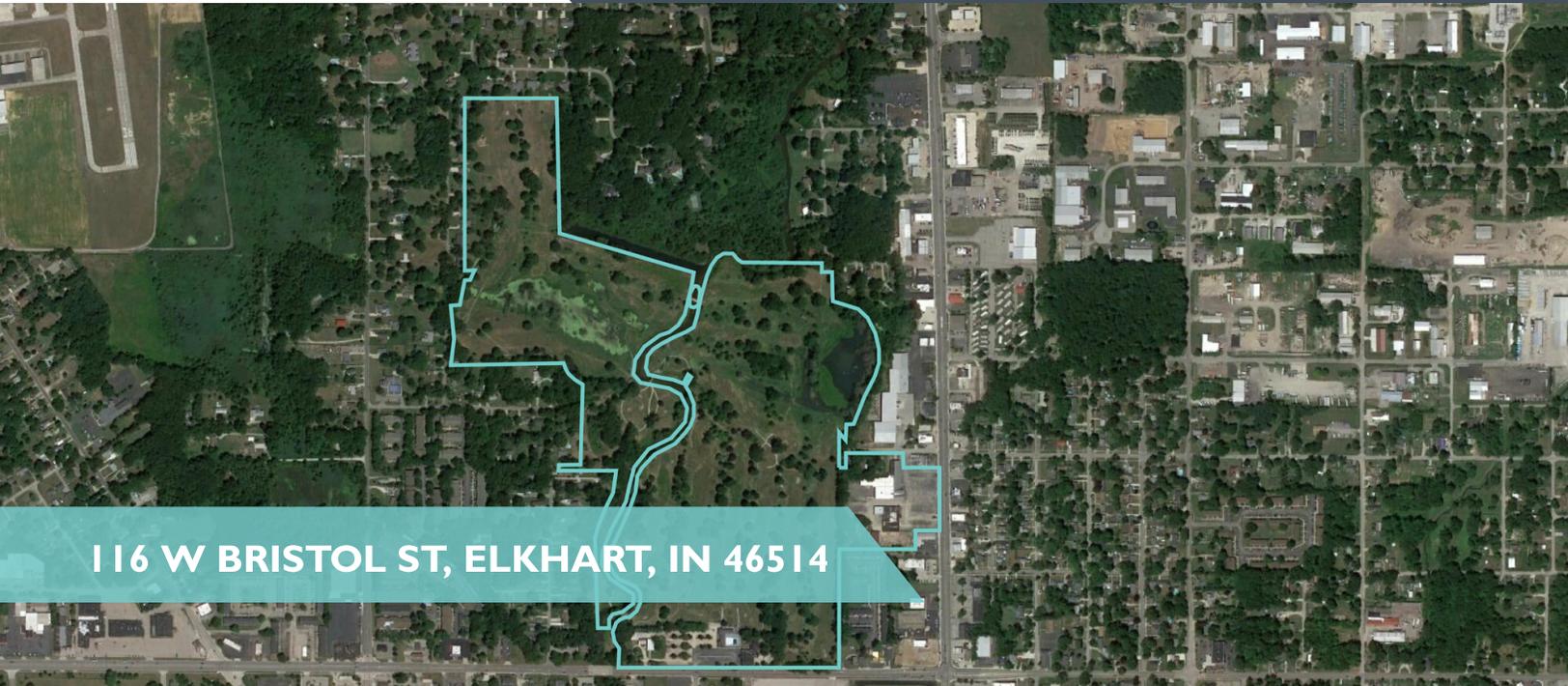


SALE



LAND

ELKHART DEVELOPMENT LAND



116 W BRISTOL ST, ELKHART, IN 46514

PROPERTY OVERVIEW

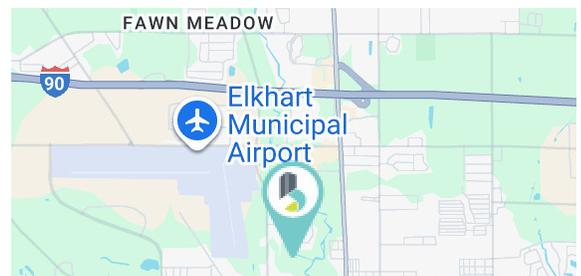
We are pleased to present the former Christiana Creek Country Club and accompanying commercial parcels along W Bristol St and Cassopolis St for sale. The site consists of 131.98 acres across 13 parcels which can be divided up for a variety of development opportunities, including commercial, mixed-use, multifamily, and single family residential. This is a rare opportunity to acquire large acreage in the heart of Elkhart with municipal utility access and multiple points of access. Elkhart County is home to approximately 206,890 people (Census 2022) and is commonly referred to as the RV Capital of the World. Elkhart County is home to some of the top manufacturers (the Top 3 in 2017 – IndustryWeek Magazine) in the US – Patrick Industries, LCI Industries, and Thor Industries.

PROPERTY HIGHLIGHTS

- Full 131.98 acres can be taken down for master development or divided up for smaller projects
- Municipal utilities are accessible by the interior acreage from three different locations
- Signalized intersection at N Main St and E Bristol St provides natural road extension location for redevelopment of former golf course
- Parcels are zoned for commercial and residential development use
- Commercial frontage outlots on high-traffic E Bristol St and Cassopolis St are available
- Owner has conducted various reports and studies on development feasibility - contact broker for details

SALE PRICE	CONTACT BROKER FOR DETAILS
------------	----------------------------

Lot Size:	Up to 131.98 Acres Outlots Available
Zoning:	R1/B2/B3
Traffic Counts:	19,933 VPD (W Bristol ST) 19,793 VPD (Cassopolis St)
Water/sewer:	Municipal (see map)



BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

MATT WETZEL

Senior Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY

Senior Broker
574.850.4927
bbradley@bradleyco.com



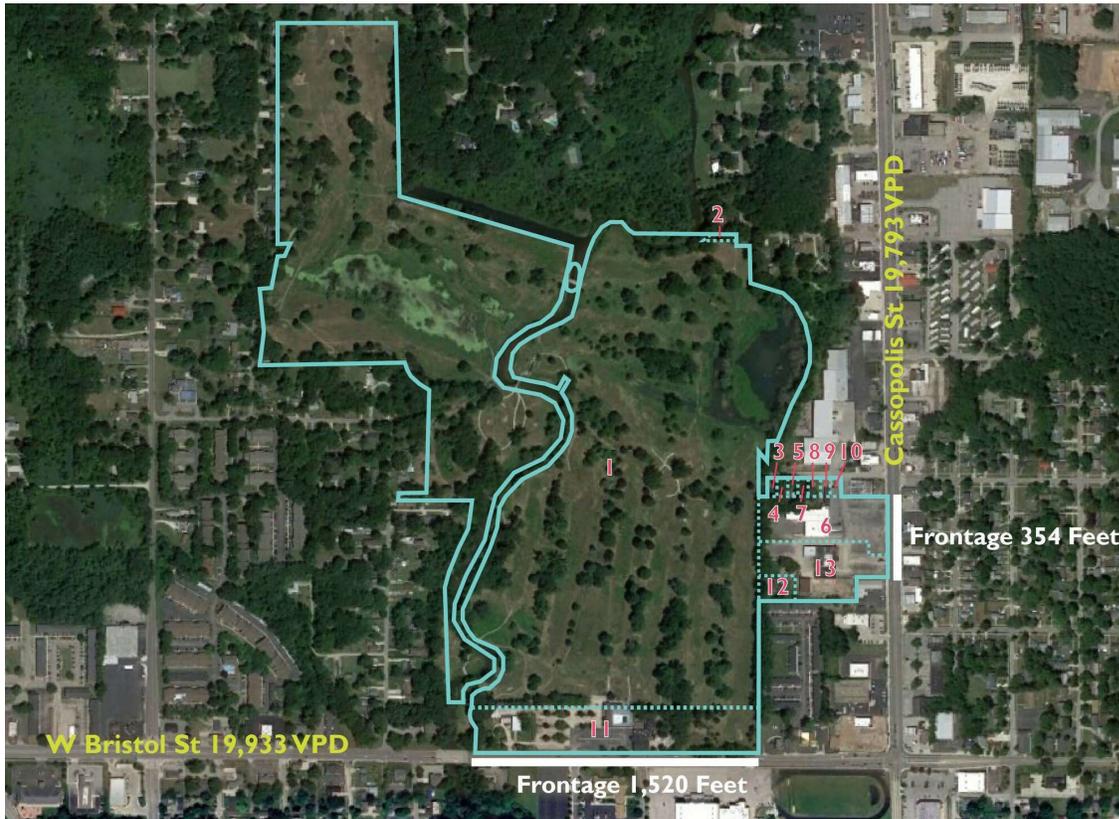
BRADLEYCO.COM



116 W BRISTOL ST, ELKHART, IN 46514

SALE

LAND



PROPERTY BREAKDOWN

PARCEL #	ADDRESS	LOT SIZE	ZONING	ASSESED VALUE	TAXES
1	116 W Bristol St	115.15 AC	R1 (County)	\$1,596,700	\$26,207.30
2	116 W Bristol St	0.14 AC	R1 (County)	\$5,300	\$160.18
3	301 Modrell Blvd	0.22 AC	B3	\$172,800	\$3,510.58
4	307 Modrell Blvd	0.32 AC	B2	\$102,600	\$2,090.50
5	315 Modrell Blvd	0.16 AC	B2	\$4,700	\$95.08
6	1645 Cassopolis St	2.62 AC	B3	\$696,100	\$21,481.90
7	323 Modrell Blvd	0.16 AC	B2	\$94,600	\$1,928.66
8	1645 Cassopolis St	0.16 AC	B3	\$37,000	\$1,128.98
9	1645 Cassopolis St	0.16 AC	B3	\$37,000	\$1,113.44
10	1645 Cassopolis St	0.16 AC	B3	\$37,000	\$1,128.98
11	116 W Bristol St	9.08 AC	PMZ	\$1,115,300	\$33,312.34
12	1623 Cassopolis St	0.75 AC	B2	\$163,000	\$3,312.32
13	1635 Cassopolis St	2.90 AC	B2	\$964,800	\$29,619.44

MATT WETZEL
 Vice President
 574.970.9006
 mwetzel@bradleyco.com

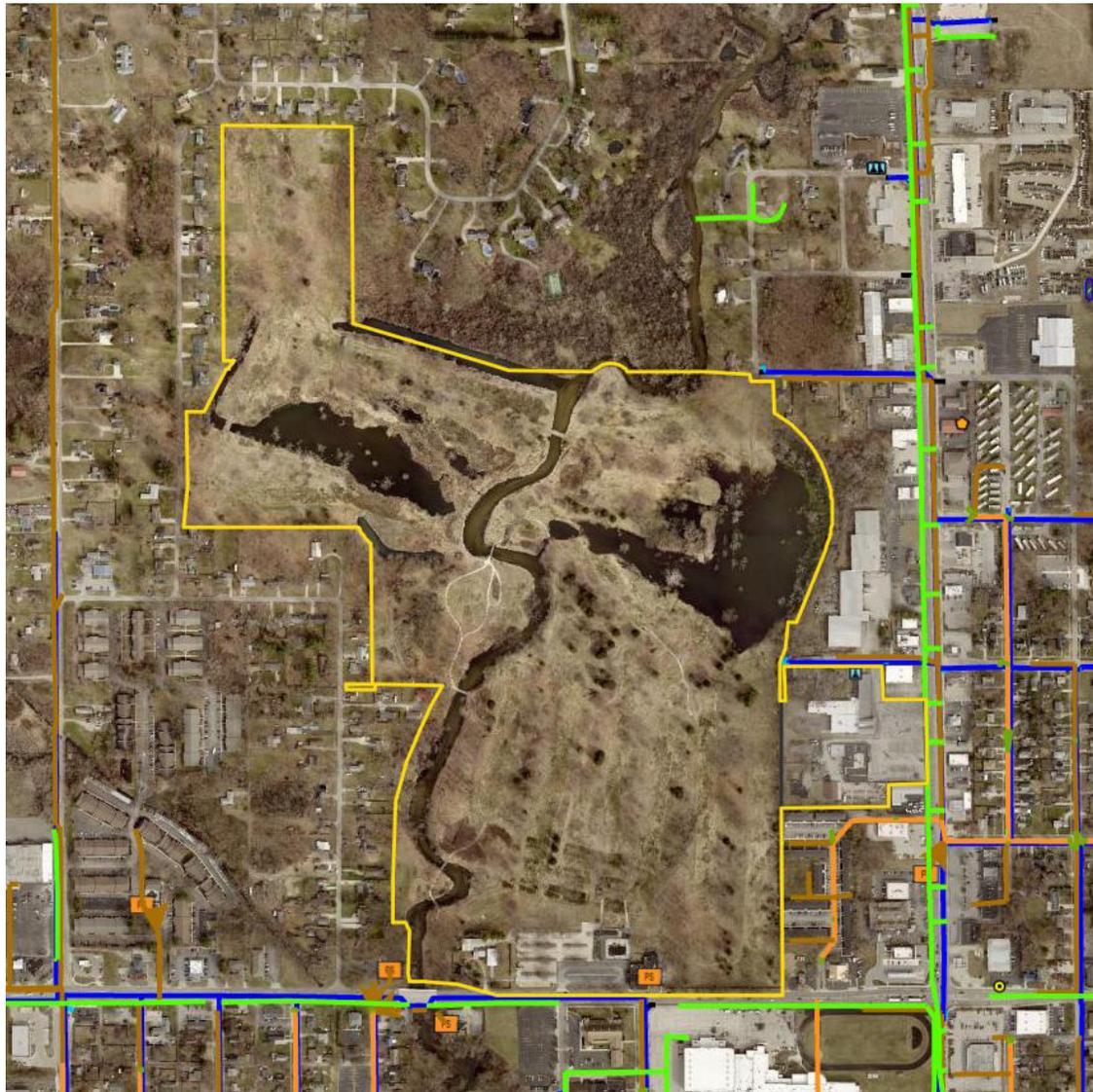
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SALE

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UTILITY INFORMATION

Transportation	<ul style="list-style-type: none"> • Site sits at the corner of Cassopolis St and W Bristol St, two main thoroughfares connecting the north and south Elkhart. • Property is approximately 1.5 miles from I-80/90 and 1.9 miles from the Elkhart Municipal Airport • Site is approximately 30 minutes from various South Bend amenities, allowing connection into the larger metropolitan area with access to the South Bend International Airport and South Shore Train Line
NIPSCO	<ul style="list-style-type: none"> • 8" Plastic Medium Pressure Natural Gas Main along E Bristol St • 3" Plastic Gas Main along Cassopolis St • 2" Plastic Medium Pressure Natural Gas Main on County Road 7
Electric	<ul style="list-style-type: none"> • 138kV transmission lines run 1.19 miles to the NE corner of the property

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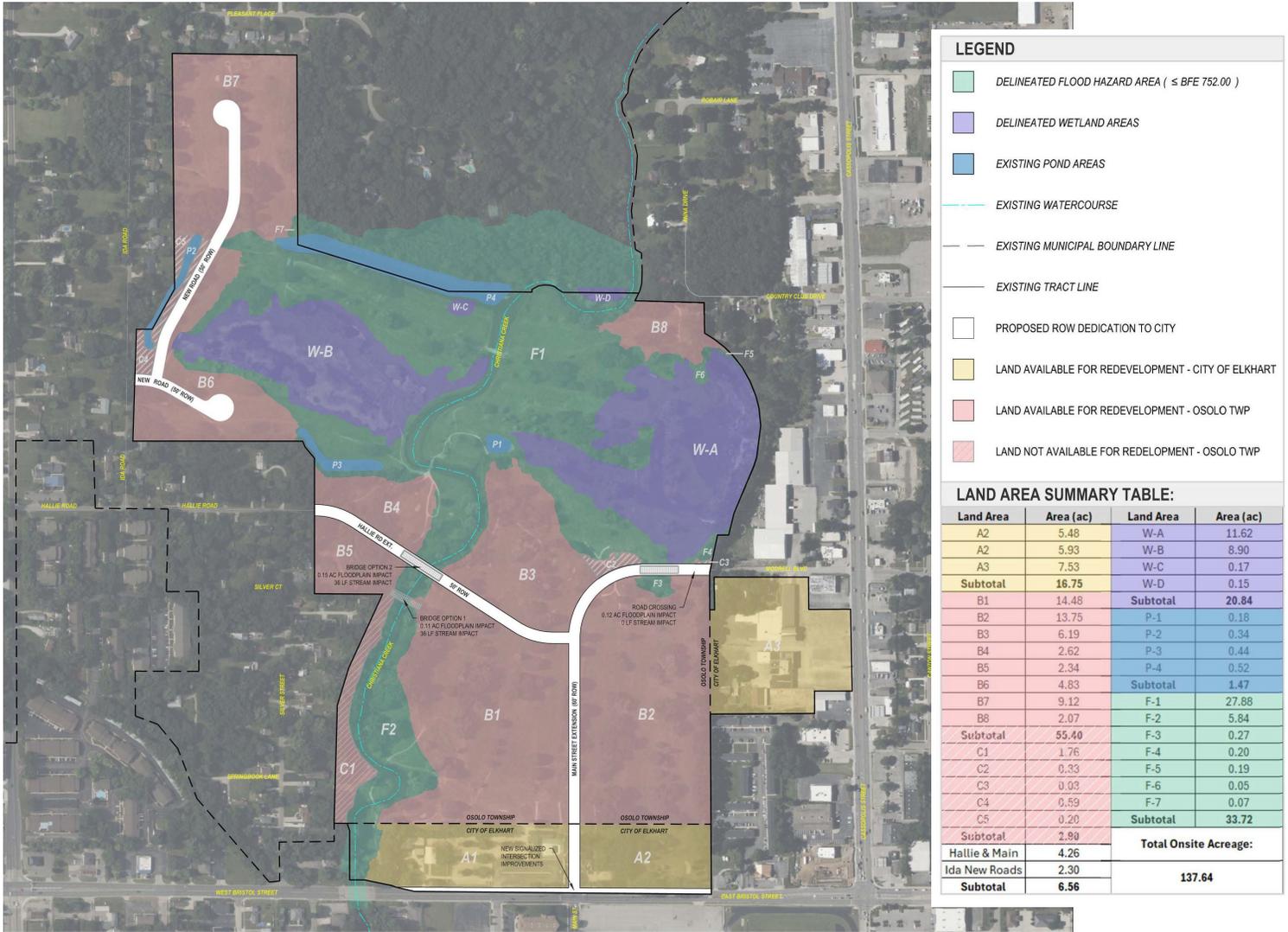
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LEGEND

- DELINEATED FLOOD HAZARD AREA (≤ BFE 752.00)
- DELINEATED WETLAND AREAS
- EXISTING POND AREAS
- EXISTING WATERCOURSE
- EXISTING MUNICIPAL BOUNDARY LINE
- EXISTING TRACT LINE
- PROPOSED ROW DEDICATION TO CITY
- LAND AVAILABLE FOR REDEVELOPMENT - CITY OF ELKHART
- LAND AVAILABLE FOR REDEVELOPMENT - OSOLO TWP
- LAND NOT AVAILABLE FOR REDEVELOPMENT - OSOLO TWP

LAND AREA SUMMARY TABLE:

Land Area	Area (ac)	Land Area	Area (ac)
A2	5.48	W-A	11.62
A2	5.93	W-B	8.90
A3	7.53	W-C	0.17
Subtotal	16.75	W-D	0.15
B1	14.48	Subtotal	20.84
B2	13.75	P-1	0.18
B3	6.19	P-2	0.34
B4	2.62	P-3	0.44
B5	2.34	P-4	0.52
B6	4.83	Subtotal	1.47
B7	9.12	F-1	27.88
B8	2.07	F-2	5.84
Subtotal	55.40	F-3	0.27
C1	1.76	F-4	0.20
C2	0.33	F-5	0.19
C3	0.03	F-6	0.05
C4	0.59	F-7	0.07
C5	0.20	Subtotal	33.72
Subtotal	2.80	Total Onsite Acreage:	
Hallie & Main	4.26		
Ida New Roads	2.30		137.64
Subtotal	6.56		

MATT WETZEL
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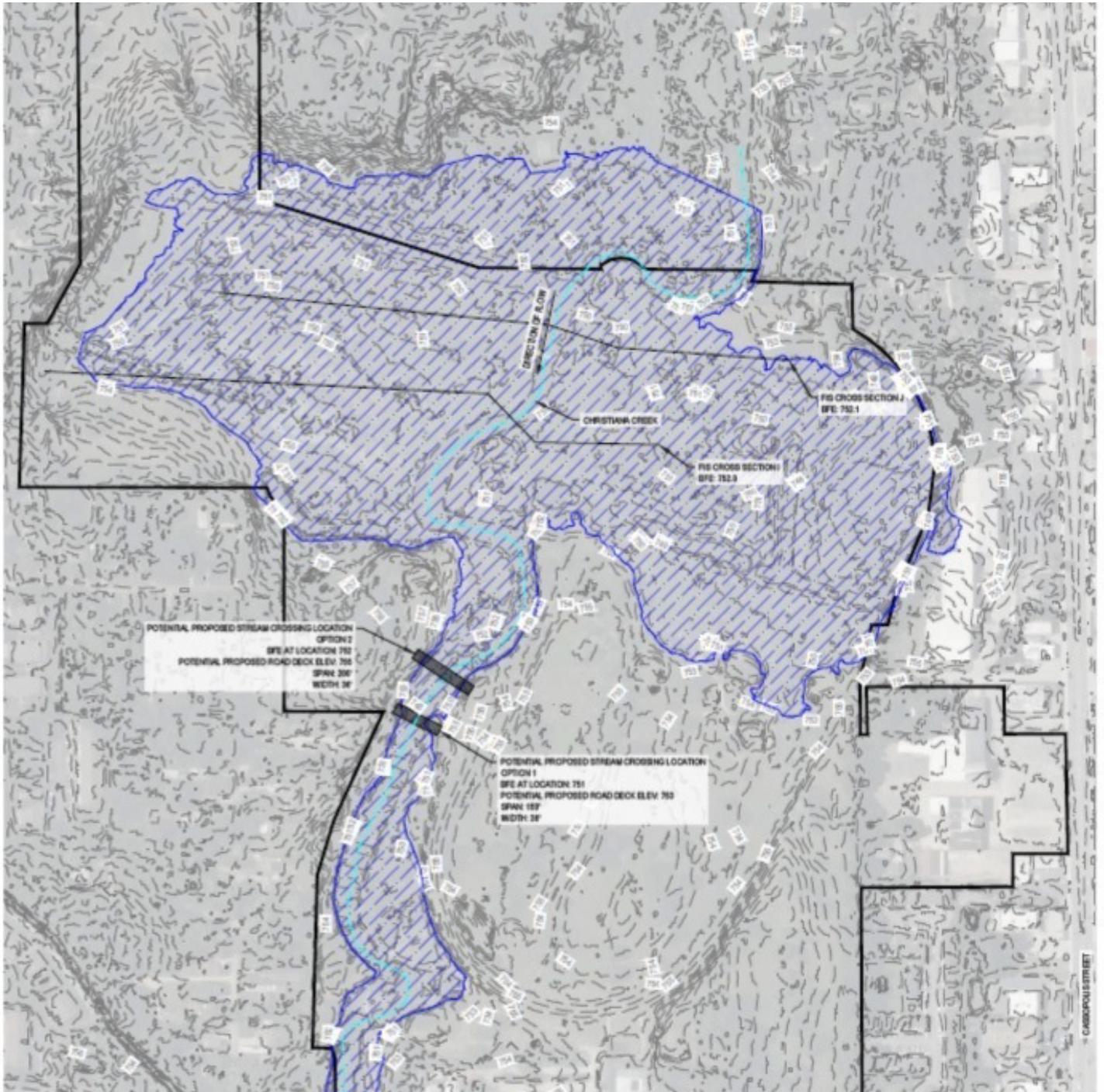
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 bbradley@bradleyco.com



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MATT WETZEL
Senior Vice President
574.970.9006
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BRENDAN BRADLEY
Senior Broker
574.850.4927
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MATT WETZEL
 Senior Vice President
 574.970.9006
 mwetzel@bradleyco.com

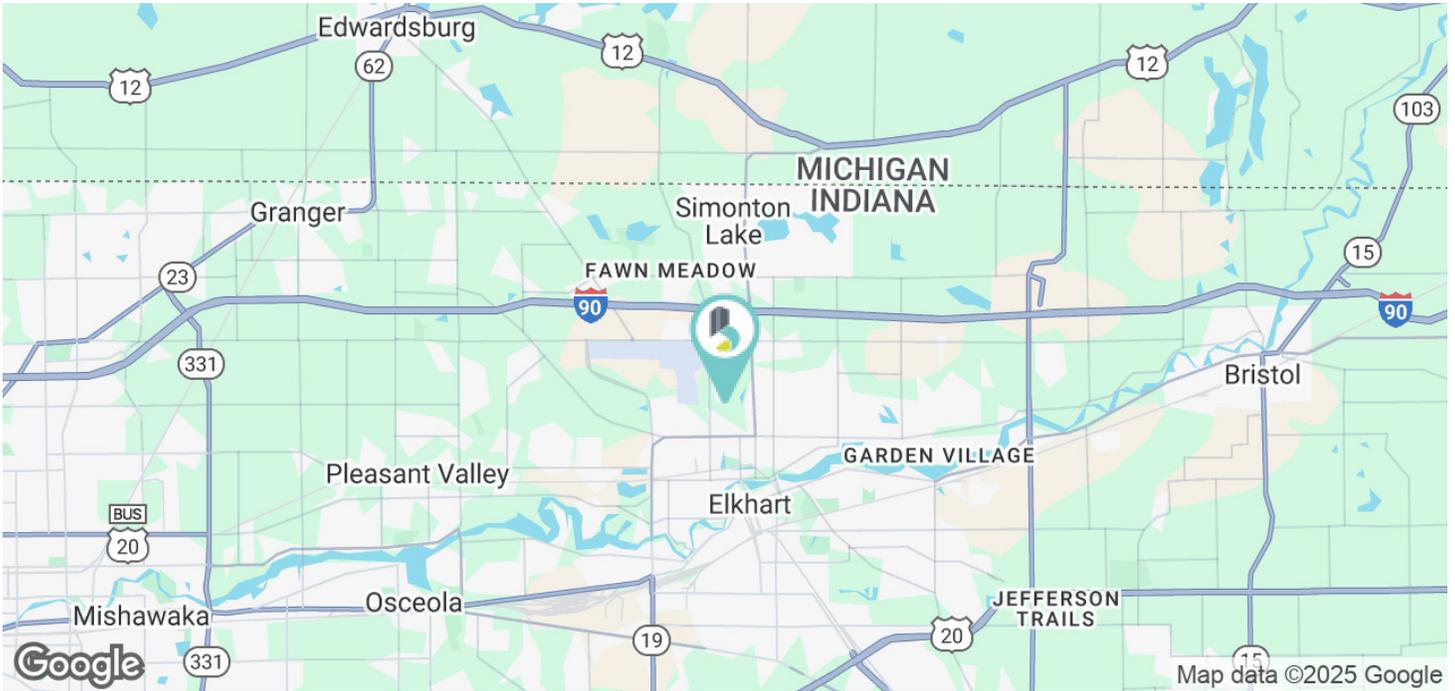
BRENDAN BRADLEY
 Senior Broker
 574.850.4927
 bbradley@bradleyco.com



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BRENDAN BRADLEY
 Senior Broker
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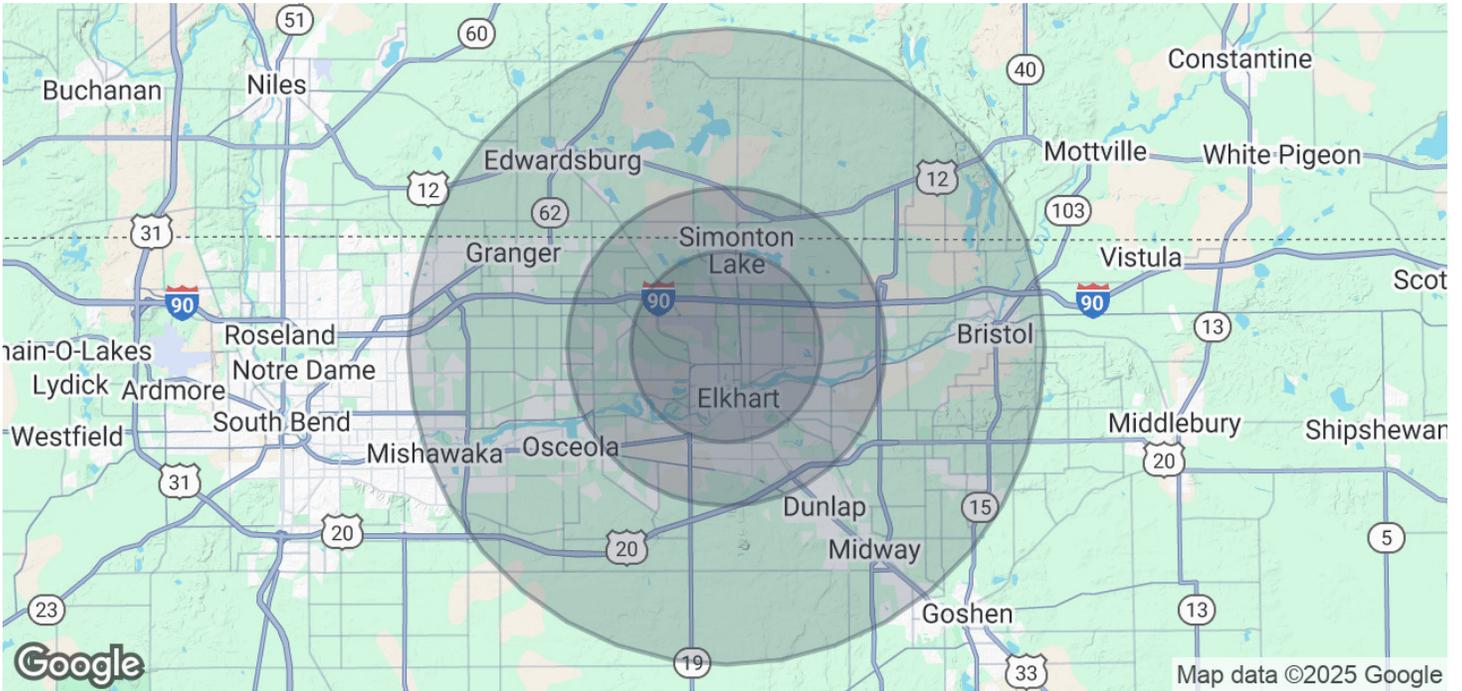


DEMOGRAPHICS MAP & REPORT

116 W BRISTOL ST, ELKHART, IN 46514

SALE

LAND



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	46,824	97,189	220,477
Average Age	37	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,106	36,801	82,668
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$69,691	\$76,604	\$96,552
Average House Value	\$189,405	\$212,980	\$256,822

Demographics data derived from AlphaMap

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ELKHART, INDIANA

Elkhart is a city in Elkhart County, Indiana with a population of 53,949. Elkhart is situated along the St. Joseph and Elkhart Rivers. Elkhart is well known for being the RV capital of the world, as well as the "Band Instrument Capital of the World." Nearly 1,000 manufacturers of RVs, RV suppliers and parts are located in Elkhart County. Elkhart County is also the birthplace of Alka-Seltzer and pushes out more patents than any other county outside the state capital. Elkhart is also continuing to diversify with a variety of industrial and other businesses locating in the area, including Amazon's new 1 million square-foot facility that will employ over 1,000 people.

Elkhart's manufacturing sector is an important factor to both the region and the state's economy. The Manufacturing Sector makes up 50.7% of Elkhart's economy & accounts for 3.4% of Indiana's Manufacturing Output. The low business costs, tremendous access to skilled labor, and an abundance of dreams encourage the entrepreneurial spirit to thrive in Elkhart. Elkhart is well served by major highways and railroads. I-80-90 has four exits providing easy access to the surrounding cities.



This city hosts one of the biggest county fairs in the nation as well as the Elkhart Jazz Festival. Some other noteworthy events in the city include the Island of blues, Great Race, Head of the Elk Regatta, and the Rhapsody in Green. The downtown area has been revitalized and features numerous shops, restaurants and nightlife. There is access to the Island Park by walking across a bridge. The American Countyside Farmer's Market popular with residents and tourists.

Business Facilities ranked the Elkhart-Goshen Metropolitan Statistical Area #1 in Manufacturing for Mid-Sized MSAs. Elkhart County was also ranked #4 in the country by the Walton Foundation's "Most Dynamic Metropolitan" study. Elkhart County has 35 Universities and Colleges within an hour driving distance, offers 7 separate public school systems, and over 50 private schools within the County. Elkhart is serviced by the Elkhart regional airport and the South Bend International Airport.

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