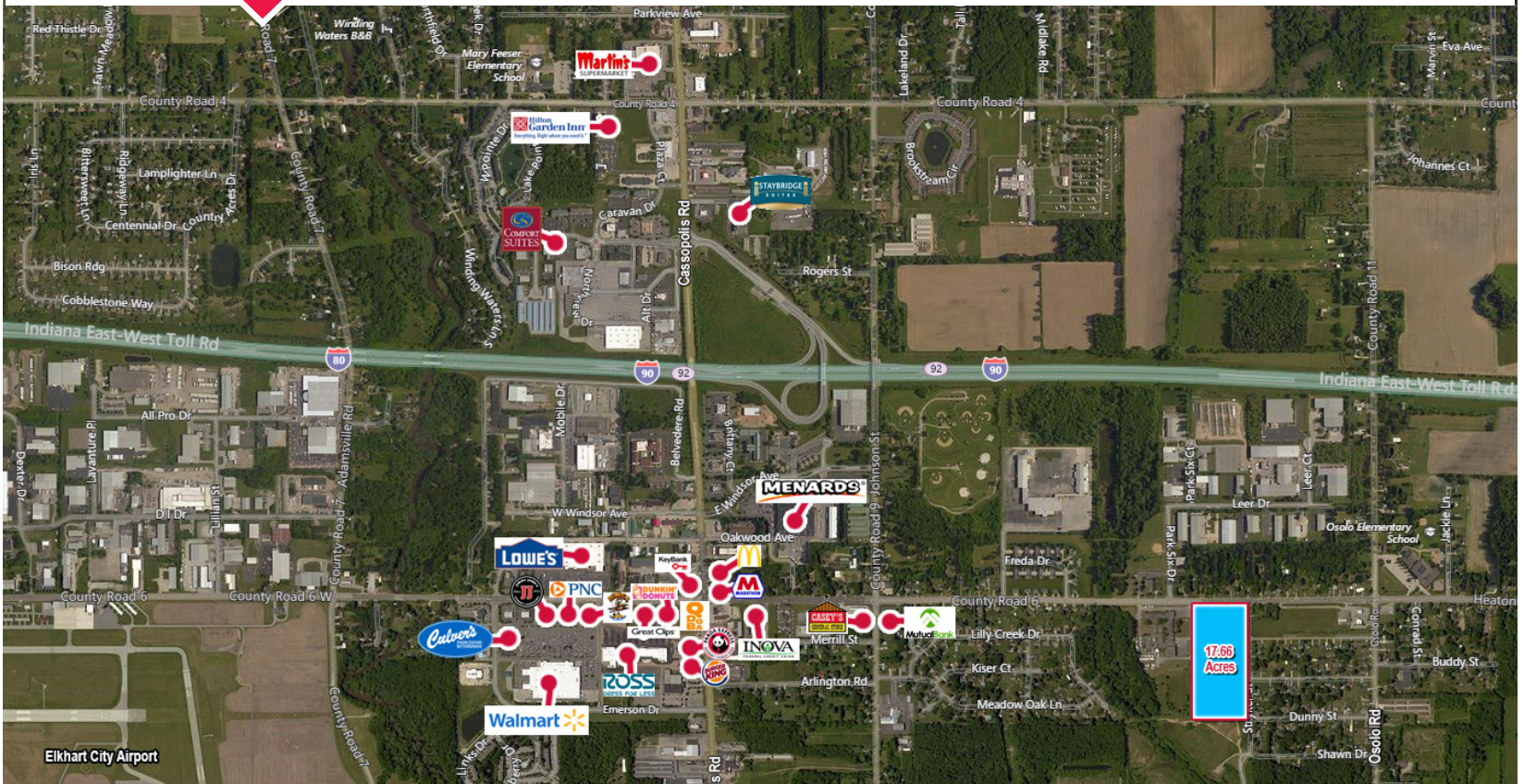


Land For Sale

CR 6 & Stryker Road
Elkhart, Indiana

Development Opportunity



Snapshot

- Land: 17.66+/- Acres
- Frontage: 600' on CR 6
- Zoning: R-1, GPUD, B-3 & B-1
- Utilities: Municipal
- List Price: \$36,806 Per Acre

Property Details

Development Opportunity on a high traffic corridor with 600' frontage on County Road 6. Ideal site for office, retail, recreational, self storage or multi-family development. This property was annexed into the city and has multiple zonings R-1, GPUD, B-3 and B-1. Municipal utilities are at the street.

2016 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,087	36,796	81,523
NUMBER OF HOUSEHOLDS	1,593	14,983	30,762
AVERAGE HOUSEHOLD INCOME	\$47,848	\$56,067	\$54,582

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressyandeverett.com
Independently Owned and Operated

RYAN GABLEMAN, SIOR
Senior Broker
574.485.1502
ryangableman@cressyandeverett.com

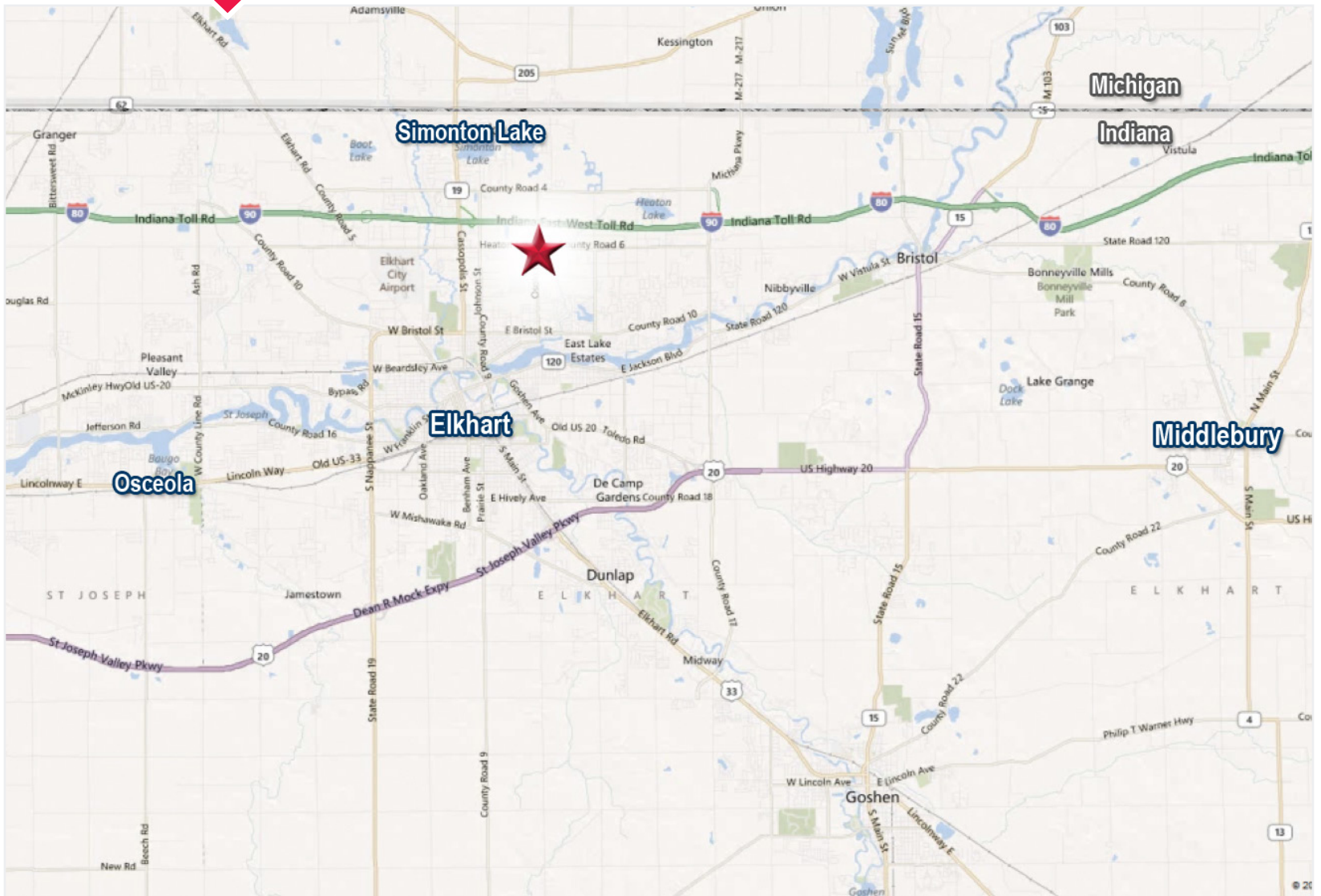
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Land For Sale

CR 6 & Stryker Road

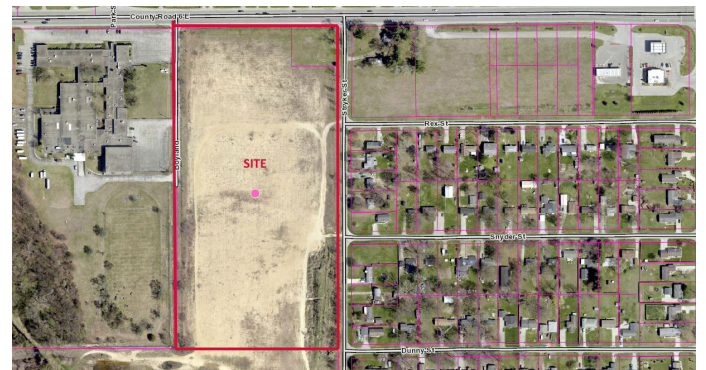
Elkhart, Indiana

Highly Visible Location



Location

Located on the north side of Elkhart County approximately 2.7 acres from the I 80/90 Toll Road and 1.1 miles east of Cassopolis Street. The immediate neighborhood consists of commercial, villa, single family residential and industrial uses.



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax

www.cressyandeverett.com

Independently Owned and Operated

RYAN GABLEMAN, SIOR
Senior Broker
574.485.1502
ryangableman@cressyandeverett.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.