

\$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.

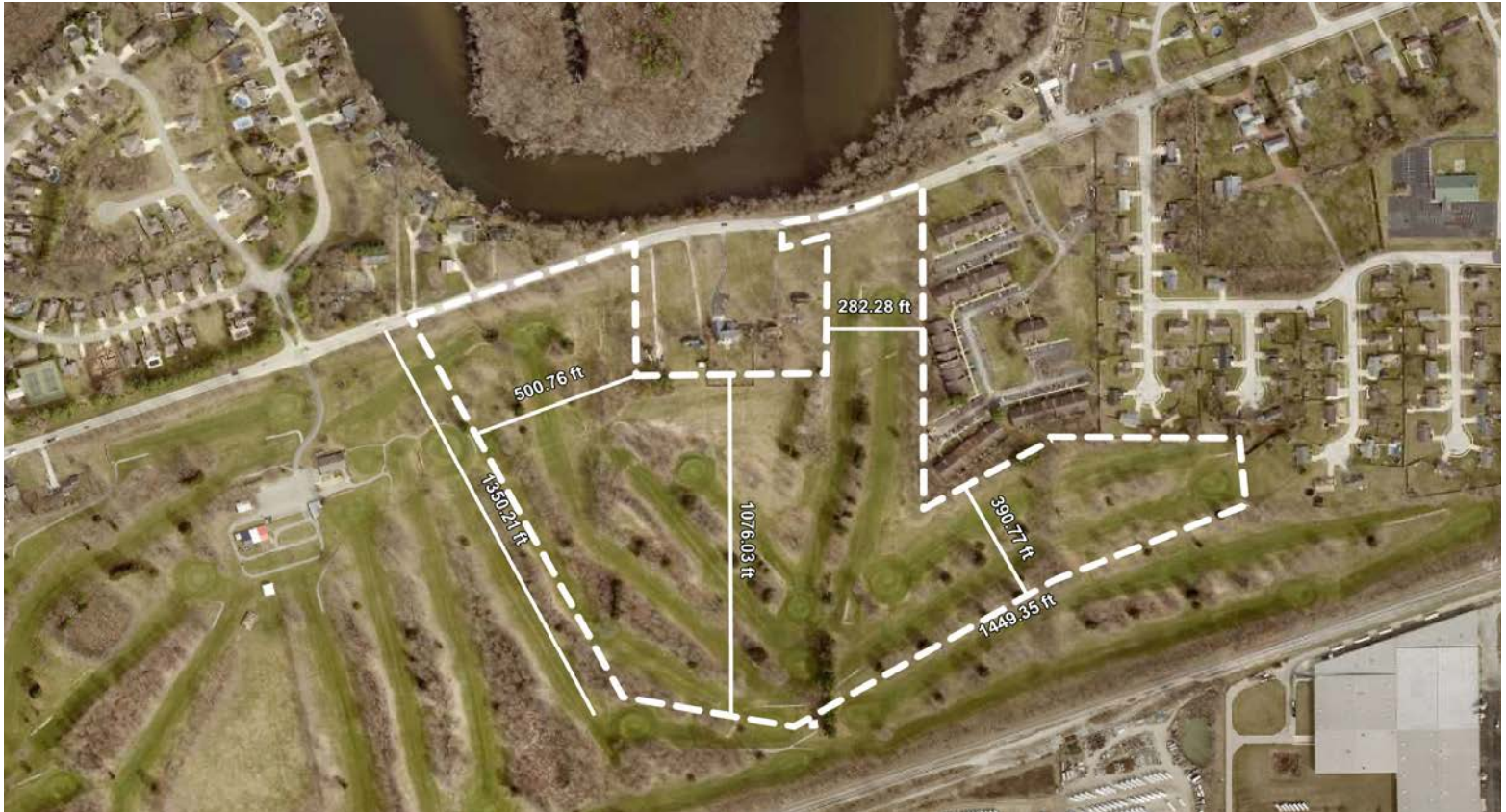
Make contact.



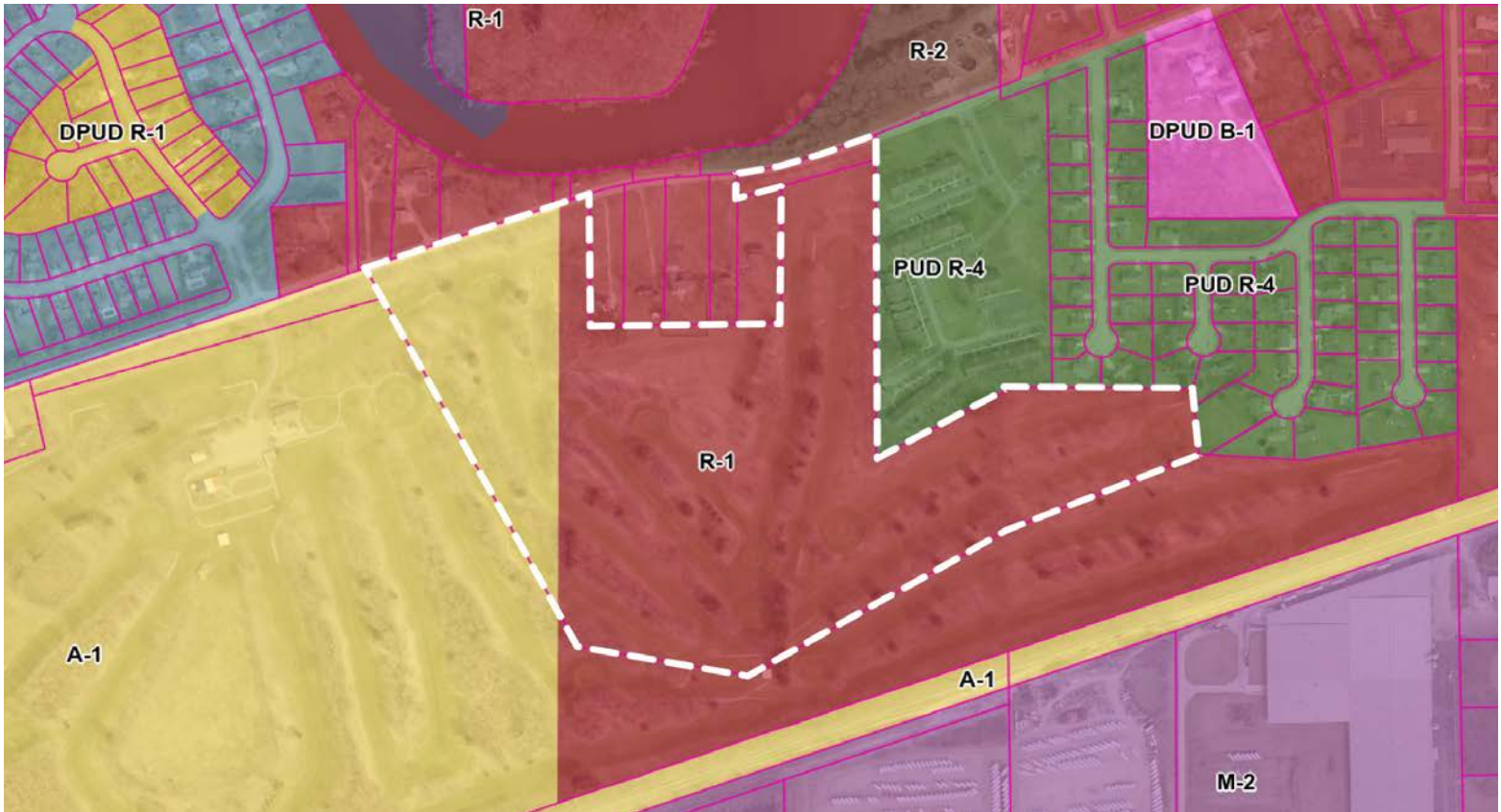
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APPROXIMATELY 1,100 FT OF ROAD FRONTAGE ON SR 120
POTENTIAL FOR TWO SR 120 ENTRANCES



ELKHART COUNTY ZONING MAP



HUNDREDS OF MATURE PINE & DECIDUOUS TREES