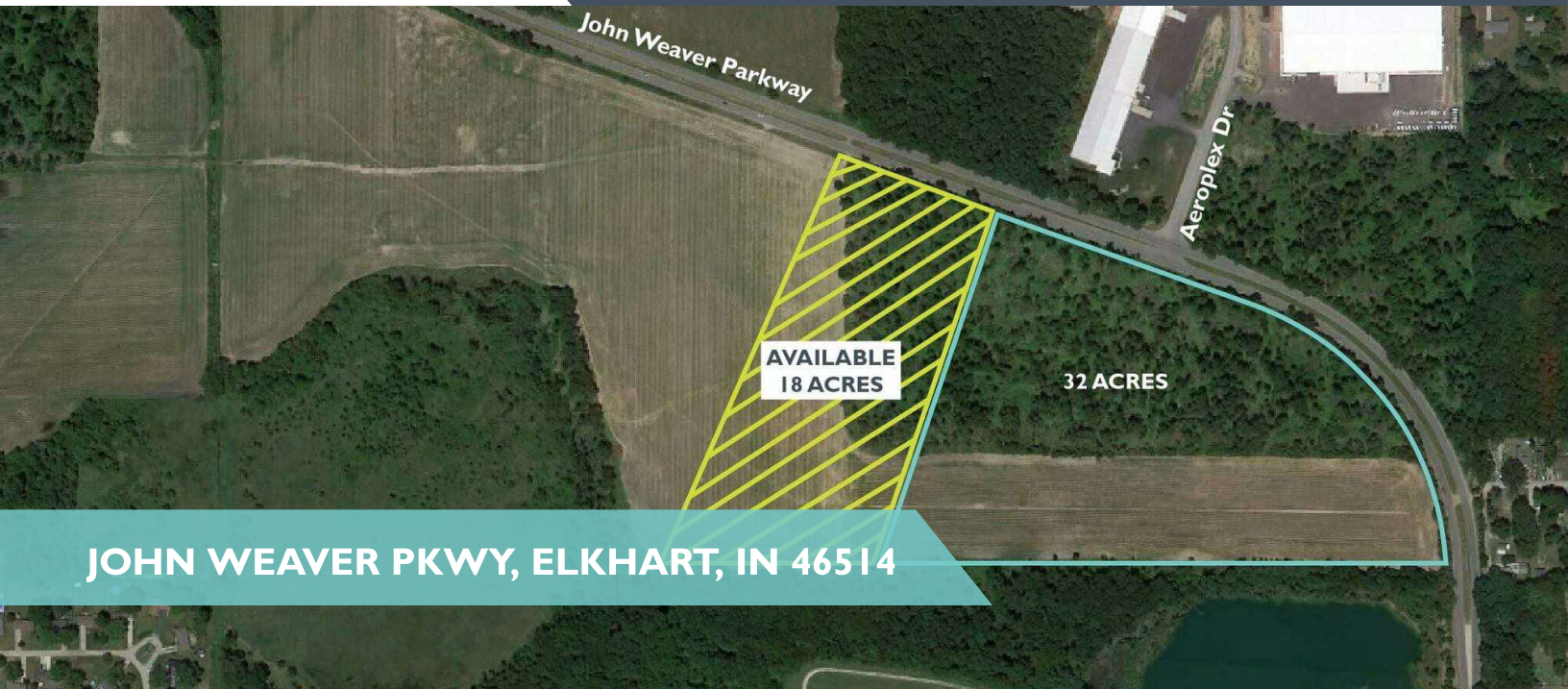


SALE/LEASE



LAND

# JOHN WEAVER PKWY



## JOHN WEAVER PKWY, ELKHART, IN 46514

### PROPERTY OVERVIEW

Up to 50 Acres of utility- served land in the City of Elkhart. 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

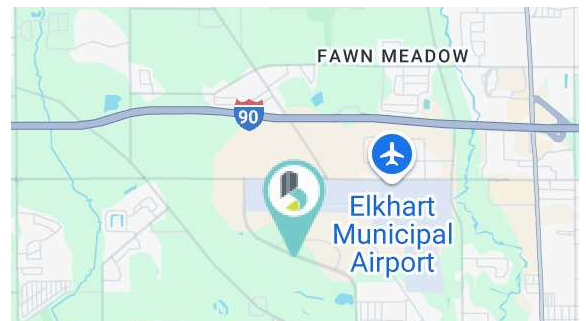
- 50 Acres of Prime Industrial Land. Ability to subdivide down to minimum of 5 acres.
- Zoned M-1 Limited Manufacturing.
- Site has water and sewer access, as well as electric and gas available on John Weaver Pkwy.
- Build to suit opportunity ranging from 50-300K SF. Price to be determined by exact construction 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 ESITMATE)** \$6.50-7.50 SF/YR (NNN)

Available SF: 50 Acres

Built to suit SF: Up to 400,000 SF



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

**MATT WETZEL**  
Vice President  
574.970.9006  
mwetzel@bradleyco.com

**BRENDAN BRADLEY**  
Broker  
574.850.4927  
bbradley@bradleyco.com



BRADLEYCO.COM



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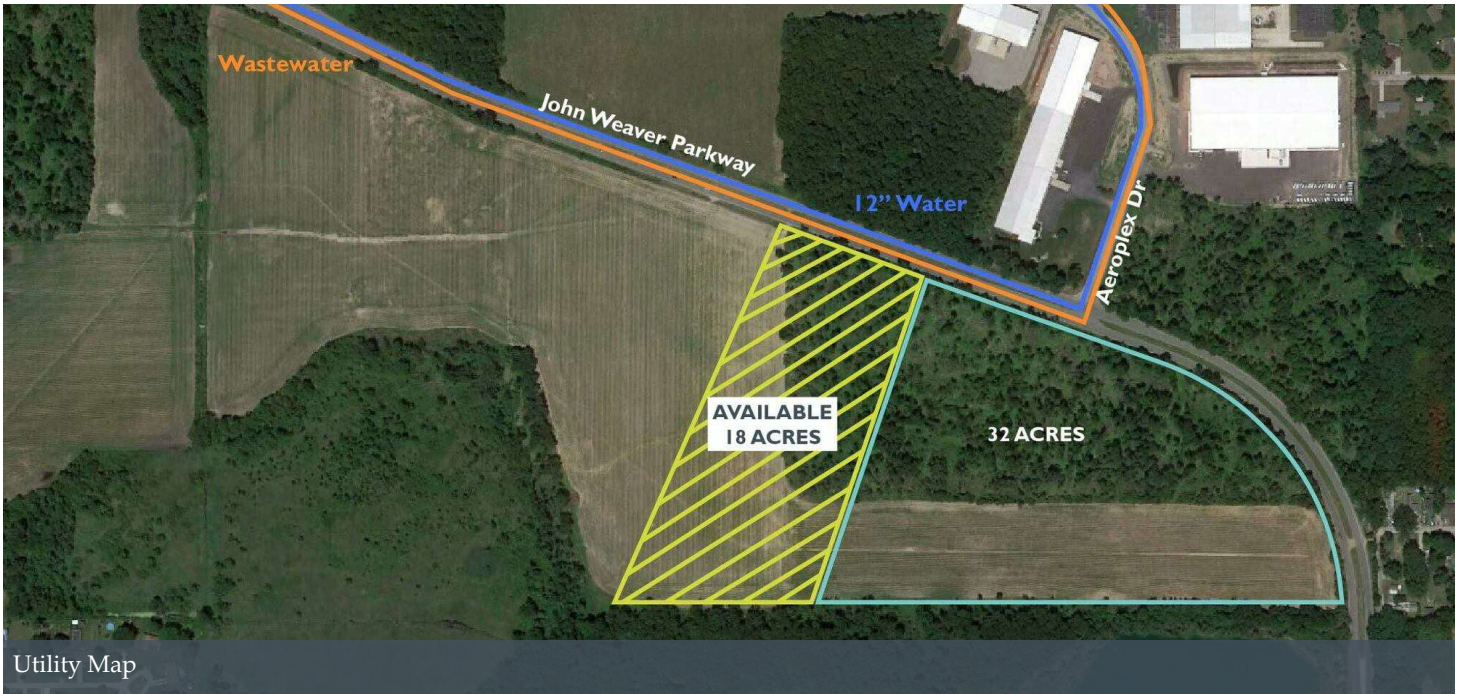


# UTILITY AND LOCATOR MAP

JOHN WEAVER PKWY, ELKHART, IN 46514

SALE/LEASE

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 Vice President  
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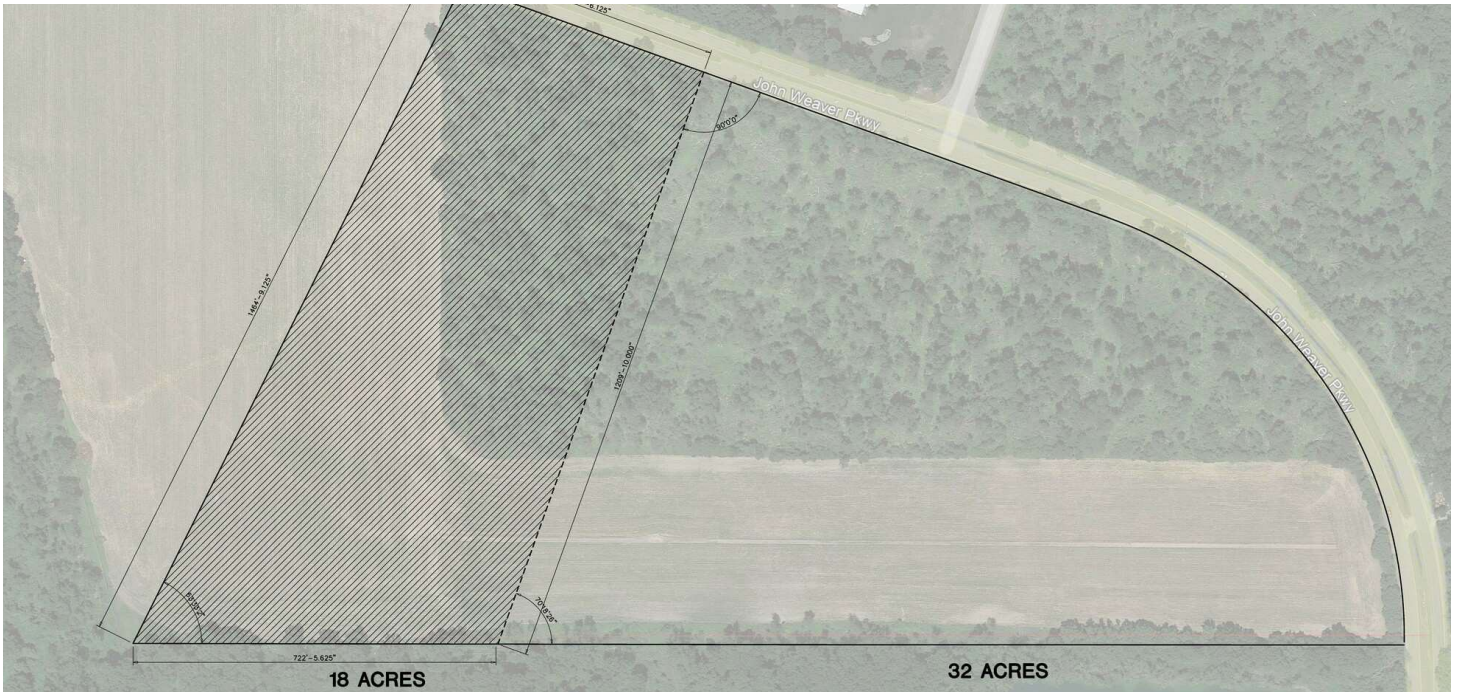
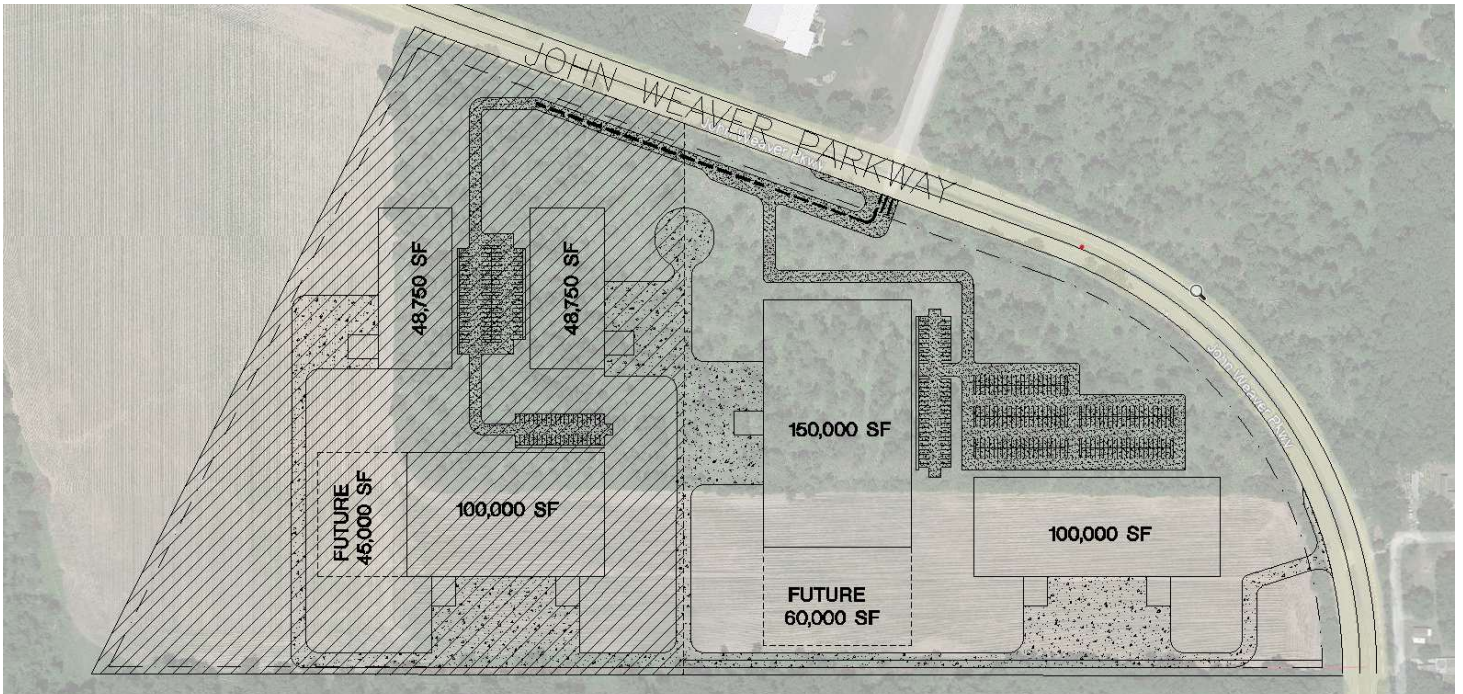
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 bbradley@bradleyco.com



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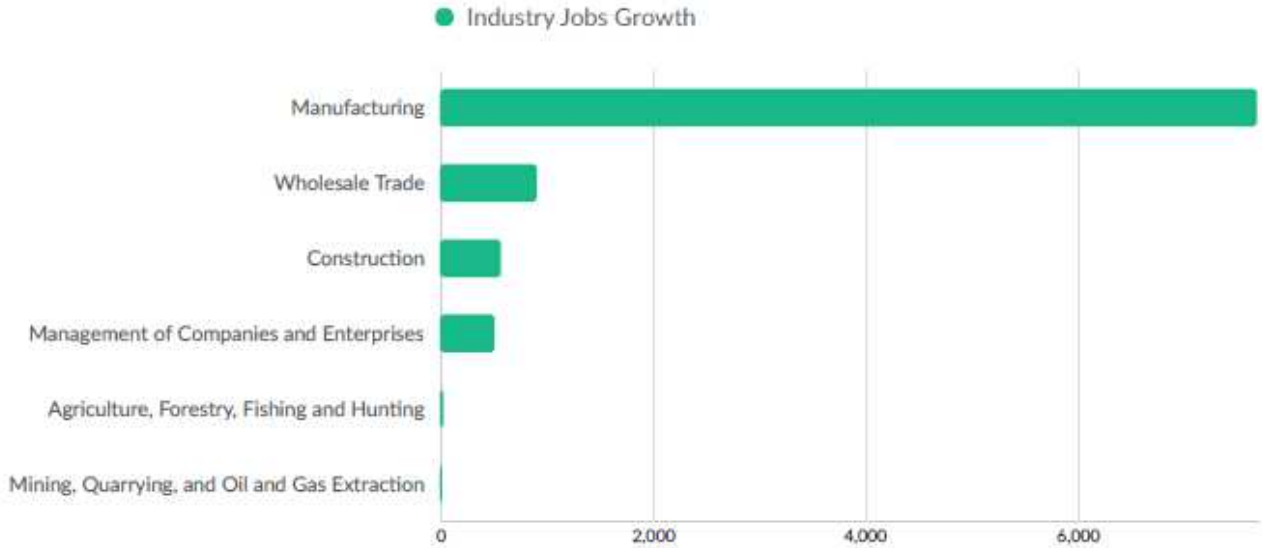


JOHN WEAVER PKWY, ELKHART, IN 46514

SALE/LEASE

LAND

## 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

2020 American Community Survey (ACS)

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Vice President

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[mwetzels@bradleyco.com](mailto:mwetzels@bradleyco.com)

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Broker

574.850.4927

[bbradley@bradleyco.com](mailto:bbradley@bradleyco.com)