

FOR SALE

WEST 78 BUSINESS PARK



NW CORNER CR 26 & SR 19

ELKHART, IN 46517

LOCATION OVERVIEW

Baugo Parkway Development, in the RV capital of the world, is a 78 acre, 6 divisible lots platted development zoned ready to go. Baugo Parkway is situated in a prime location for distribution with easy access to US 20 Bypass, 2 minutes from the 80/90 Toll Road, offering perfect access to the major transportation routes. This development is positioned perfectly for expanding companies looking to move into a new business park.

SALE PRICE

\$65,000 PER ACRE

OFFERING SUMMARY

Lot Size: 78.0 Acres
Building Size: 2,174,515 SF
Zoning: E-3
Market: Elkhart County

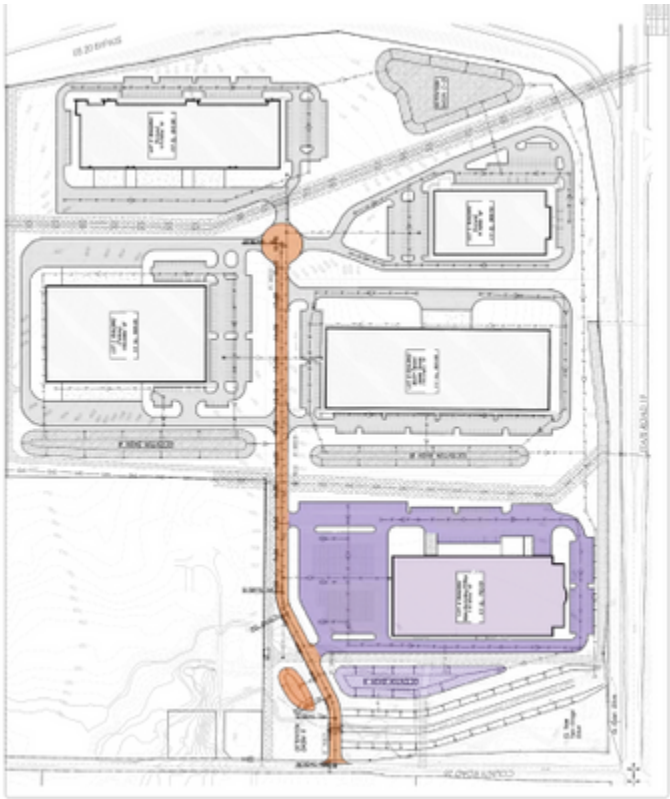
PROPERTY HIGHLIGHTS

- 78 ± acres on the NW corner of SR 19 and CR 26 at the US 20 bypass
- 1800 ft. of US 20 frontage on the west side of SR 19
- Access at the lighted intersection of SR 19 and CR 26
- Excellent potential for commercial, light industrial, distribution or mixed-use businesses
- Sewer and water at or near this site
- Additional acreage on the NE corner of SR 19 and CR 26
- Property is divisible
- Fiber optic cable along CR 26 to a service site

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	3,993	21,178	77,864
Total Population	12,067	60,924	212,168
Average HH Income	\$71,705	\$62,840	\$74,342

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STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	A	Industrial	13 Acres	\$65,000 / Acre
Available	B	Industrial	13.9 Acres	\$65,000 / Acre
Available	C	Industrial	9.45 Acre	\$65,000 / Acre
Available	D	Industrial	4.9 Acres	\$65,000 / Acre
Available	E	Industrial	12.75 Acres	\$65,000 / Acre
Available	F	Industrial	14.28 Acres	\$65,000 / Acre

OVERVIEW

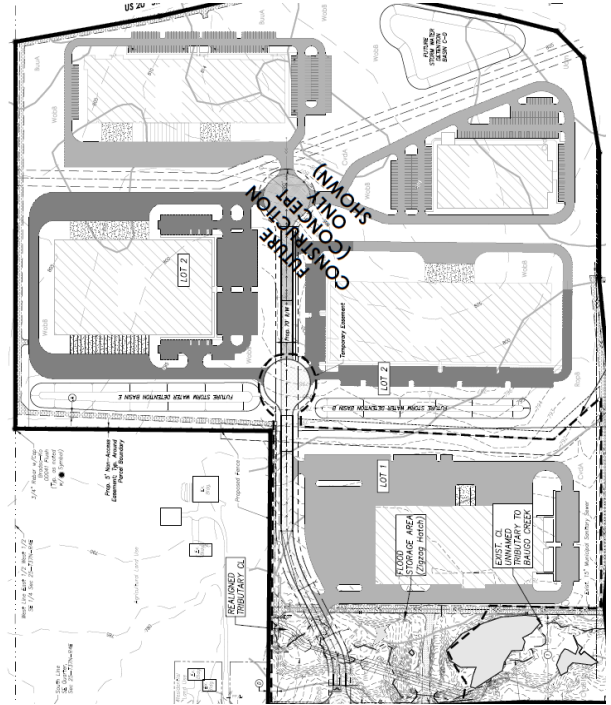
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WATER-BORNE SHIPPING ADVANTAGES

Elkhart is only 68 miles from Benton Harbor Port which is the largest port on the Great Lakes, with a capacity of direct shipment to the Gulf of Mexico and the Atlantic. It also has rail service from all Class I Railroads. The St. Lawrence Seaway and the Inland Waterway system shipping can go directly to Michigan, Ohio, Kansas, Nebraska, Iowa, Wisconsin, Illinois and other parts of Indiana. Indiana as a whole is ranked 11th in the nation for water-borne shipping and 6th in the United States domestic water-borne traffic. In addition, Indiana is served by two other ports in the southern part of the state.

INDIANA LOGISTICS RANKINGS

- Indiana ranks first place with pass-through interstates, the shortest distance to the median center of the U.S population, rail tons of primary metal originated and terminated, and the largest producer of truck trailers
- Indiana ranks second place in largest dry and liquid cargo barge fleet, largest FedEx Express in the works and shipments received via rail and water by ton-mile
- Indiana ranks third place with freight railroads, truck tractor registrations, cargo and tonnage values shipped via multiple waterways, and the value of NAFTA rail exports
- Indiana ranks fourth in the number of linehaul railroads, rail carloads carried, and switching/terminating railroads
- Indiana ranks fifth in long-distance trucking employment, ton-miles of shipments received via multiple modes, exports to Mexico via rail and rail trade with China



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SALE PRICE		\$65,000 PER ACRE	
LOCATION INFORMATION		ELKHART AREA EMPLOYMENT	
Building Name	West 78 Business Park	Manufacturing	69,500
Street Address	NW. Corner CR 26 & SR 19	Durable Goods	55,200
City, State, Zip	Elkhart, IN 46517	Transportation Equipment Manufacturing	34,200
County	Elkhart County	Motor Vehicle Body & Trailer Manufacturing	29,700
Cross-Streets	American Countryside Farmer's Market	Trade, Transportation & Utilities	20,100
PROPERTY INFORMATION		Educational & Health Services	12,700
Property Subtype	Manufacturing	Professional & Business Services	11,200
Number Of Lots	6	Retail Trade	9,600
Utilities	Sewer & Water on or near site	Government	9,500
APN #	20-05-25-400-010.000-001	Leisure & Hospitality	7,800
		Wholesale Trade	7,200
		Local Government Educational Services	6,500
		WORK FORCE DATA	
		Local Labor Force	110,526
		Labor Force Within 25 Mile Radiu	563,631
		Average Wage	\$45,801

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WORKFORCE

With a medium employee age of 35 and 35% of the population between the ages of 18 and 44, the working population of Elkhart County, Indiana, is embarking on the prolific years of their careers. Elkhart County also boasts a workforce with 89% holding a high school diploma or higher. Elkhart County remains an economic magnet for the region. Significant growth in population is occurring through both natural increases and international migration. Businesses in the area gain access to a workforce of over half a million individuals within a 35-minute commute.

INDIANA WORKFORCE PROJECTED GROWTH BY 2026

- +6.2% in truck transportation employment
- +17.6% in warehouse storage and employment
- +13.3% in support activities for transportation employment
- +23.9% in other logistics-related employment



Source: EDC Economic Development of Elkhart County