



7334 HOMESTEAD ROAD

FORT WAYNE, INDIANA 46814

PROPERTY HIGHLIGHTS

- 4.6 Acres of prime development land
- US 24 traffic counts of 16,374 VPD
- Close proximity to the new IU Health Primary Care Facility
- Approximately 750 new residential units approved for future development
- East bound US 24 right in/right out available with commercial zoning
- City utilities available across Homestead Road; city sewer available across US 24



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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General Property Information

Name	7334 Homestead Road	Parcel Number	02-11-33-226-001.000-038
Address	7334 Homestead Road	Acreage Size	4.6 AC
City, State, Zip	Fort Wayne, IN 46814	Frontage	486' on US 24
County	Allen	Depth	427' on Homestead
Township	Aboite	Zoning	A-1

Utilities

Electric	AEP
Gas	NIPSCO
Water	Across Homestead Road
Sewer	Across US 24

Major Roads

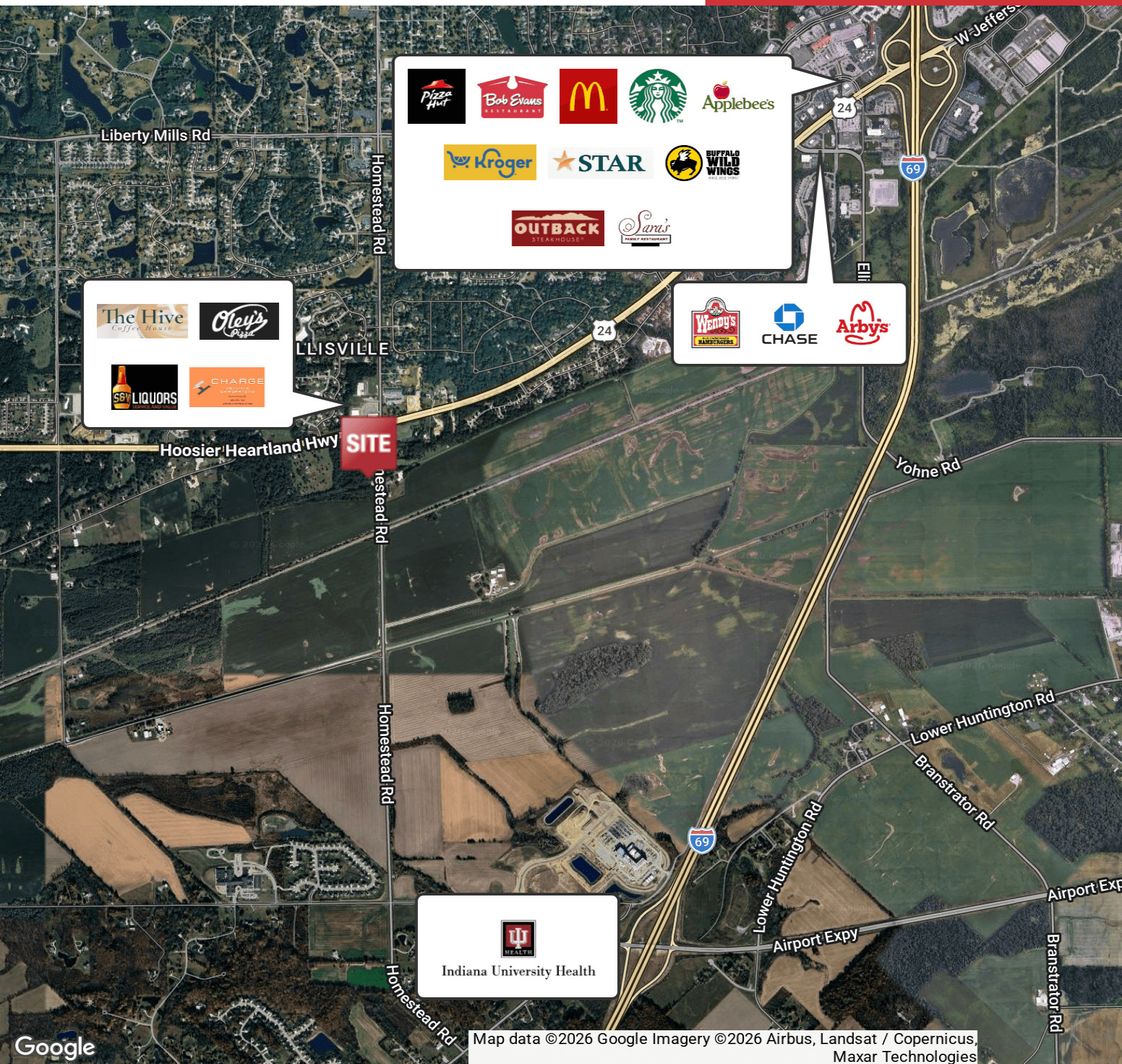
Nearest Interstate	I-69
Distance	2 Miles
Nearest Highway	US 24
Distance	Located on US 24
Traffic Count	16,374 VPD on US 24

Sales Information

Annual Taxes	\$4,274.84	Sale Price	\$2,300,000
Tax Yr./Pay Yr.	2024/2025	Terms	Cash at closing

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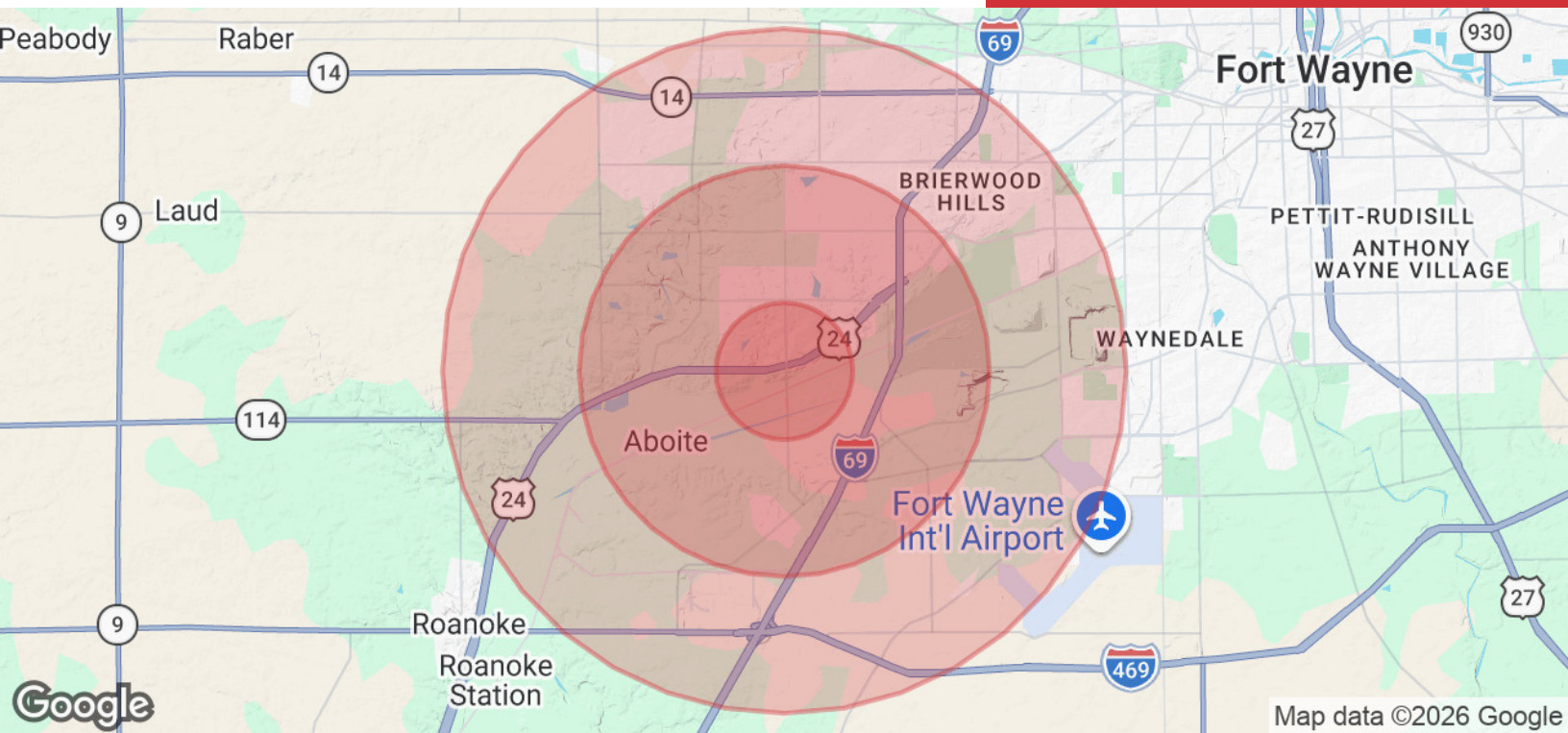


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,081	20,047	50,685
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,100	7,784	19,517
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$142,929	\$130,828	\$128,510
Average House Value	\$357,110	\$349,985	\$349,384

2020 American Community Survey (ACS)

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