

# LAND FOR SALE

West Franklin St. | Elkhart, IN 46516



## Great Visibility and Ideal for Commercial or Industrial Uses

Land:	1.77 Acres
Zoning:	M-2
Utilities:	Municipal Available (Water and Sewer)
List Price:	\$70,000 Per Acre

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### Details:

Approximately 1.77 acres with over 230 feet of frontage on W Franklin Street in Elkhart is currently available near retail, mixed-use, and industrial businesses, providing good visibility for a variety of uses. Zoned M-2 (General Manufacturing), it is suitable for commercial development or industrial operations. The property is located in an Opportunity Zone which offers enhanced financial opportunities and incentives for both short- and long-term perspective buyers. There is a curb cut in place and the site is just yards away from the massive Nappanee Street traffic count (31,023 AADT). Municipal water and sewer are available, making it ready for development.



# NAI Cressy

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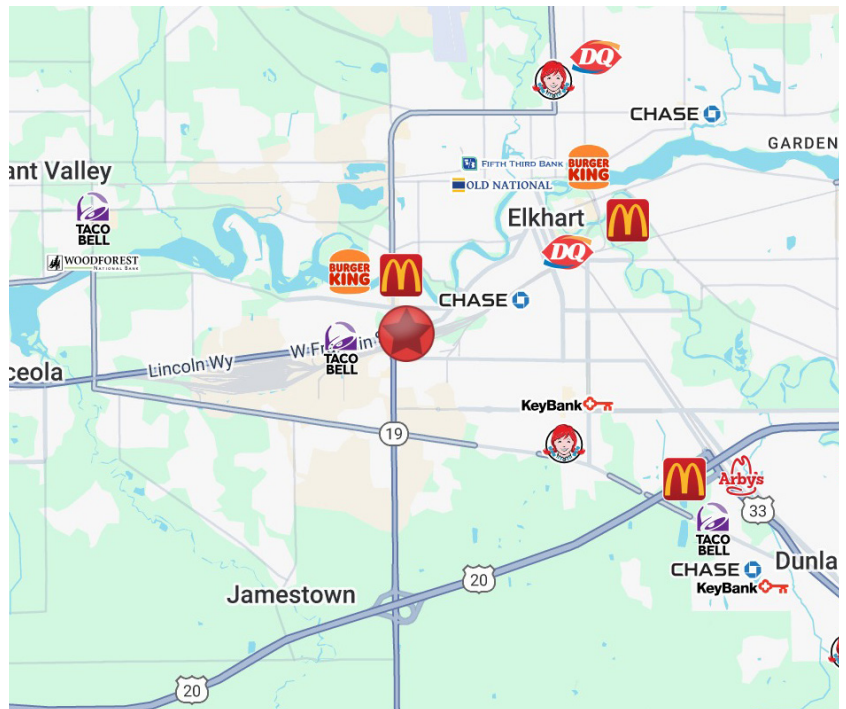


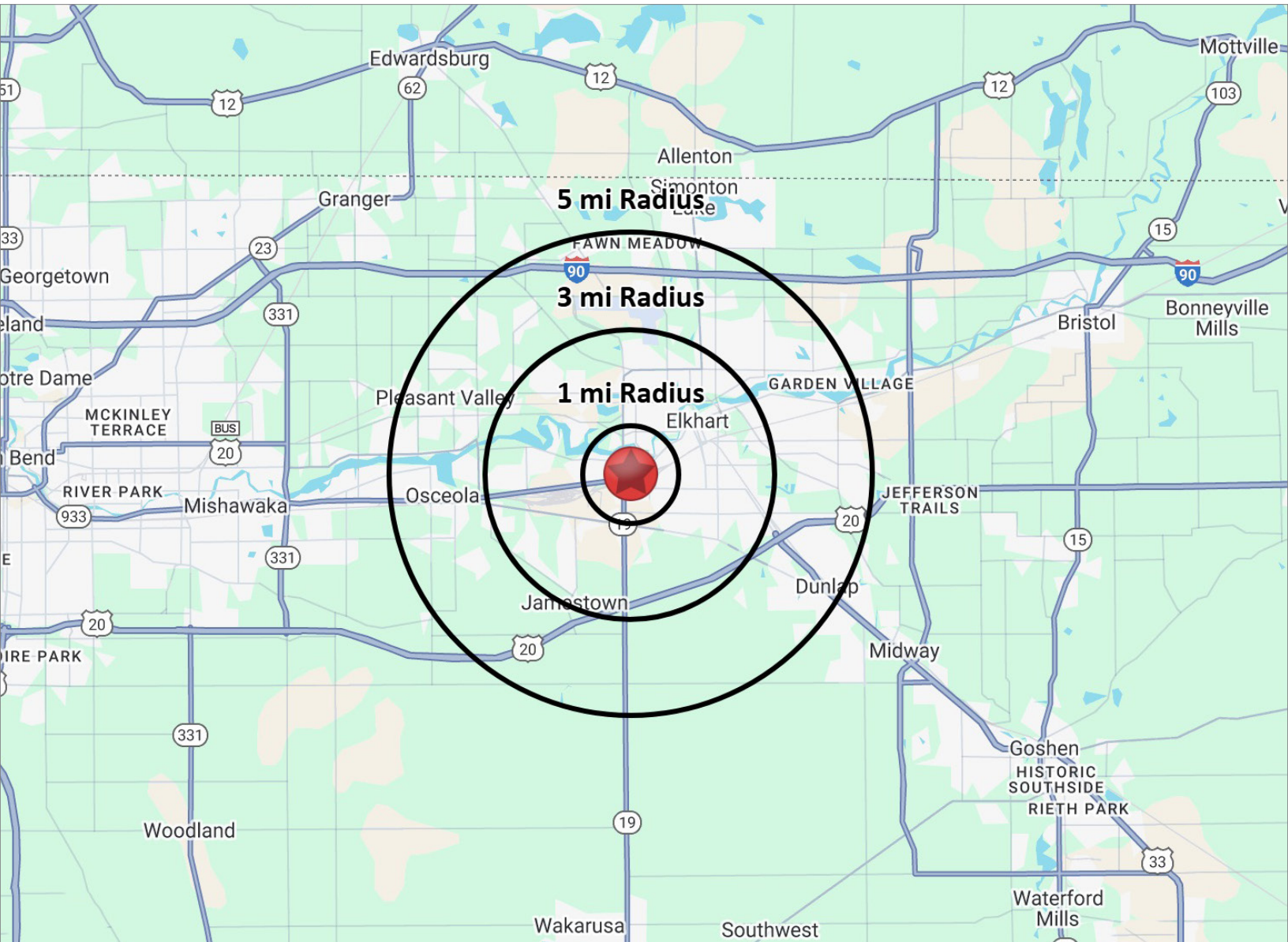
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Located on W Franklin Street east of SR 19 (Nappanee Street) in Elkhart, Indiana. Near downtown Elkhart and close to the high traffic intersection of SR 19 and Franklin Street.





## POPULATION

1 MILE	5,605
3 MILE	54,329
5 MILE	101,832



## NUMBER OF HOUSEHOLDS

1 MILE	1,144
3 MILE	10,605
5 MILE	24,371



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$62,934
3 MILE	\$69,572
5 MILE	\$81,303



## MEDIAN HOME VALUE

1 MILE	\$167,015
3 MILE	\$166,404
5 MILE	\$185,115