

\$1,500,000~~**\$1,725,000**~~**PROPERTY HIGHLIGHTS****Total Size:** 43.71 Acres**Soils:** BtxA-Bristol loamy sand**Water:** Bristol-municipal**Sewer:** Bristol-municipal**Zoning:** A-1 & R1-Elkhart County**Power:** NIPSCO**Natural Gas:** NIPSCO**Taxes:** \$1,159.98 25 pay 26**Availability:** April 1, 2026**SR 120**
Bristol, Indiana**PROPERTY DETAILS**

Exceptional residential development opportunity in Bristol, Indiana 43.71 acres with approximately 1,100 feet of frontage on SR 120, the potential for a residential subdivision with two entrances is high. Previously this land was the "Blue Course", a part of the Raber public golf course. Bristol municipal water & sewer utilities existing along SR 120 and sandy soils promotes residential development. The majority of the property is zoned R-1; when R-1 is served by municipal sewer this allows for a minimum lot size of 7,500 SF providing flexibility and the potential for increased density.

Connect with Scott @ 574-849-7118 for further details or to set up a site visit.

Make contact.

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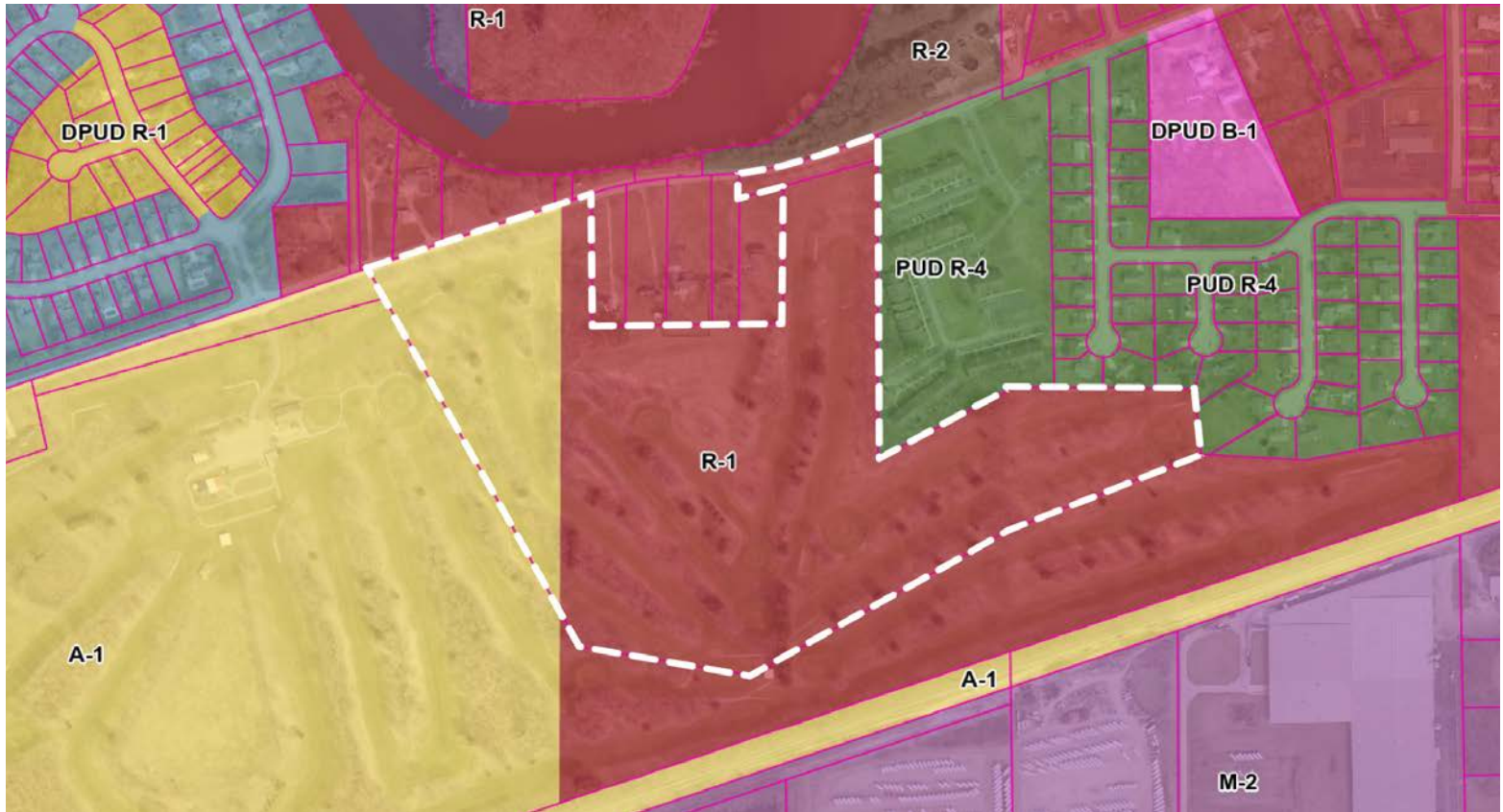


APPROXIMATELY 1,100 FT OF ROAD FRONTAGE ON SR 120
POTENTIAL FOR TWO SR 120 ENTRANCES



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ELKHART COUNTY ZONING MAP



HUNDREDS OF MATURE PINE & DECIDUOUS TREES