

AVAILABLE FOR SALE

SW LAND AVAILABLE

13816 ILLINOIS RD FORT
WAYNE, IN 46804

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9601 Coldwater Road
Fort Wayne, IN 46825
A MIKE THOMAS AFFILIATE

AVAILABLE 7.08 ACRES
SALE PRICE \$600,000 - \$800,000

PROPERTY HIGHLIGHTS

- Across from Bridgewater Development
- Two parcels with 4.04 ac on west and 3.04 ac east
- NEC Illinois & Noyer Rd
- Detention pond use at neighboring parcel
- Utilities on the site
- Highly populated and growing area of Fort Wayne with over 1,000 single family homes recently constructed



SW LAND AVAILABLE

13816 Illinois Rd, Fort Wayne, IN 46804



PROPERTY SUMMARY



PROPERTY DESCRIPTION

AVAILABLE UTILITIES

- Water / Sewer -
- Electrical -
- Gas -
- Communications -

OFFERING SUMMARY

Sale Price:	\$600,000 - \$800,000
Lot Size:	7.08 Acres



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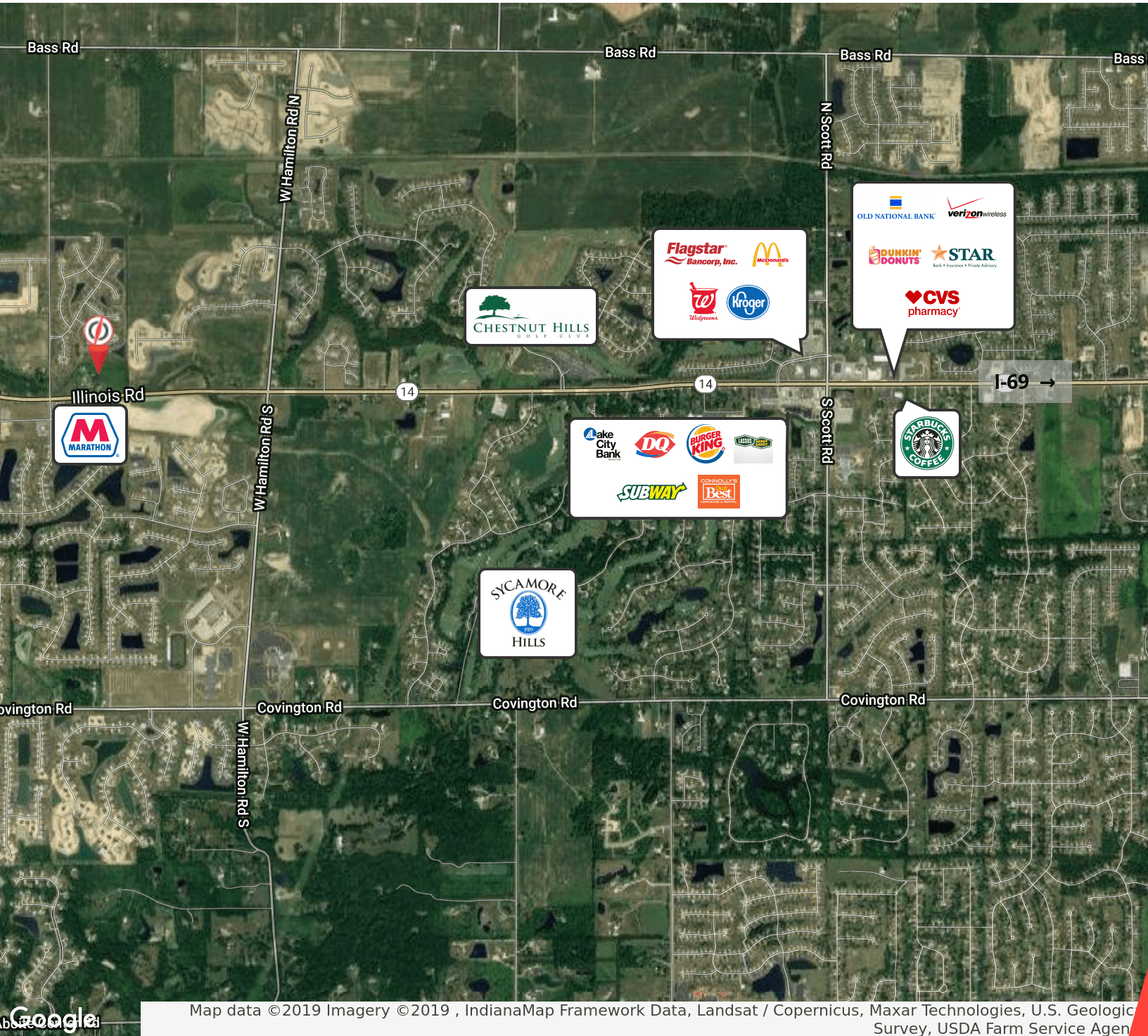
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RETAILER MAP



Map data ©2019 Imagery ©2019, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS

SALE PRICE **\$600,000 - \$800,000**

LOCATION INFORMATION

Building Name	SW Land Available
Street Address	13816 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite

PROPERTY DETAILS

Property Type	Land
Property Subtype	Other
Zoning	C2
Lot Size	7.08 Acres
APN#	02-11-05-300-002.000-038
Traffic Count Street	Illinois Road

LAND

Number Of Lots	2
Best Use	Retail-Office Development
Irrigation	Yes
Water	Yes
Sewer	Yes

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