

# Emerson Drive Lot

2815 Emerson Dr | Elkhart, Indiana

VACANT LAND FOR SALE

## PROPERTY DESCRIPTION

1.7 acres of vacant land now available on the north side of Elkhart. In close proximity to County Road 6. Be a part of a thriving commercial area with established businesses and room for future growth. With B-3 zoning, this land is suited for a wide range of businesses, including retail, office, service or mixed-use development.

**For Sale: \$395,000**



## PROPERTY FACTS

- 1.7 acres of vacant land on the north side of Elkhart., just south of the I-80/I-90 Toll Road
- Businesses in close proximity include: Lowes, Walmart, Centier Bank, Aldi's and many more.
- Zoned B-3
- Municipal water & sewer available
- Annual taxes: \$526.68
- Daily traffic of 19,543
- Population within 3 miles: 33,831 | 5 miles: 87,751

**AFTON  
KEYSER**

**PETE LETHERMAN, SIOR, CCIM**

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## AERIAL PHOTO



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