

COMMERCIAL LAND

14413-14125 ILLINOIS RD., FORT WAYNE, IN

FOR SALE



FEATURES:

- Fully developed shovel ready for construction
- Utilities on site
- Highly populated and growing area of Fort Wayne, with over 10,000 new residents to the area within recent years.
- Across the street from Marathon station, storage units, office buildings and residential neighborhoods
- Established businesses already on site
- Excellent exposure to SR 14 / Illinois Rd.
- Lot sizes are flexible – 0.75 - 2.53 acres
- Zoned NC - Neighborhood Center
- **FOR SALE: \$3.50 - \$5.50 PSF**

AVAILABILITY

Lot	Size	Price
#2	0.75 - 2.53 Acres - 0.75 AC (32,670 SF) - 2.53 AC (110,251 SF)	\$180,000 \$605,000
#5	1.377 Acres (59,982 SF)	\$210,000
#7	1.377 Acres (59,982 SF)	\$240,000

FOR MORE INFORMATION:

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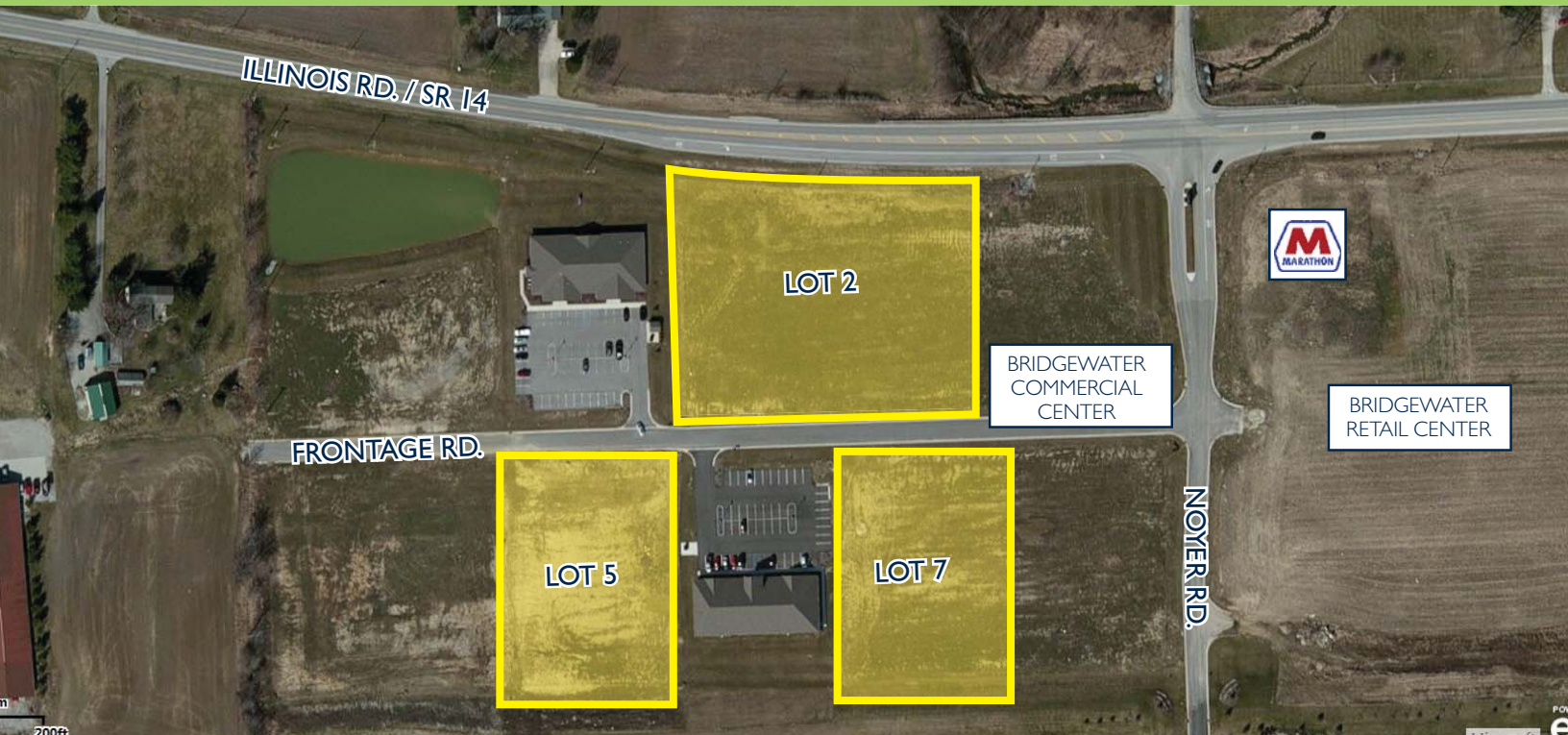
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BRIDGEWATER COMMERCIAL CENTER

FORT WAYNE, IN



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LAND FOR SALE

Property Name **Bridgewater Commercial Center**
 Street Address 14413 & 14125 Illinois Road
 City/State Fort Wayne, IN
 Zip Code 46814
 County Allen
 Township Aboite



SALE INFORMATION

Date Available Immediately
 Sale Price \$3.50 - \$5.50 PSF
 Lot 2 (0.75-2.53 AC) \$180,000 - \$605,000
 Lot 5 (1.377 AC) \$210,000
 Lot 7 (1.377 AC) \$240,000
 Term Cash at Close

SITE DATA

Total Land Available 5.3 Acres
 No. of Parcels Three (3)
 Lot 2 0.75 Acres (32,670 SF) to 2.53 Acres (110,251 SF)
 Lot 5 1.377 Acres (59,982 SF)
 Lot 7 1.377 Acres (59,982 SF)
 Frontage along Illinois Rd. 404 ft.
 Zoning NC
 Zoning Description Neighborhood Center

UTILITIES ON SITE

Electricity Source AEP
 Natural Gas Source NIPSCO
 Water Munciple
 Sewer Aqua Indiana

TRANSPORTATION

Nearest Highway/Interstate I-69
 Distance 5 Miles
 Dist. to Commercial Airport 8.5 Miles

TRAFFIC COUNT

Street Name	Number of Vehicles Per Day
Illinois Road	7,000 VPD

ADDITIONAL INFORMATION

- * Fully developed shovel ready for construction
- * Utilities on site
- * Established businesses on site; many lots already sold
- * Excellent exposure to SR 14 / Illinois Rd.
- * Zoned NC - Neighborhood Center
- * Across the street from Marathon station, storage units, office buildings and residential neighborhoods
- * Highly populated and growing area of Fort Wayne, with over 10,000 new residents to the area within recent years.

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PROPERTY TAXES

Key Number 02-11-07-200-005.000-038
 02-11-07-200-008.000-038

Assessments:

Land	\$59,500
Improvements	\$0.00
Total	\$59,500

Annual Taxes \$1,244.49
 Tax Year **2015 payable 2016**

2016 DEMOGRAPHICS

Population

3 Mile	3,962
5 Miles	15,921
10 Miles	41,206

Households

3 Mile	1,210
5 Miles	5,454
10 Miles	15,488

Average Household Income

3 Mile	\$133,815
5 Miles	\$137,501
10 Miles	\$111,525

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