

Redevelopment Opportunity

Christiana Creek Golf Club
116 W Bristol St.
Elkhart, Indiana



OPPORTUNITY ZONE! | Well Suited for a Variety of Uses , Including Existing Golf Course

Snapshot

Land: 136.6 Acres

Frontage: 1,500+' on Bristol St.

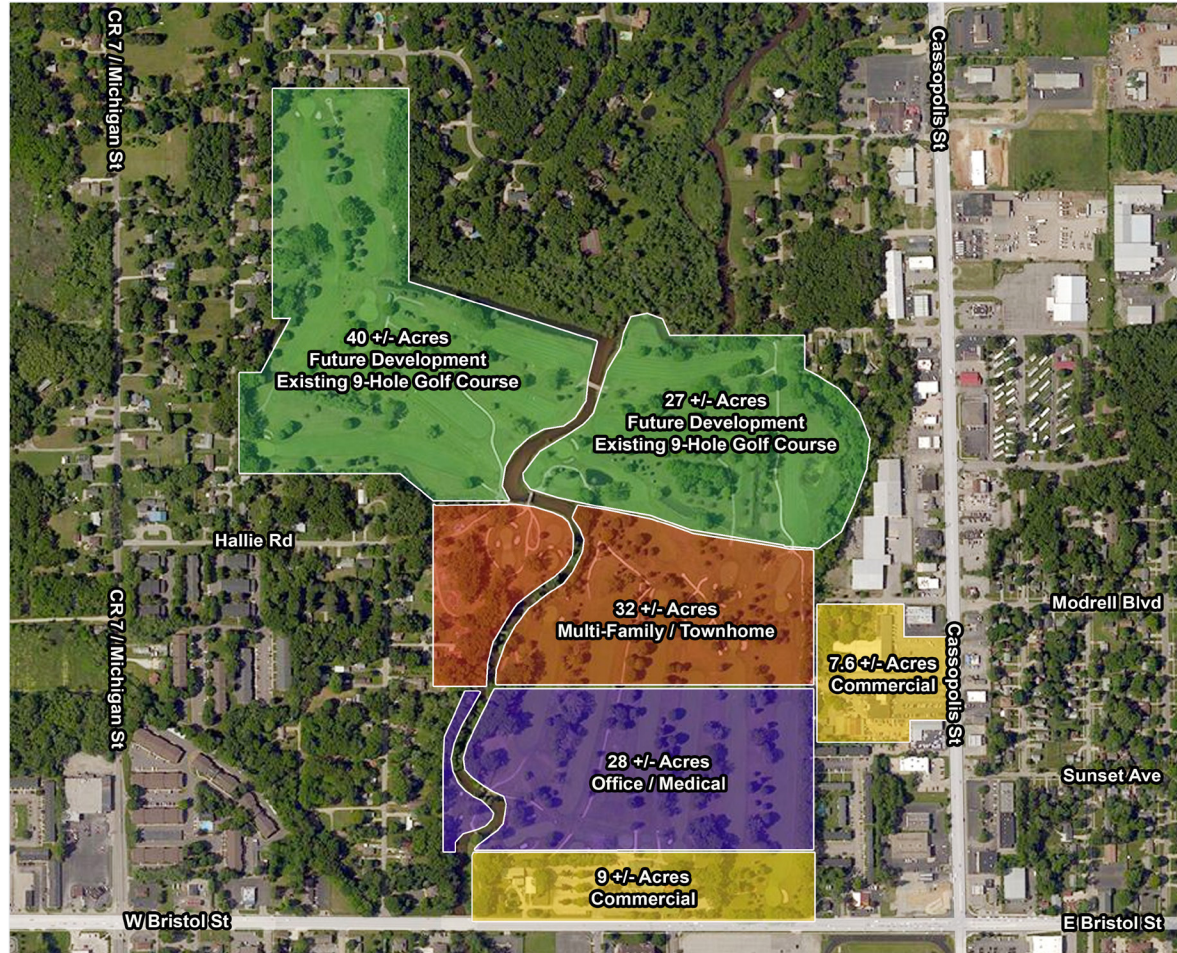
Zoning: R1 & B2

Location: Opportunity Zone

List Price: 9 +/- Acres of Commercial property on Bristol St. - \$1,816,000

Green, Orange and Purple property (Golf Course) - Approximately \$20,000 per acre

7.6 +/- Acres of Commercial property to the East - Available separately at \$2,251,145



Property Details

Available for continued operation as a golf course or as a development opportunity, The Christiana Creek Golf Club is iconic for both its convenient location on the north side of Elkhart as well as its picturesque setting. Nestled along Christiana Creek and at over a century old, this 136.6 acre course features a beautifully rolling landscape and mature trees. The location is well suited for a variety of additional uses which may, or may not, include some or all of the existing golf course. Its north-central location is especially unique in that it is a large potential multi use development opportunity convenient to downtown Elkhart, the Indiana Toll Road, hotels, shopping, restaurants and many other amenities.

The site has the added benefit of being within a certified and designated Opportunity Zone. Opportunity Zones provide federal capital gains tax advantages for investments made in sites such as this.

Attached is a preliminary plan showing potential uses for the site*. If interested in the site remaining a golf course, this turn-key deal includes all real estate, equipment, fixtures, licenses, leases, etc. The 7.6 acres of commercial land/retail to the east is available separately. Please contact the brokers for more information.

**The attached plan is not intended to be construed as having been officially approved or reviewed by any governmental bodies having jurisdiction over the property. It is intended only to provide a rudimentary concept of how the property may be developed.*

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Property Photos



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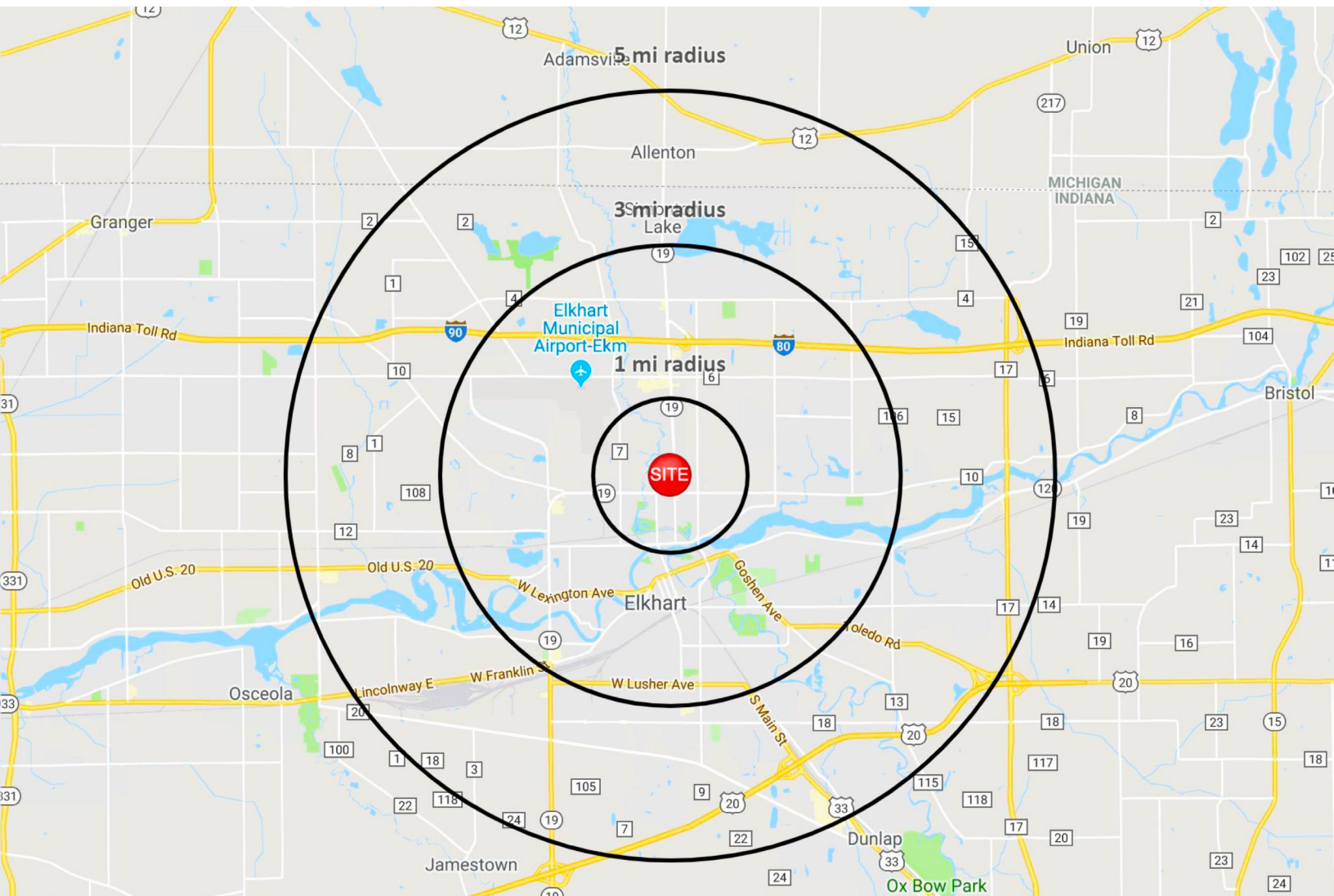
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Located Within an Opportunity Zone



Location

This landmark property is located in the north central part of Elkhart City on high traffic State Road 19 (Bristol Street) just a few minutes from the central business district, airport and Indiana Toll Road.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNT (INDOT)
POPULATION	6,741	51,745	98,600	• 20,491 on Cassopolis Street • 20,636 on Bristol Street
NUMBER OF HOUSEHOLDS	2,866	20,486	38,404	
AVERAGE HOUSEHOLD INCOME	\$58,863	\$56,819	\$63,128	

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