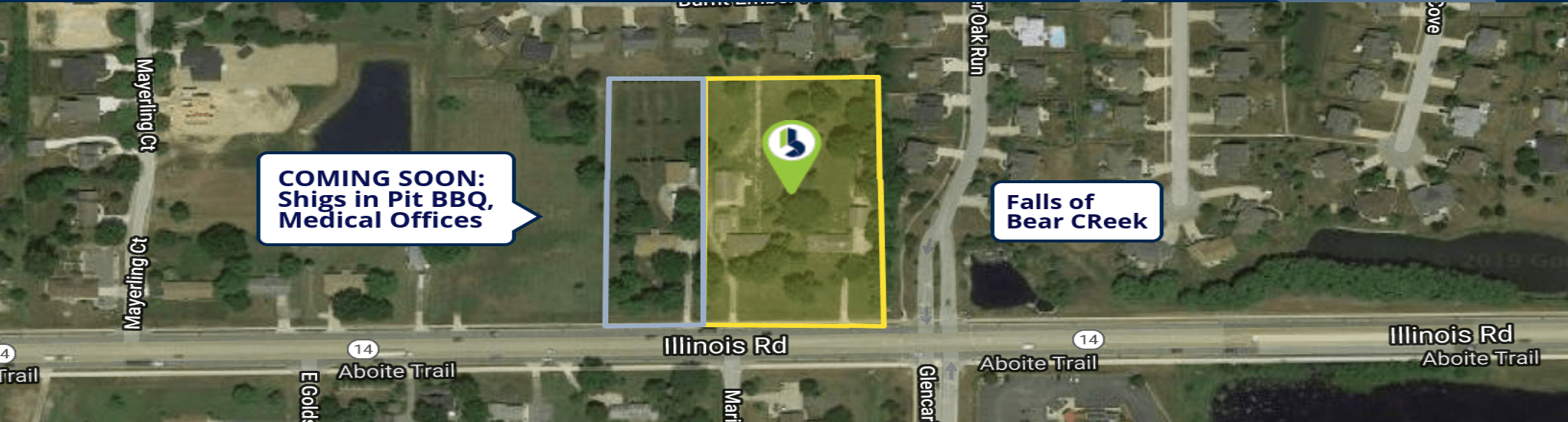


LAND FOR SALE

PROPERTY OFFERED BY THE BRADLEY LAND GROUP



8320-8326 ILLINOIS ROAD

FORT WAYNE, IN 46804

PROPERTY HIGHLIGHTS

- 2.92 acres land available
- Additional 1.43 acres available to the west
- Approx. 314.5 ft. of frontage on Illinois Rd.
- Currently zoned residential, commercial opportunity
- Located in Fort Wayne's thriving southwest corridor
- Ideally positioned less than one mile from I-69
- Directly across Parkview medical facilities off Illinois Road

SALE PRICE

\$830,000

OFFERING SUMMARY

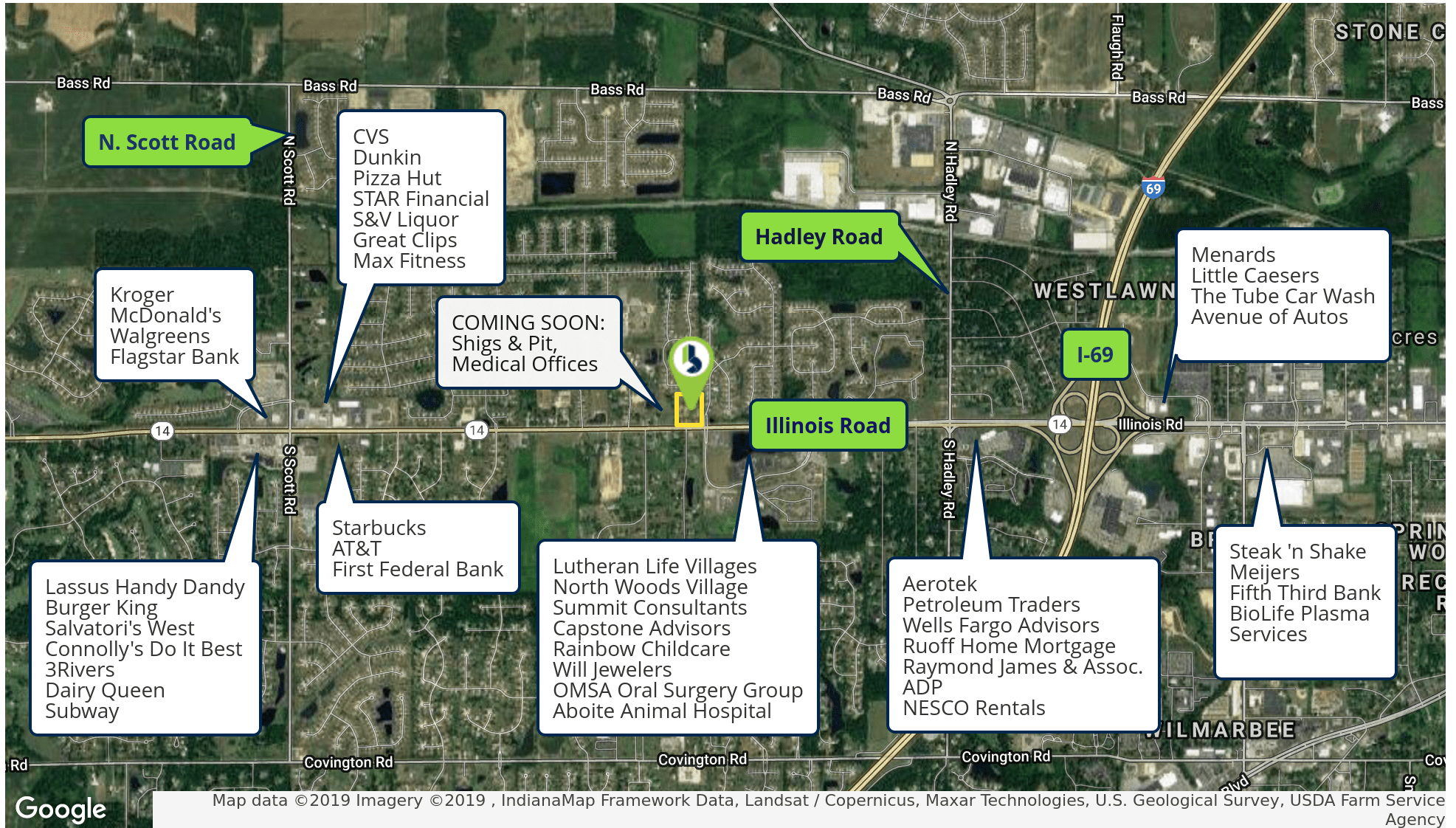
Lot Size:	2.92 Acres
Zoning:	R-1, Residential
Price / SF:	\$6.53



MARTIN HUTTENLOCKER
Vice President
260.423.4311
mhuttenlocker@bradleyco.com

KIRK ZUBER
Senior Broker
574.267.8556
kzuber@bradleyco.com

8320-8326 ILLINOIS ROAD | FORT WAYNE, IN 46804 | FOR SALE



8320-8326 ILLINOIS ROAD | FORT WAYNE, IN 46804 | FOR SALE

SITE INFORMATION

Site Acreage	2.92 AC
Additional Land Available - 1.43 Acres to the West	
Site Dimensions	Approx. 314.5 ft. X 473.0 ft.
Frontage / Illinois Rd.	Approx. 314.5 ft.
Nos. of Parcels	Two (1)
Zoned	R-1, Residential

UTILITIES TO SITE

Electric	City of Fort Wayne
Gas	City of Fort Wayne
Water	City of Fort Wayne/Well
Sewer	City of Fort Wayne

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,771	24,181	37,001
Total Households	3,010	10,038	14,581
Average HH Income	\$99,424	\$97,190	\$81,888

TRANSPORTATION

Nearest Highway	I-69 - 1 Miles
Fort Wayne International Airport	22 Miles

TRAFFIC COUNTS

Illinois Road/ Hadley Road	35,659 VPD
Illinois Road/ Scott Road	19,492 VPD

PROPERTY TAXES

Parcel Numbers	02-11-02-453-002.000-075
	02-11-02-453-021.000-075
Assessments Total	\$273,200
Land	\$69,400
Improvements	\$203,800
Tax Year	2018 Pay 2019
Annual Taxes	\$4,734.24

©2019 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.