



FOR **SALE** LAND PROPERTY



Kenosha Rd  
Fort Wayne, IN 46806

# 4.24 Acres Of Industrial Land Near Google Data Center

## About The Property

- Less than 1 mile from Google Data Center
- Close proximity to intersection of Moeller & S. Maplecrest Rd.
- Potential curb cut to/from S. Maplecrest Rd.
- Adjacent New Haven businesses include Tway Lifting, Wolf Mattress, JB Hunt, Witwer Construction, and Proform Manufacturing
- Utilities to the site
- Sale Price: \$400,000



**the**  
**Zacher**  
company

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*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

## 4.24 ACRES OF INDUSTRIAL LAND NEAR GOOGLE DATA CENTER

### ACREAGE/LOCATION/ZONING

Street Address	Kenosha Rd
City, State, Zip	Fort Wayne, IN 46806
Total Land Area	4.24 Acres
Zoning	I3/Intensive Industrial (New Haven Zoning)

### POPULATION DEMOGRAPHICS

1 Mile	2,021
3 Miles	38,399
5 Miles	132,954

### UTILITIES

Electric	Indiana Michigan Power
Natural Gas	NIPSCO
Water & Sewer	Municipal

### PRICE/AVAILABILITY

Sale Price	\$400,000
Sale Price/Acre	\$94,340
Available	Immediately

### PROPERTY TAXES

Parcel Number	02-13-16-400-016.000-041
Assessment: Land	\$40,000
Improvements	\$0
Total Assessment	\$40,000
Annual Taxes	\$1,051.28 (\$247.94/Acre)
Tax Year	2025 Payable 2026

### TRANSPORTATION

Distance to Interstate	Approx. 3.8 Miles - I-469
Major Road Nearest Site	SR 930 - Approx. - 1.4 Miles
S. Maplecrest Road	8,928 VPD



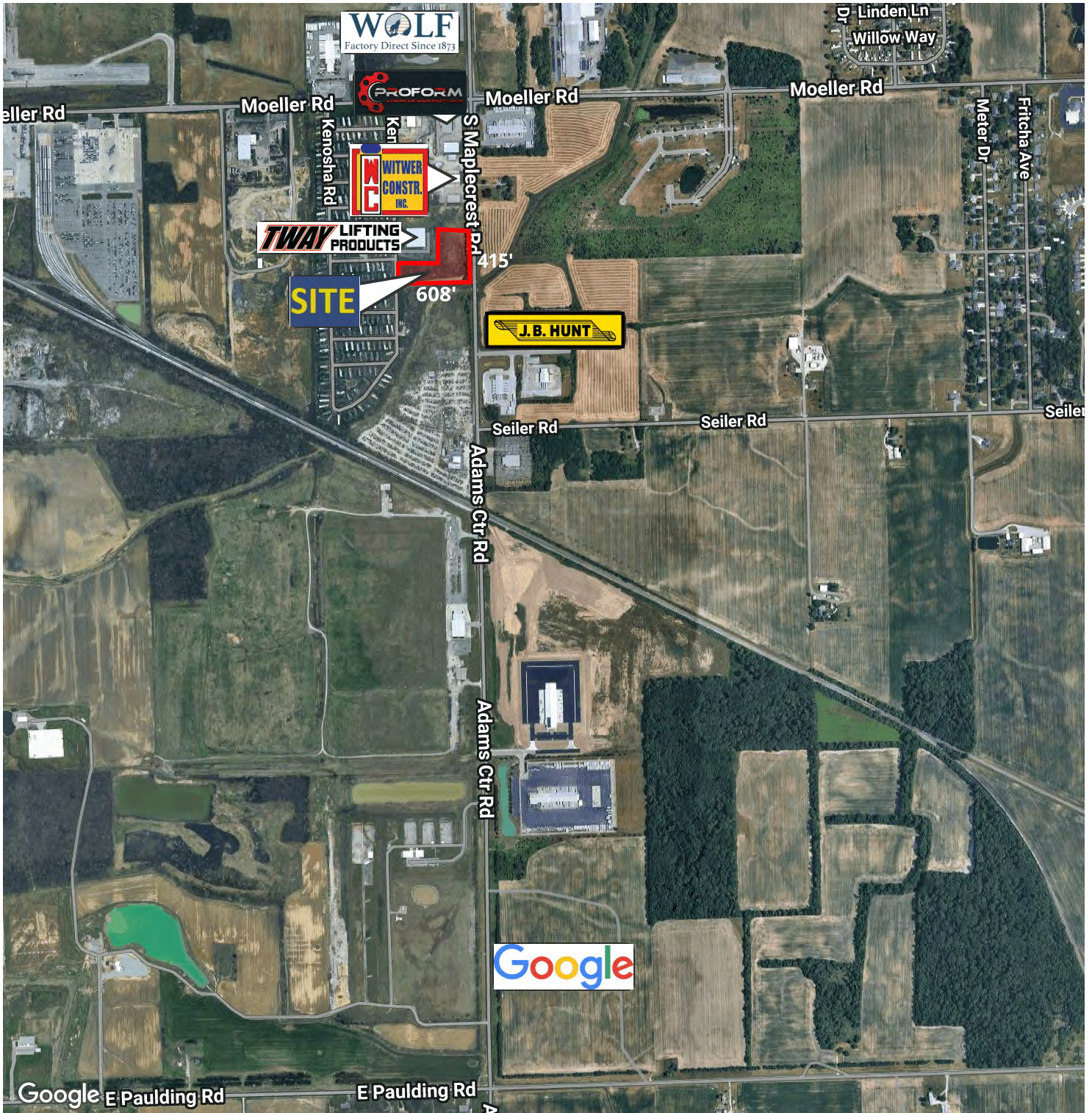
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# NEARBY BUSINESSES

## 4.24 ACRES OF INDUSTRIAL LAND NEAR GOOGLE DATA CENTER



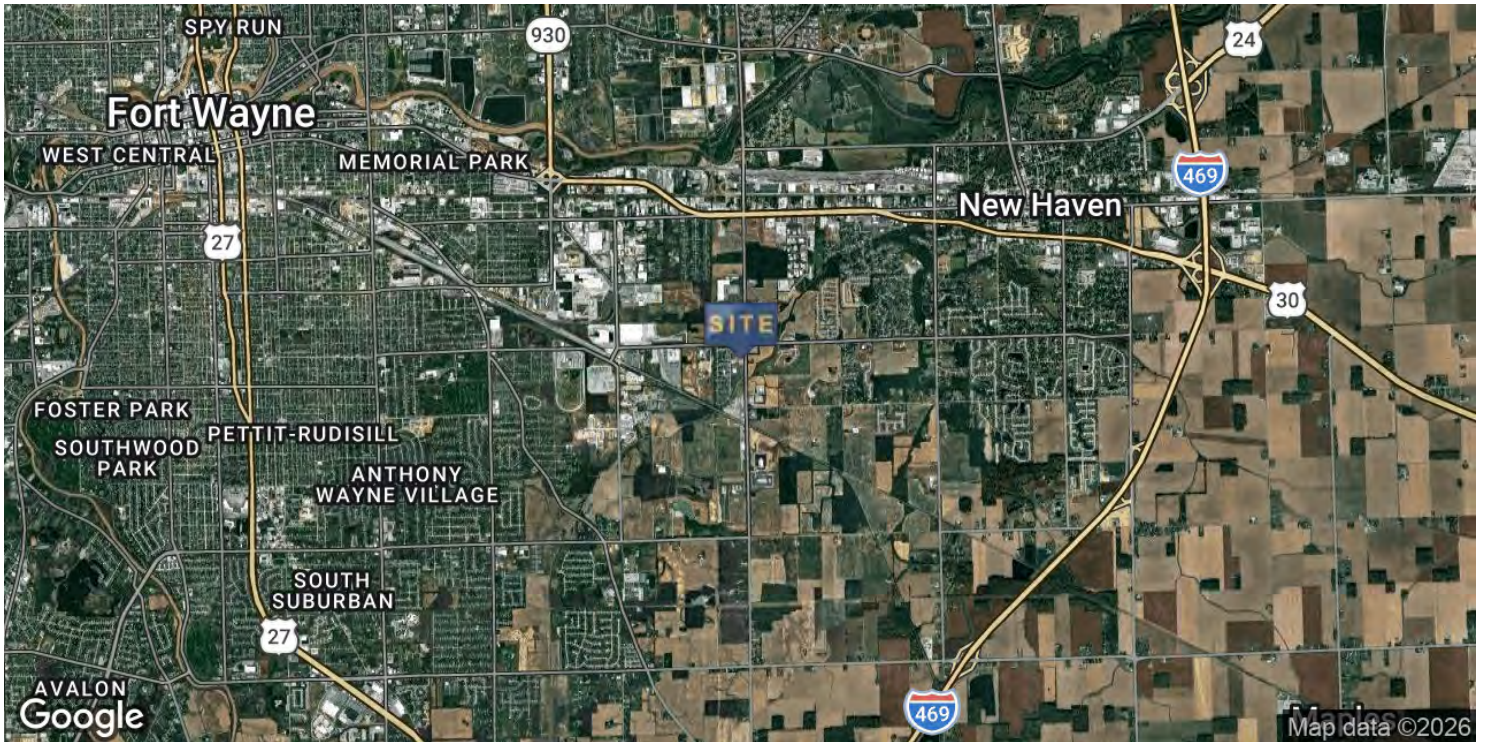
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# LOCATION MAP

## 4.24 ACRES OF INDUSTRIAL LAND NEAR GOOGLE DATA CENTER



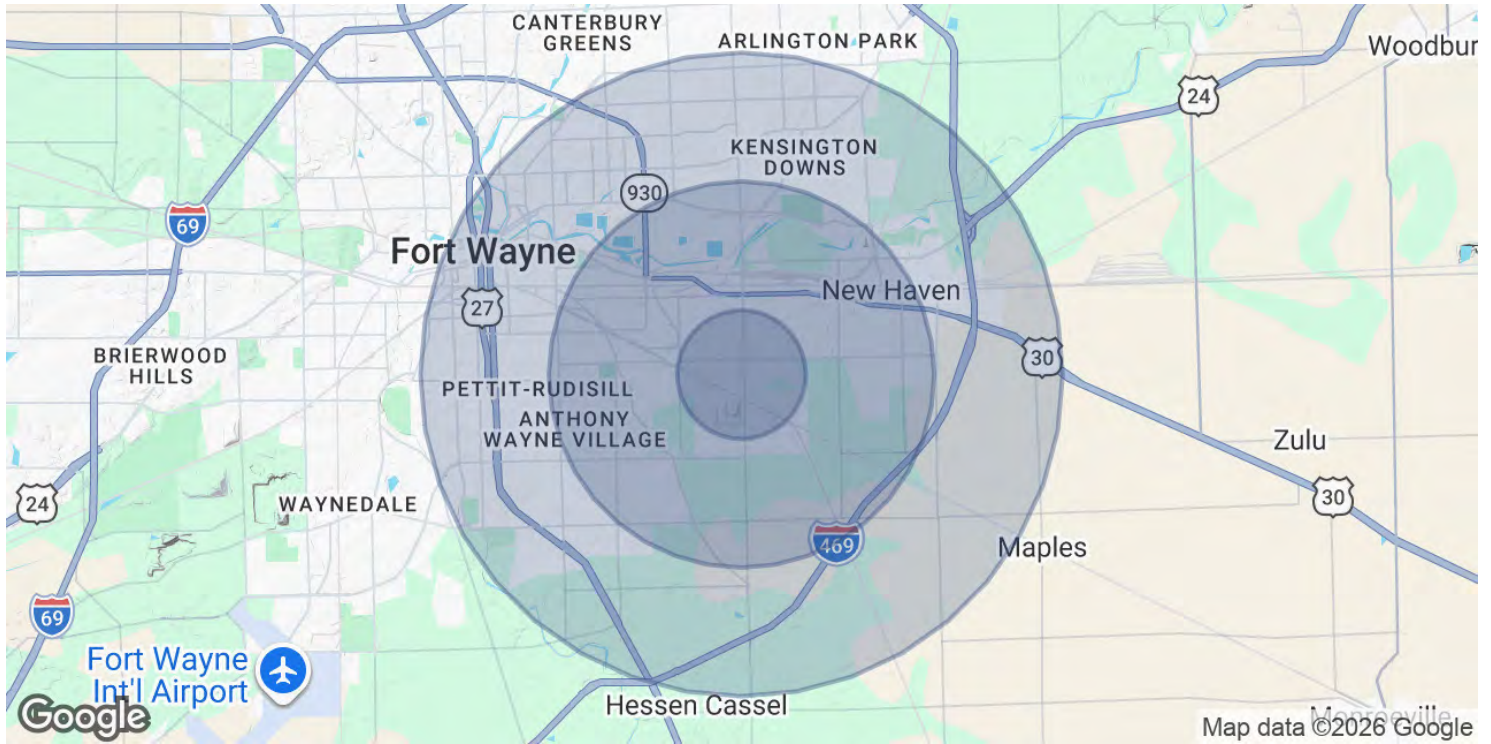
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# DEMOGRAPHICS MAP & REPORT

## 4.24 ACRES OF INDUSTRIAL LAND NEAR GOOGLE DATA CENTER



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,021	38,399	132,954
Average Age	38.8	34.5	35.0
Average Age (Male)	41.4	33.2	33.7
Average Age (Female)	35.9	35.3	35.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	787	14,780	52,721
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$63,928	\$63,370	\$67,687
Average House Value	\$128,088	\$142,415	\$148,843

2023 American Community Survey (ACS)



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