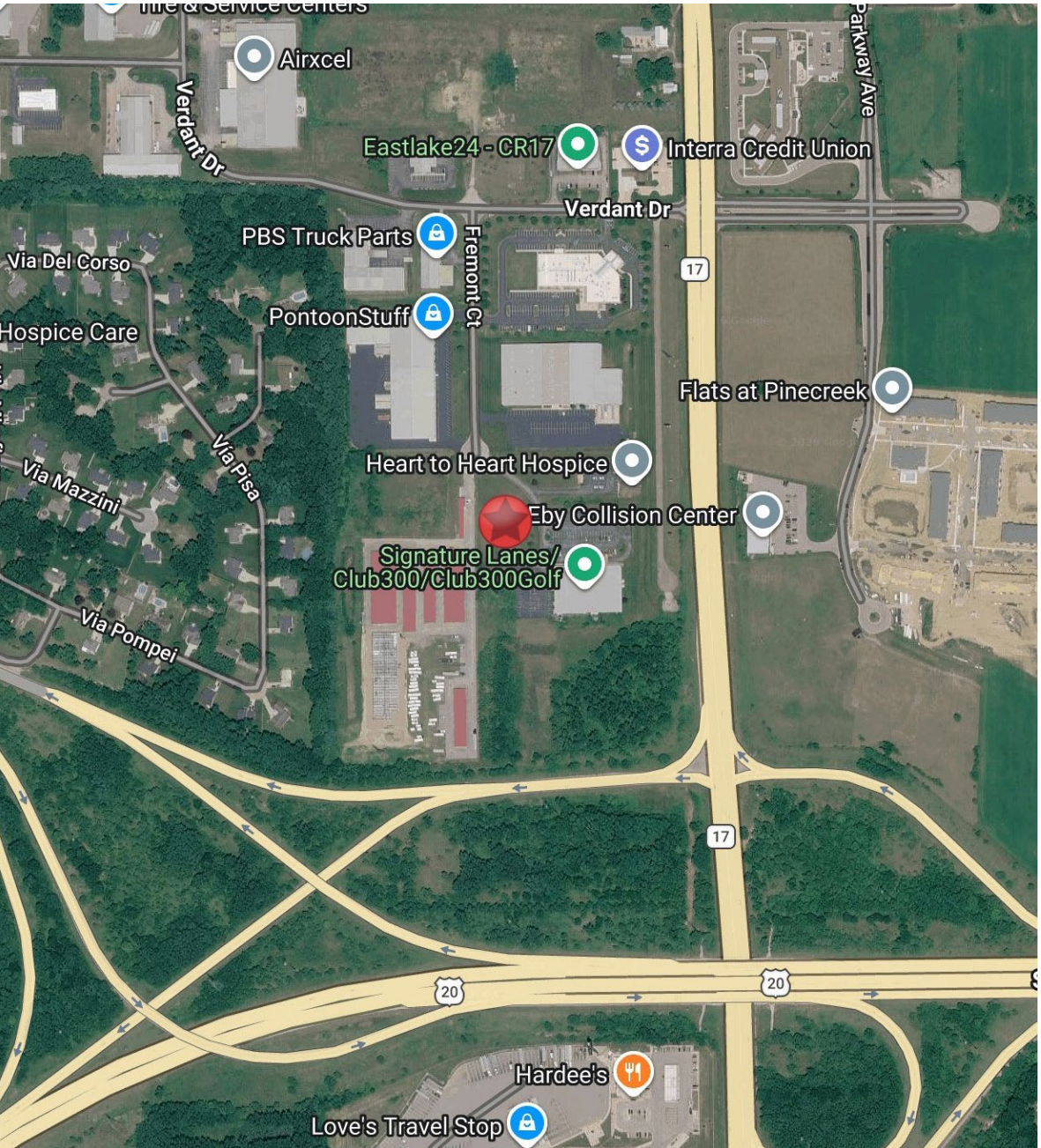
Land Improvements:
Water and Sewer at the street
Cleared, flat lot already for development

Sale:
$199,500



Location Overview

Located 1/3 mile from County Rd 17, less 1 mile from the US-20 Bypass, and 5 miles from the 80/90 Toll Rd. Easy access to Elkhart, Bristol, and Goshen.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,979	22,555	83,359
HOUSEHOLDS	346	6,400	19,592
AVERAGE HOUSEHOLD INCOME	$101,383	$112,427	$93,975
MEDIAN HOME VALUE	$281,542	$259,866	$234,164



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