



FOR **SALE** LAND PROPERTY



NEC of Lima Road & Gump Road
Huntertown, IN 46748

High Profile Huntertown Development

About The Property

- Busy corner of Lima Rd. (SR 3) and Gump Rd.
- Various lots ranging from .97 up to 23 Acres
- Anchored by Parkview Family Medicine
- Shared detention pond
- Utilities to the site
- Zoned NC/Neighborhood Center
- Ideal for professional/medical office or retail
- Located within one of the the fastest growing housing markets in Indiana
- Sale price: \$250,000 - \$450,000/Acre



the
Zacher
company

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444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

HIGH PROFILE HUNTERTOWN DEVELOPMENT

LOCATION/ACREAGE/ZONING

Street Address	NEC of Lima Road & Gump Road
City, State, Zip	Huntertown, IN 46748
Total Land Area	23 Acres
Zoning	NC/Neighborhood Center

POPULATION DEMOGRAPHICS

1 Mile	2,662
3 Miles	21,890
5 Miles	50,848

UTILITY SUPPLIERS

Electric	AEP
Gas	NIPSCO
Water & Sewer	Town of Huntertown

TRANSPORTATION

Major Road Nearest Site	SR 3
Distance to Interstate	Approx. 5 Miles - I-69
Lima Rd.	13,456 VPD

PRICE/AVAILABILITY

Parcel Breakdown:	Size	Price
Parcel 2	2.15 Acres	\$967,500
Parcel 3	2.08 Acres	\$936,000
Parcel 4	2.28 Acres	\$798,000
Parcel 5	2.09 Acres	\$731,500
Parcel 6	1.89 Acres	\$472,500
Parcel 7	0.97 Acre	\$339,500
Parcel 8	0.98 Acre	\$343,000
Parcel 9	2.44 Acres	\$610,000
Parcel 10	2.5 Acres	\$625,000
Parcel 11	4 Acres	\$1,400,000
Entire Property	23 Acres	Ask Broker
Sale Price/Acre	\$250,000 - \$450,000/Acre	
Available	Immediately	



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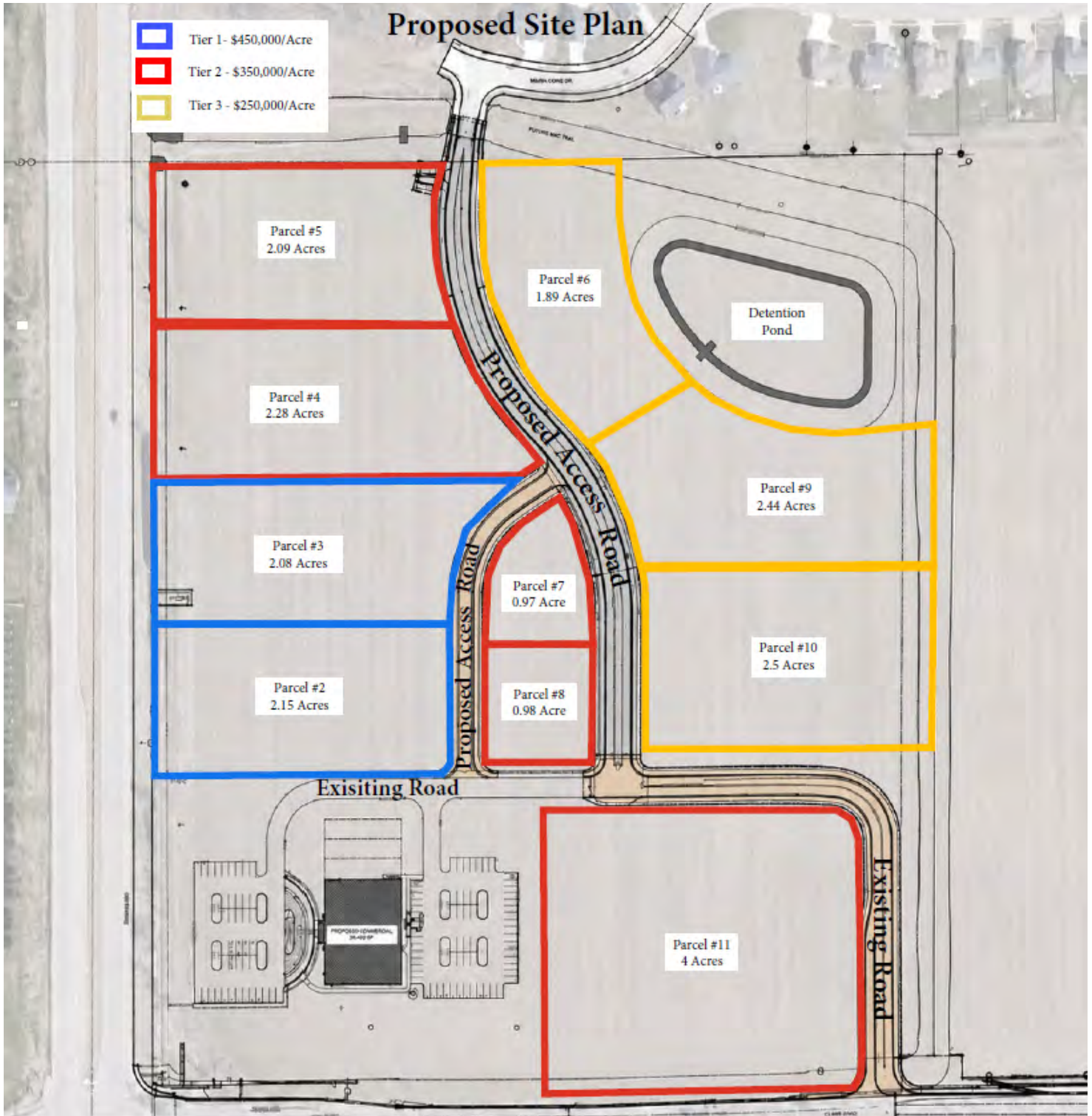
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SITE PLAN

HIGH PROFILE HUNTERTOWN DEVELOPMENT



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ADDITIONAL PHOTOS

HIGH PROFILE HUNTERTOWN DEVELOPMENT



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RETAILER MAP

HIGH PROFILE HUNTERTOWN DEVELOPMENT



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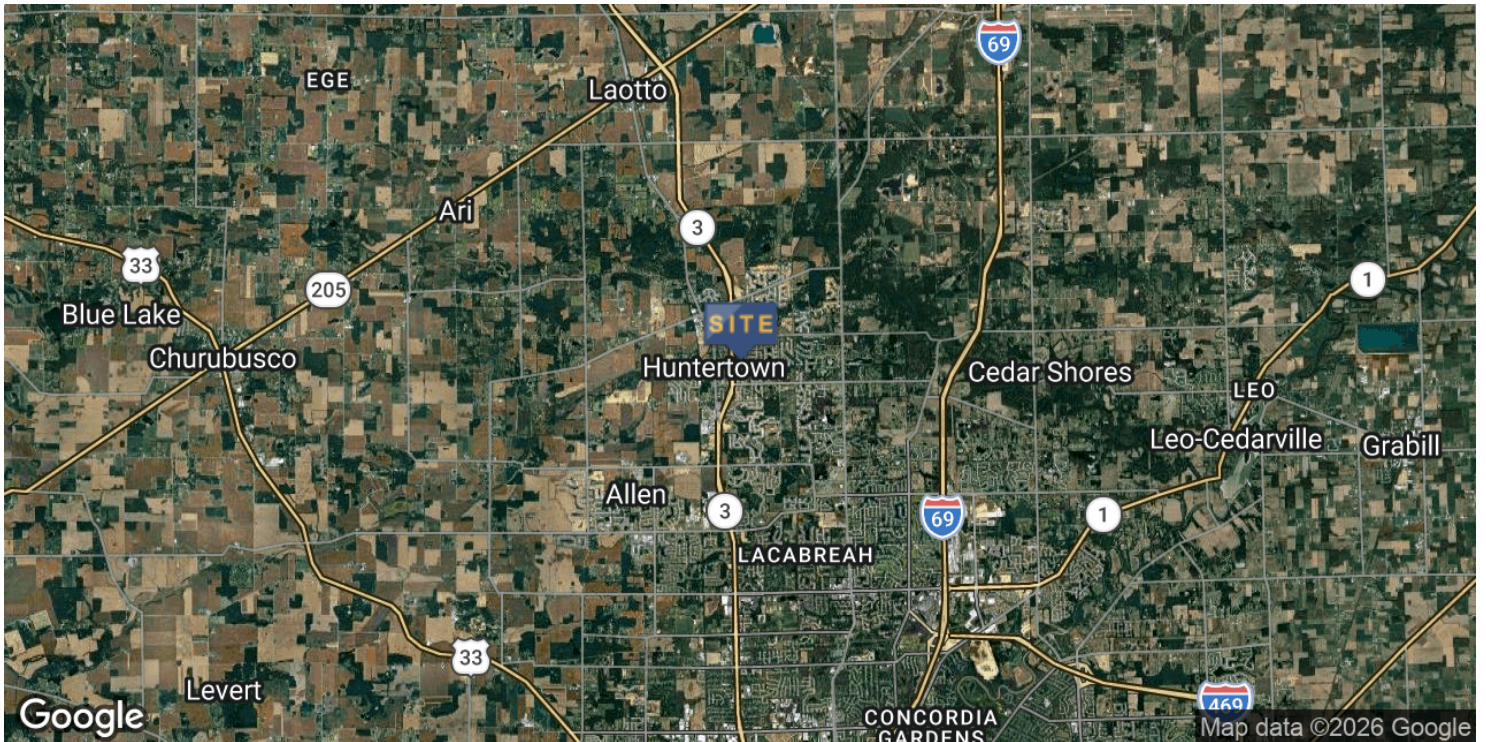
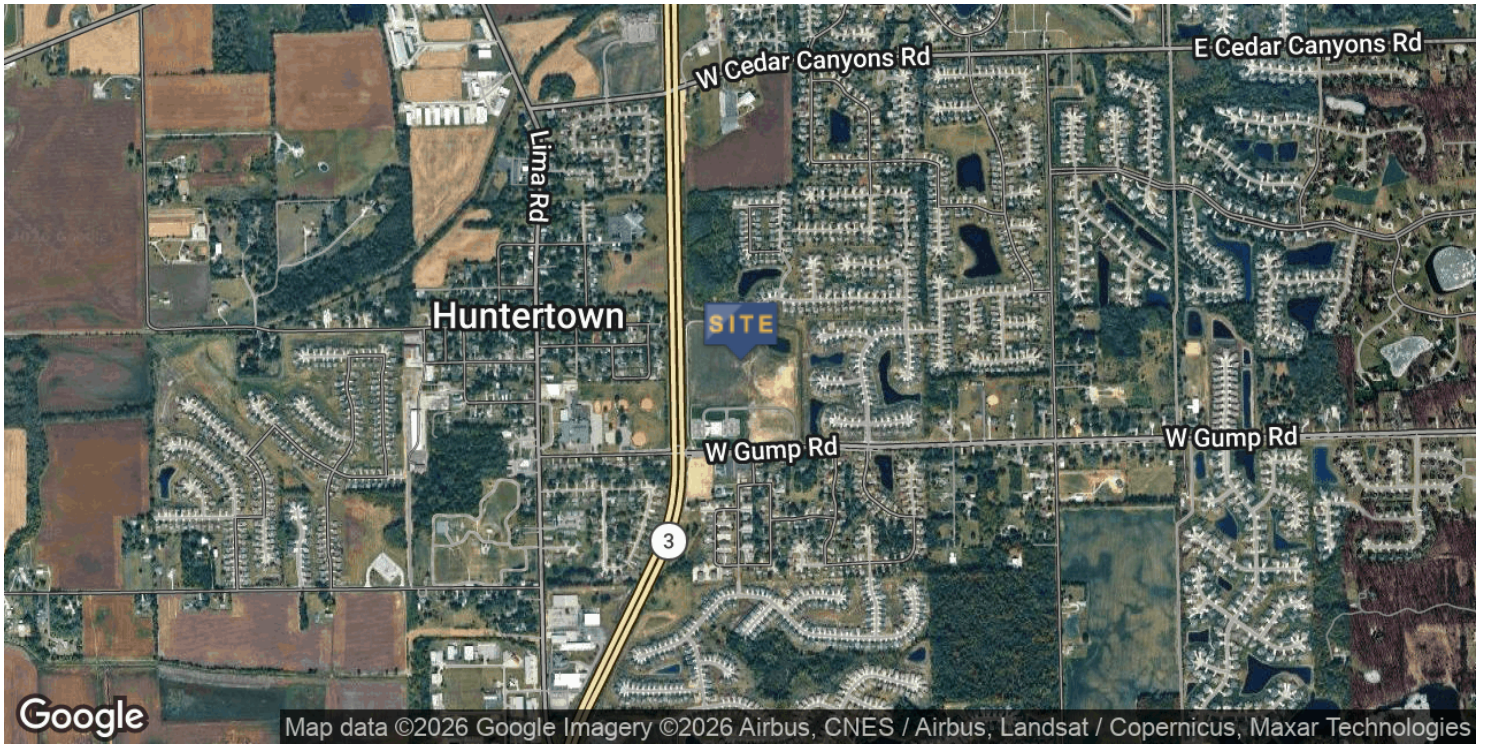
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LOCATION MAP

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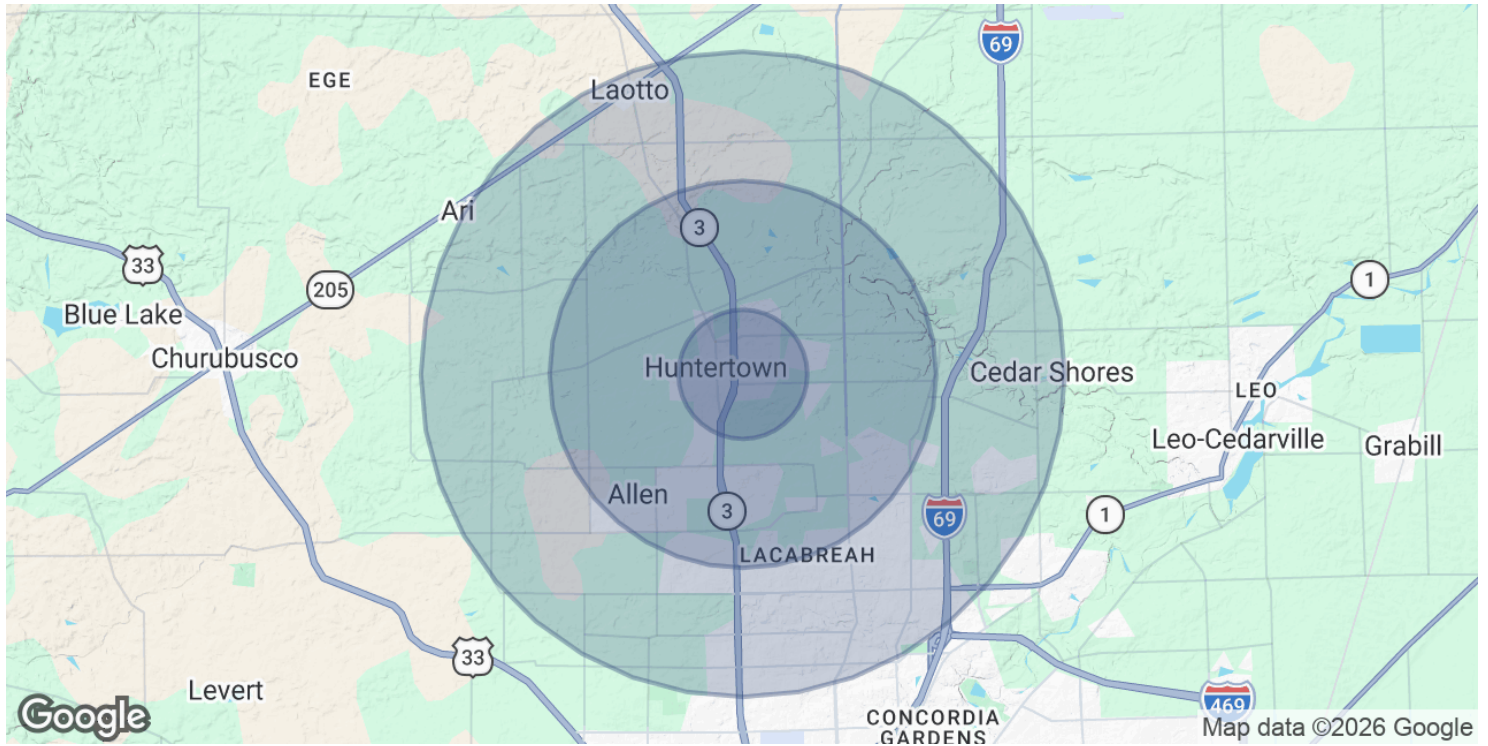
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DEMOGRAPHICS MAP & REPORT

HIGH PROFILE HUNTERTOWN DEVELOPMENT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,662	21,890	50,848
Average Age	31.7	36.3	39.3
Average Age (Male)	32.9	35.6	37.8
Average Age (Female)	32.2	37.0	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	901	7,528	18,936
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$146,513	\$139,018	\$129,508
Average House Value	\$342,747	\$313,766	\$295,190

2023 American Community Survey (ACS)



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ABOUT FORT WAYNE

Fort Wayne is the second largest city in Indiana with a population of 273,203 (population estimate July 1, 2024 US Census Bureau), while Northeast Indiana has a regional population of 816,077 (Greater Fort Wayne Inc.). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2024 places the population of this area at 462,978.

ALLEN COUNTY

(U.S. Census estimates July 1, 2024)

Population: 399,295

Households: 154,183

Median Age: 36.2 years

Median Household Income:

\$68,839



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ABOUT FORT WAYNE



Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



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ABOUT FORT WAYNE



Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)

- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.

- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.

- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.

- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.

- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.

- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)

- **Low cost living,** big city amenities and a thriving business climate.



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ABOUT FORT WAYNE



Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



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