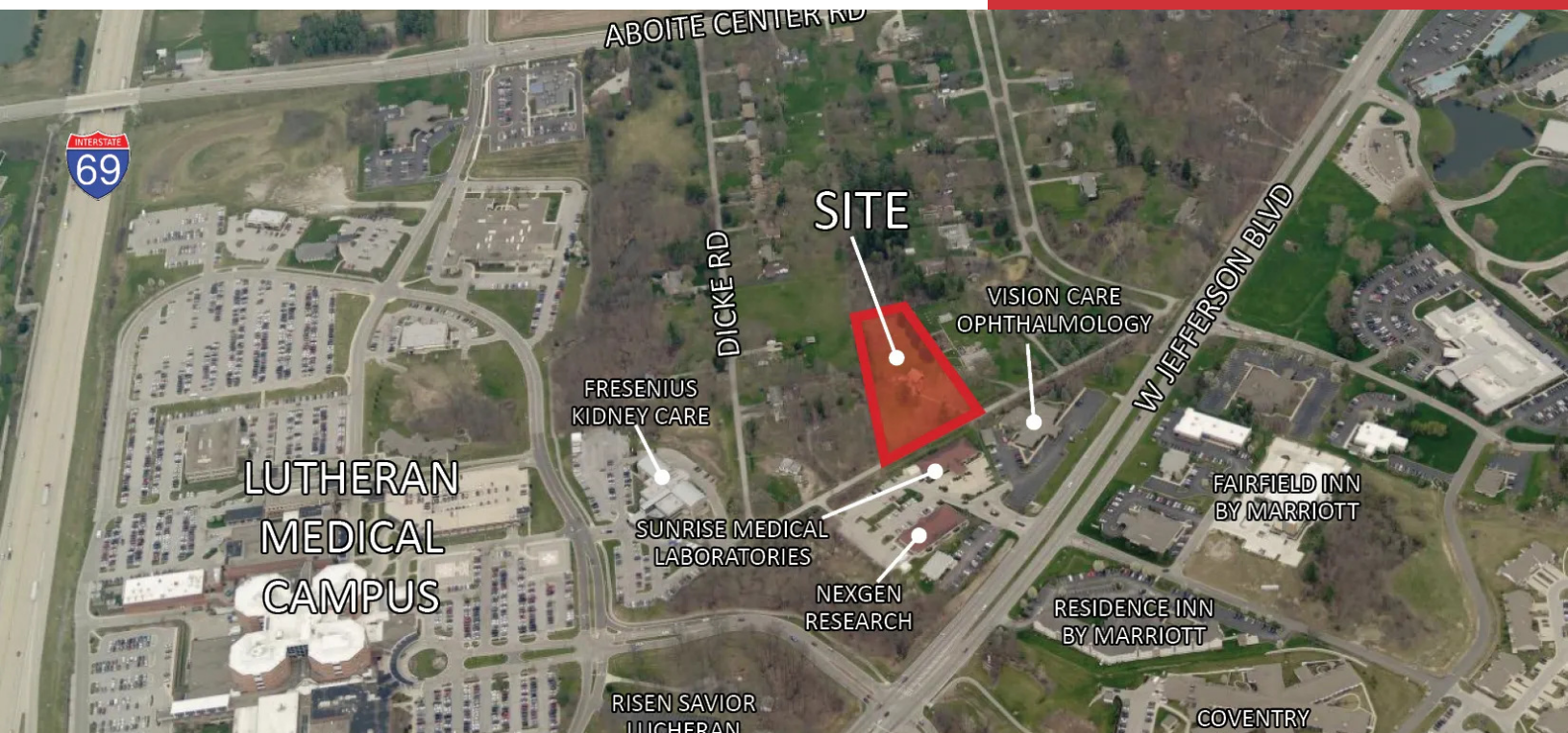


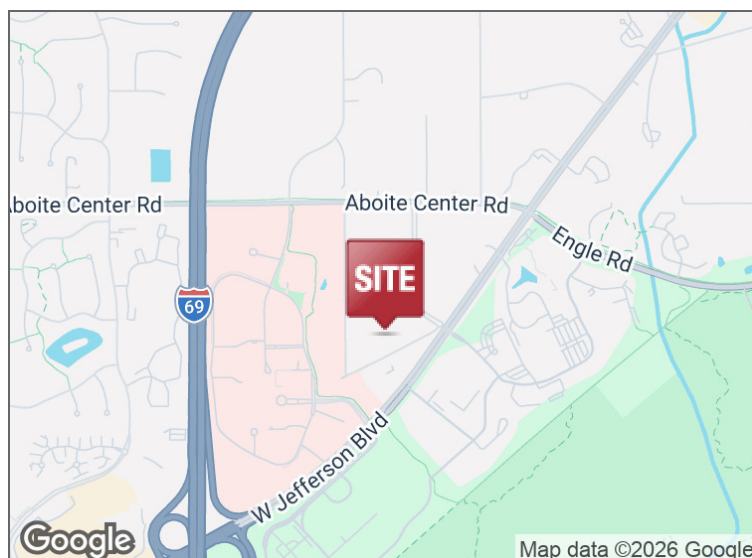


7754 SCOTTWOOD CT

FORT WAYNE, INDIANA 46804

PROPERTY HIGHLIGHTS

- 2.04 Acre lot available for sale in southwest Fort Wayne
- Approximately 296' frontage on Scottwood Court
- 0.4 Mile from West Jefferson Boulevard, 0.5 mile from Aboite Center Road, and 2.5 miles from the West Jefferson Boulevard/I-69 interchange
- The property is less than one mile from the Lutheran Medical Campus, anchored by the 396-bed Lutheran Hospital
- The surrounding area provides convenient access to numerous medical offices, professional services, restaurants, hotels and retail amenities



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
rromary@naihnb.com
260.341.0230

General Property Information			
Name	7754 Scottwood Court	Parcel Number	02-11-24-151-006.000-075
Address	7754 Scottwood Court	Acreage	2.04 AC
City, State, Zip	Fort Wayne, IN 46804	Zoning	AR
County	Allen	Frontage	~296' on Scottwood
Township	Aboite		

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	1.7 Miles
Water	City of Fort Wayne	Highway	US 24/Jefferson Boulevard
Sewer	Aqua Indiana	Distance	0.7 Mile

Sale Information			
Annual Taxes	\$695.48	Sale Price	\$400,000
Tax YR / Pay YR	2025-2026	Terms	Cash at closing

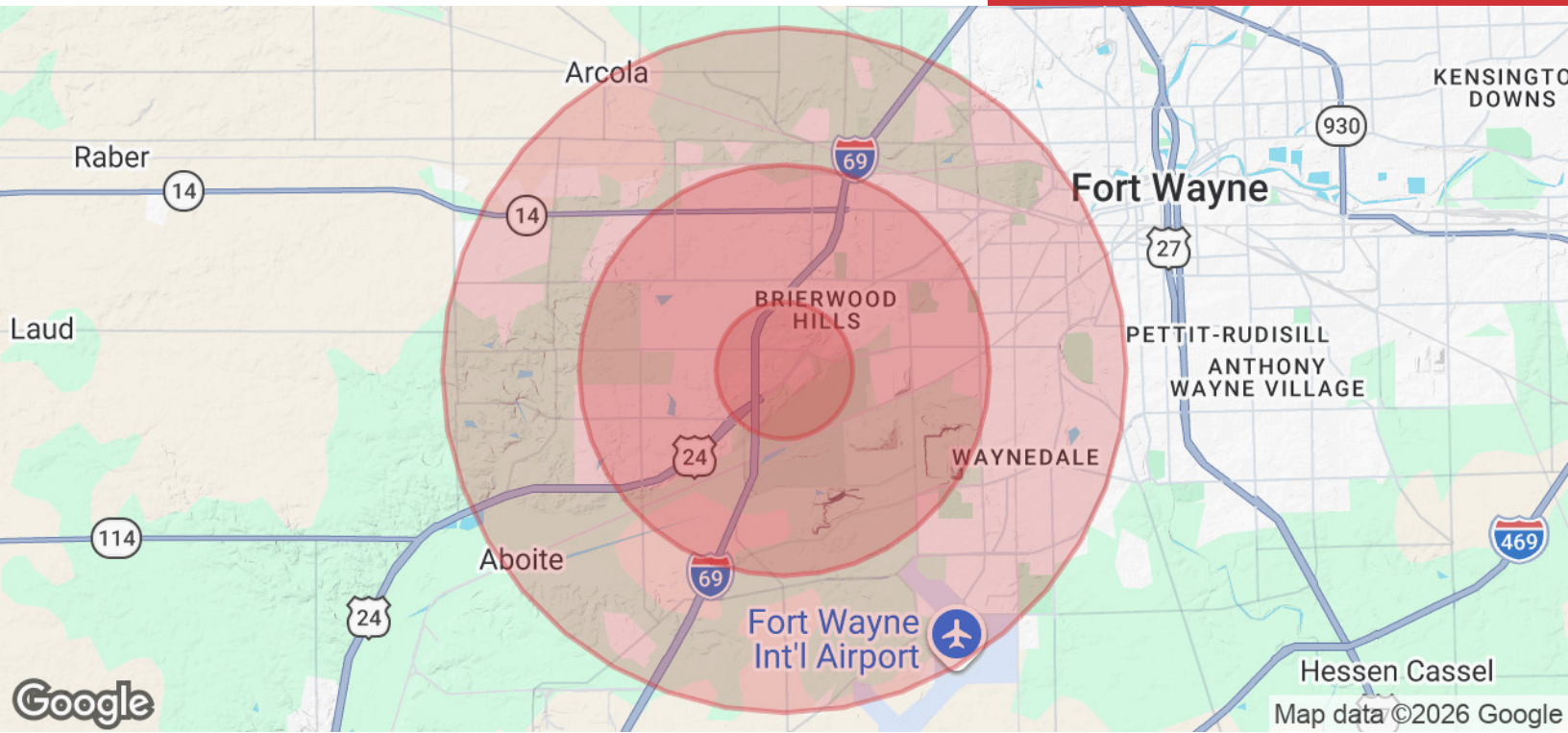
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,748	31,286	72,982
Average Age	43.5	41.7	39.8
Average Age (Male)	41.9	39.6	38.8
Average Age (Female)	44.8	43.9	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,718	13,409	29,781
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$103,268	\$114,048	\$109,936
Average House Value	\$238,895	\$275,861	\$265,155

American Community Survey (ACS)

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