

For Sale

Vacant Land - 43.78 Acres Available



9024 Wayne Trace

Fort Wayne, IN, 46816

Highlights

- Prime development opportunity!
- Approximately 43.78 acres of land positioned near I-469 and Wayne Trace
- Strategic location offering excellent access and visibility
- Situated on a hard corner with a roundabout
- One minute from the I-469 and Adams Center Road Exit 13, and a mile from the new Google site, providing easy access to major routes and nearby municipalities
- City sewer on site
- Attractive location for a range of development projects
- Ideal for multi-family, healthcare, or industrial use
- Minutes from US 24/30 interchanges

Sale Price

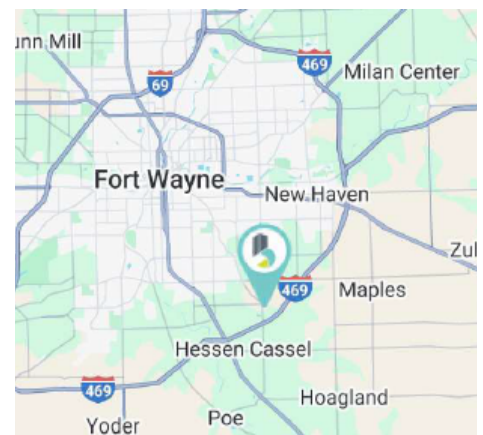
Contact Broker

Size Summary

43.78 Acres

Property Type

Land



Chad Voglewede

Senior Broker

cvoglewede@bradleyco.com

c 260.639.3377

Conner Call

Broker | Market Research Analyst

ccall@bradleyco.com

c 260.241.6892

www.bradleyco.com

Aerials

9024 Wayne Trace, Fort Wayne, IN 46816



Discover an exceptional development opportunity with this expansive 43.78-acre parcel located near the I-469 and Wayne Trace corridor, offering both convenience and high visibility. Positioned on a prime hard corner with a roundabout, this site provides effortless access, just a minute from the I-469 and Adams Center Road exit (Exit 13), and is only a mile from the 900 acre highly anticipated Google Data Center facility. Infrastructure enhancements are on the horizon, with city sewer planned soon, and city water within a mile, supporting a range of commercial possibilities. This versatile location is perfectly suited for multi-family residences, healthcare facilities, or industrial developments, and its proximity to key routes makes it an ideal choice for reaching surrounding cities and municipalities.



Topography

9024 Wayne Trace, Fort Wayne, IN 46816



Photos

9024 Wayne Trace, Fort Wayne, IN 46816



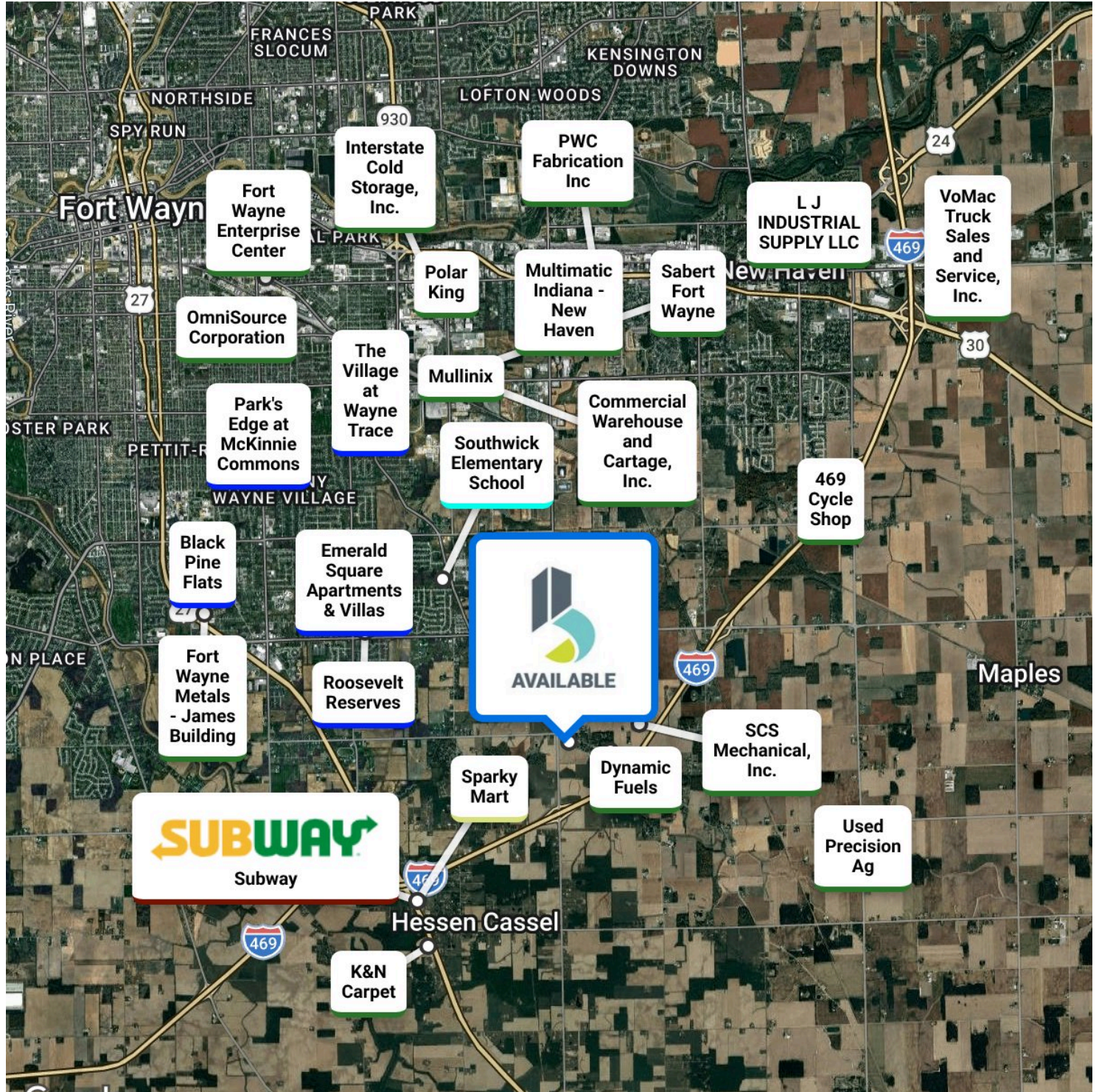
Photos

9024 Wayne Trace, Fort Wayne, IN 46816



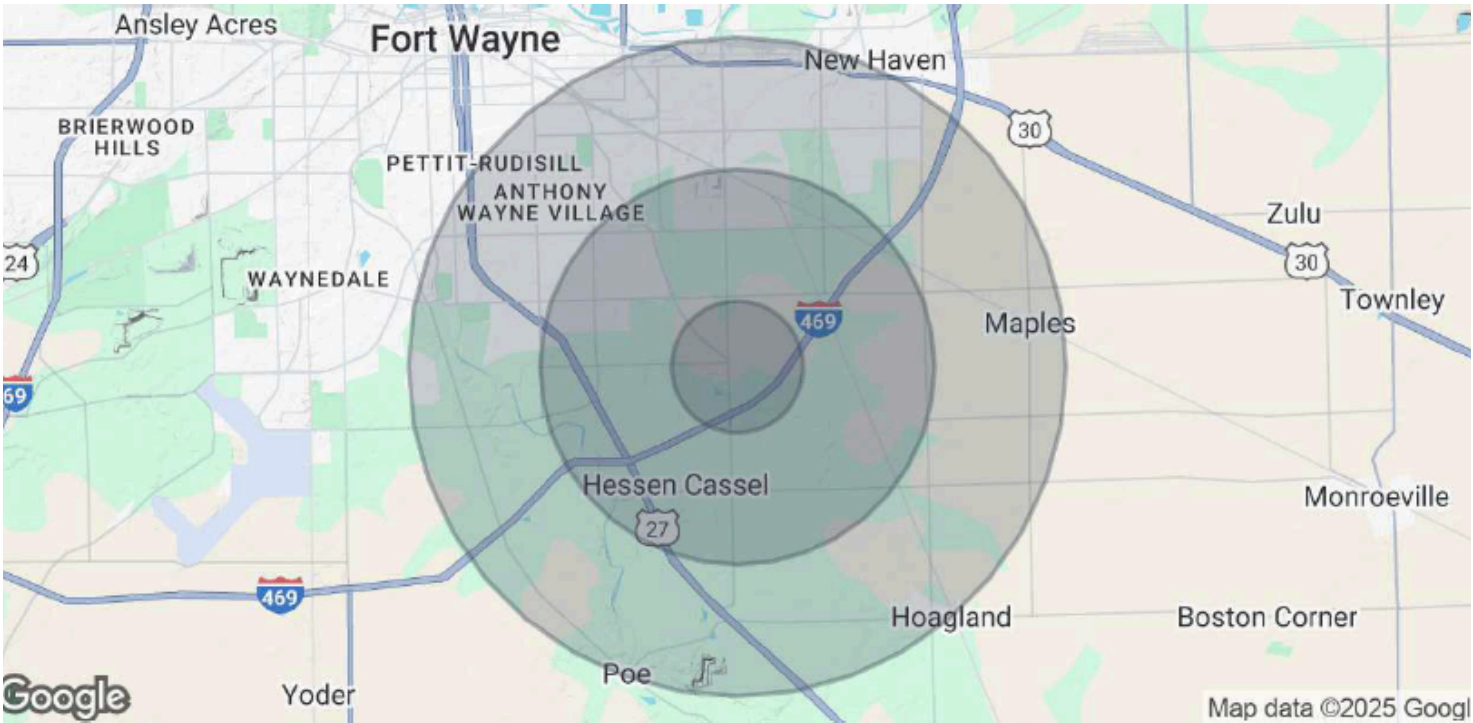
Area Map

9024 Wayne Trace, Fort Wayne, IN 46816



Demographics

9024 Wayne Trace, Fort Wayne, IN 46816



Demographics

	1 Miles	3 Miles	5 Miles
Total Population	289	10,450	61,124
Average Age	42	38	35
Average Age (Male)	41	37	36
Average Age (Female)	42	40	38
Total Households	109	3,876	23,121
# of Persons per HH	2.65	2.68	2.62
Average HH Income	\$92,233	\$68,366	\$68,751
Average House Value	\$224,718	\$192,614	\$151,255