

SALE/LEASE



LAND

JOHN WEAVER PKWY



JOHN WEAVER PKWY, ELKHART, IN 46514

PROPERTY OVERVIEW

18 acres of prime industrial land in Elkhart County. 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. Elkhart was ranked the #1 Manufacturing Hub by the Business Facilities Magazine Metro Rankings Report, and is consistently recognized for its growth and production. Elkhart is a less than a day’s drive from many key Midwest cities such as Detroit, Cleveland, Chicago, Pittsburgh, Milwaukee, St. Louis, Indianapolis, and Columbus.

PROPERTY HIGHLIGHTS

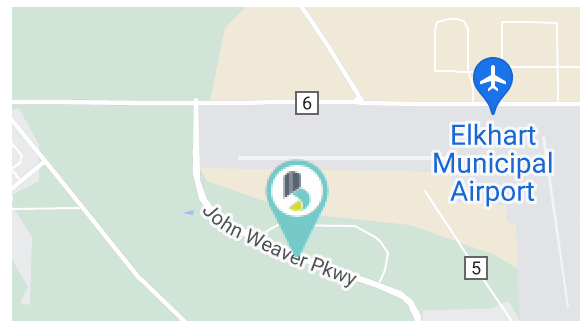
- 18 Acres of Prime Industrial Land. Ability to subdivide down to minimum of 5 acres.
- Zoned M-1 Limited Manufacturing
- Site has water and sewer access, as well as electric and gas available on John Weaver Pkwy
- Build to suit opportunity ranging from 50-300K SF. Price to be determined by exact construction costs.
- Less than two miles from the I-90 Interstate and less than 6 miles from US-20.

SALE PRICE \$125,000 / ACRE

LEASE RATE (BUILT TO SUIT ESTIMATE) \$6.50-7.50 SF/YR (NNN)

Available Acreage: 18 Acres

Built to suit SF: Up to 400,000 SF



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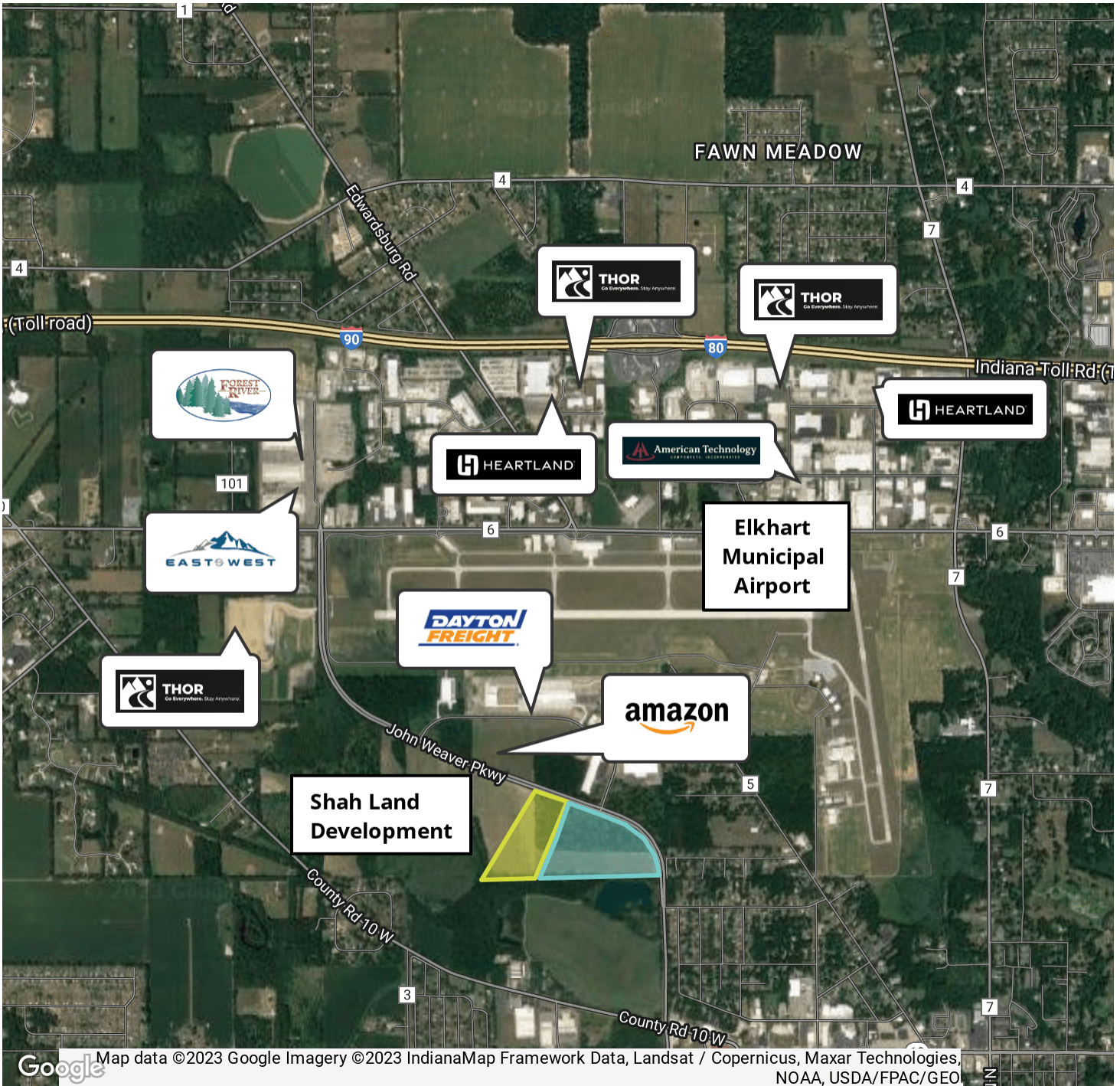
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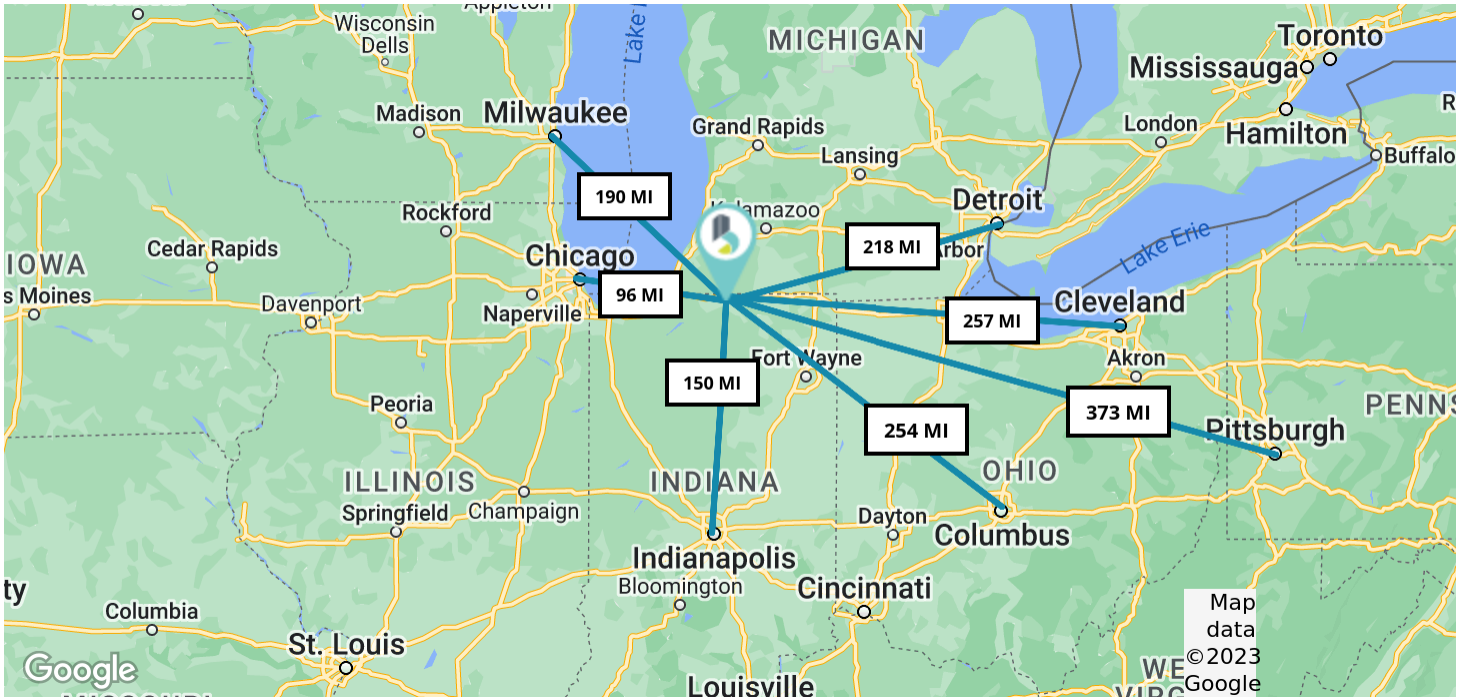
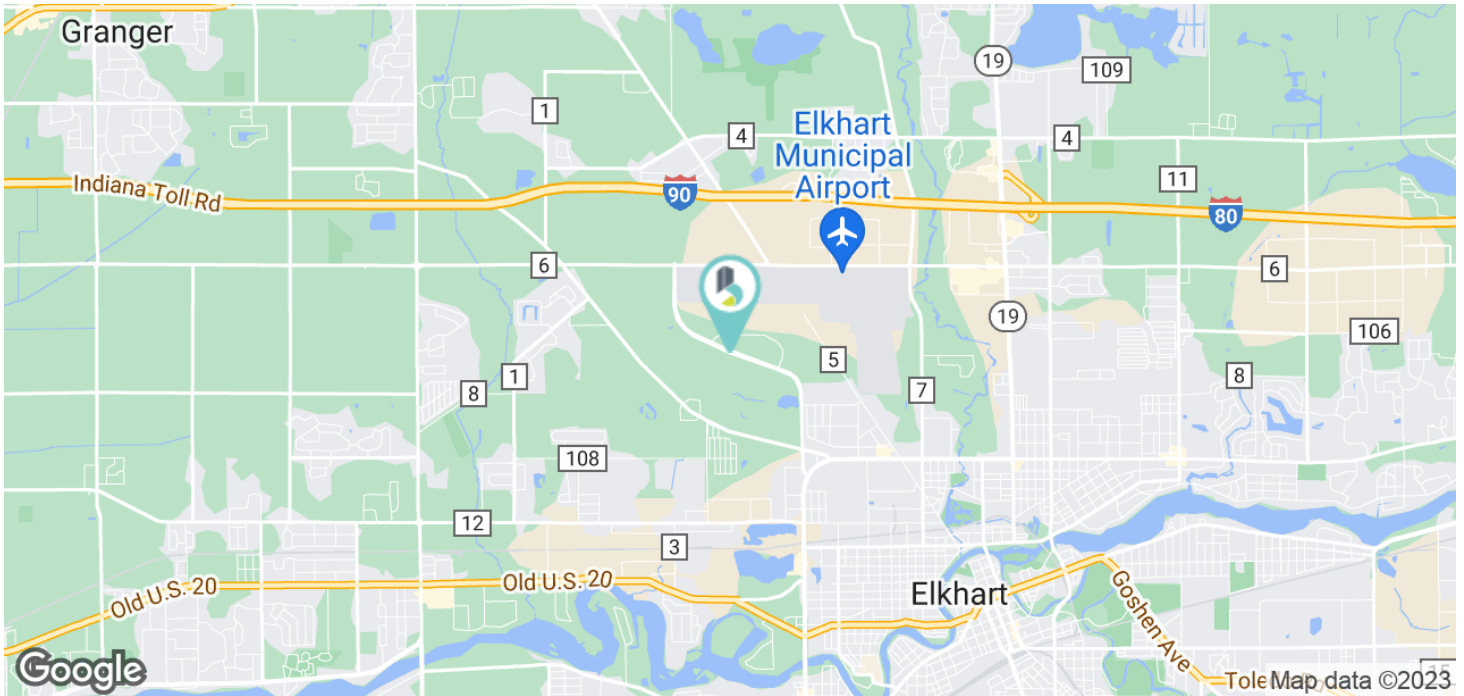
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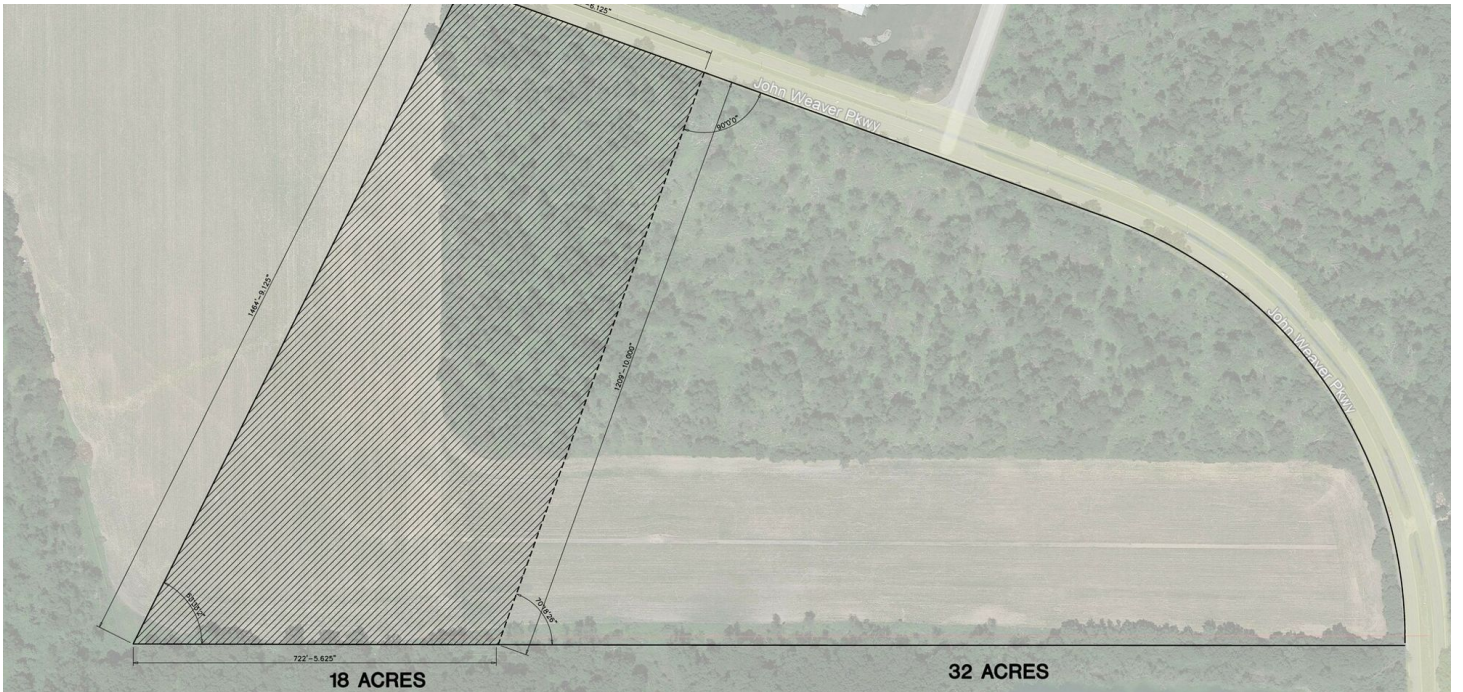
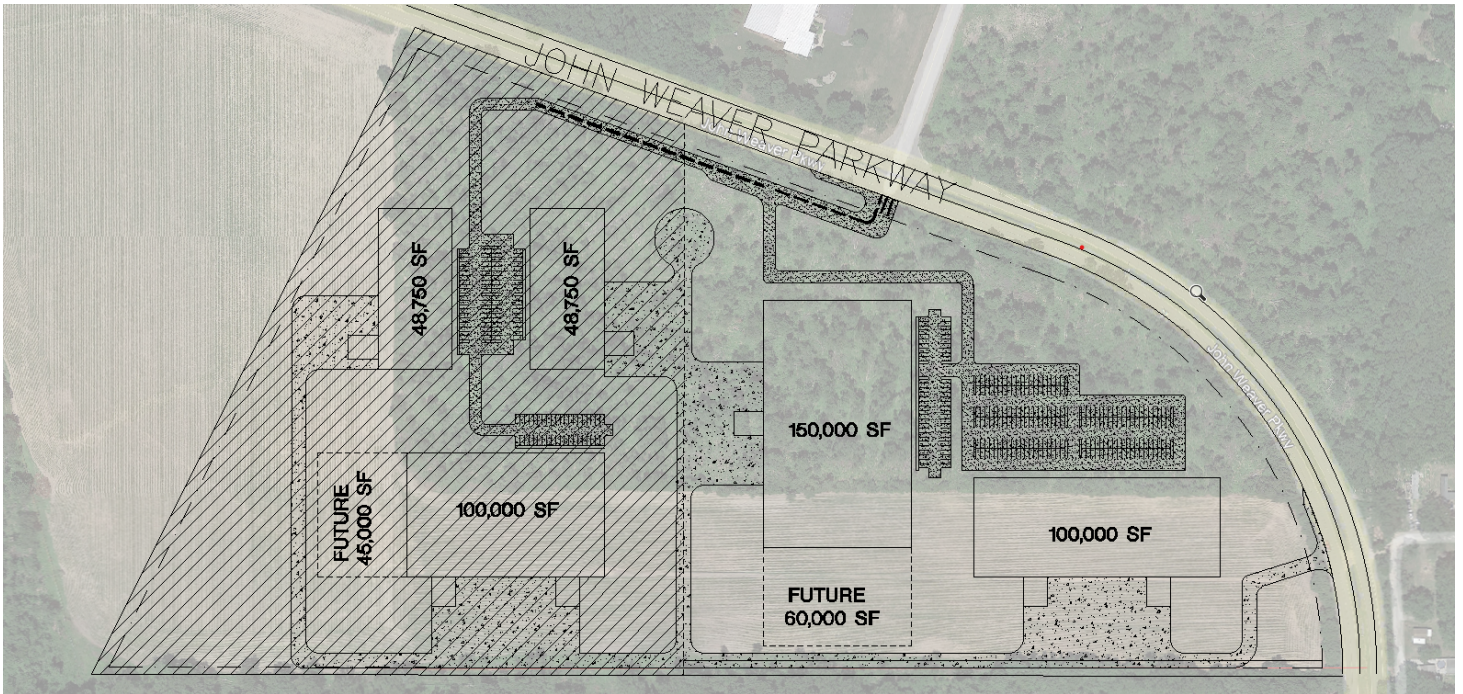
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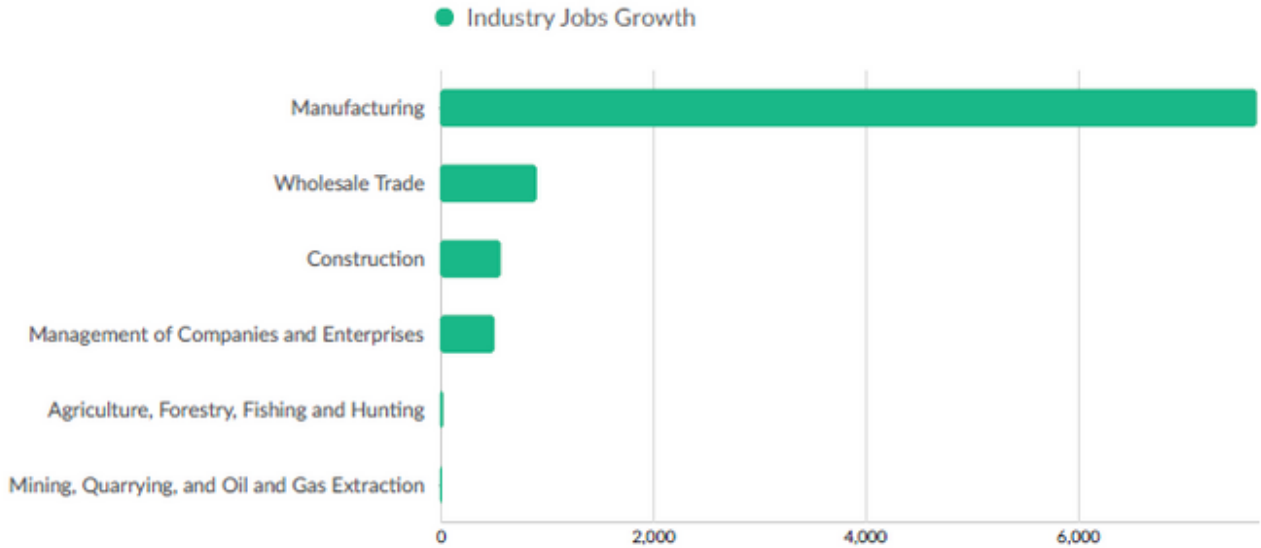


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Top Growing Industries



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	32,567	92,686	225,575
Average Age	37.9	38.2	38.8
Average Age (Male)	34.3	36.9	37.4
Average Age (Female)	39.5	39.1	39.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	14,030	38,395	95,727
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,772	\$61,014	\$68,440
Average House Value	\$121,316	\$132,484	\$146,677

* Demographic data derived from 2020 ACS - US Census

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