



AVAILABLE FOR SALE

# WEST VILLAGE SHOPPES DEVELOPMENT

NW CORNER OF ILLINOIS & HADLEY RDS FORT WAYNE, IN 46804

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

**AVAILABLE** 0.718 - 6.92 ACRES  
**SALE PRICE** \$18.00 - \$22.00 /SF

**PROPERTY HIGHLIGHTS**

- Prime southwest location just 900 feet from I-69 exit 305B along SR 14/Illinois Rd
- Great visibility within growing area of Fort Wayne
- Near office parks, shopping centers, and medical facilities
- High traffic count of over 35,000 vehicles per day
- Retail zoned development (C2 Limited Commercial)
- Great for freestanding retail, office, or strip centers
- Sites to be fully developed and shovel ready

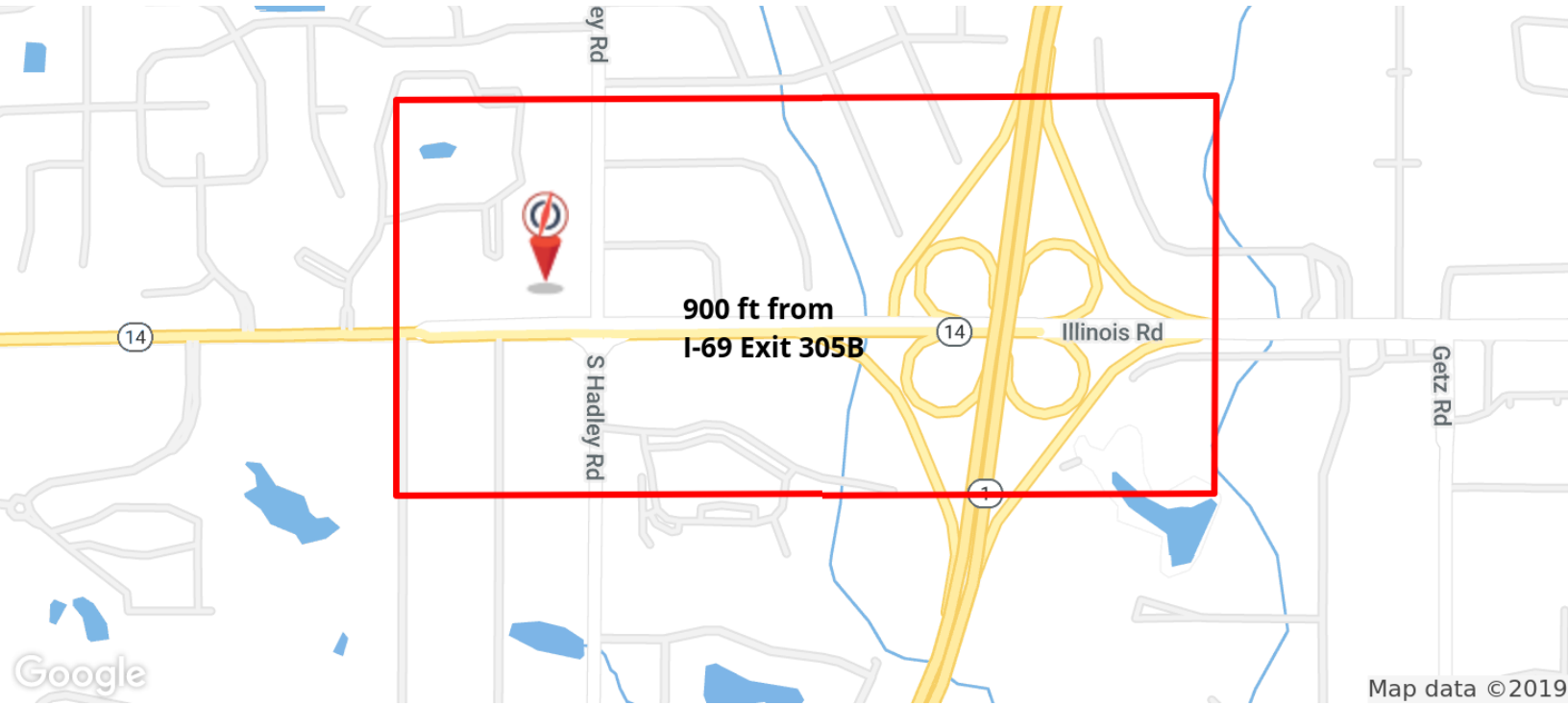


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NW Corner Of Illinois & Hadley Rds, Fort Wayne, IN 46804



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

### AVAILABLE UTILITIES

- Water/Sewer - City of Fort Wayne
- Electrical - Indiana Michigan Power
- Gas - NIPSCO

## OFFERING SUMMARY

Sale Price:	\$18.00 - \$22.00 / SF
Lot Size:	6.92 Acres

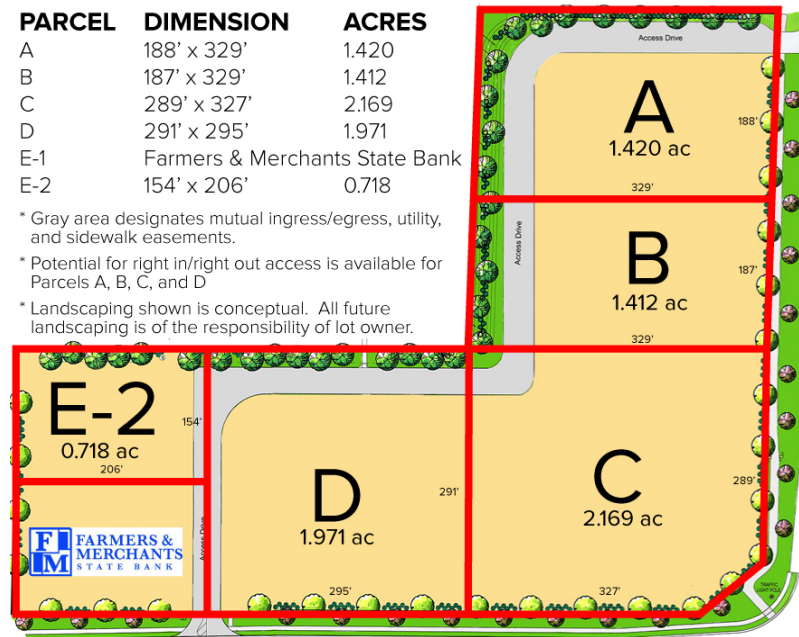
LOTS	ACRES	DIMENSIONS	PRICE PSF
Lot A	1.420	188' x 329'	\$18.00 PSF
Lot B	1.412	187' x 329'	\$18.00 PSF
Lot C	2.169	289' x 327'	\$22.00 PSF
Lot D	1.971	291' x 295'	\$20.00 PSF
Lot E-1	Farmers & Merchants	& Merchants	State Bank
Lot E-2	0.718	154' x 206'	TBD

PARCEL	DIMENSION	ACRES
A	188' x 329'	1.420
B	187' x 329'	1.412
C	289' x 327'	2.169
D	291' x 295'	1.971
E-1	Farmers & Merchants State Bank	
E-2	154' x 206'	0.718

\* Gray area designates mutual ingress/egress, utility, and sidewalk easements.

\* Potential for right in/right out access is available for Parcels A, B, C, and D

\* Landscaping shown is conceptual. All future landscaping is of the responsibility of lot owner.



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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** **\$18.00 - \$22.00 / SF**

### LOCATION INFORMATION

Building Name	West Village Shoppes Development
Street Address	NW Corner of Illinois & Hadley Rds
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	C2
Lot Size	6.92 Acres
Traffic Count Street	Illinois Road (SR 14) - 35,659 VPD

### LAND

Number Of Lots	5
Best Use	Retail-Office Development
Irrigation	Yes
Water	Yes
Sewer	Yes

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