

LAND AT UNION CHAPEL RD.

2722-2924 UNION CHAPEL RD, FORT WAYNE, IN 46845



OFFERING SUMMARY

Sale Price:	\$920,000
Acreage	3.76
Zoning	A-1
Market	Retail/Office
Submarket	Restaurant, Medical
Zoning	A-1
Market	Office/Retail
Submarket	Medical
Traffic Count	55,000 VPD
Traffic Count Road(s)	Union Chapel Rd. & I-69

INDIVIDUAL LOT PRICES	ACREAGE	PRICE
Lot 2722	0.61	\$240,000
Lot 2766	0.77	\$250,000
Lot 2822	0.84	\$250,000
Lot 2924	0.73	\$180,000

PROPERTY DESCRIPTION

- Located in the southwest corner of the I-69 and Union Chapel interchange.
- This is a prime location for retail, restaurant, or office use.
- This parcel is located in one of the fastest growing areas in Allen County.
- The area is highly populated with over 80,000 people within a six-mile radius.
- Many prime residential developments surround the site.
- Traffic counts along Union Chapel and I-69 exceed 55,000 VPD.
- The property borders the northeast corner of the Autumn Ridge Golf Course to the south.
- Less than a mile from Parkview Regional Medical Center with easy access off Union Chapel Road.
- A paved walking/hiking path runs along the north side of the land next to Union Chapel Road.
- Two Union Chapel roundabouts, a short distance to the east and west, negates the right turn only access.

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LOCATION INFORMATION

Building Name	Land Available at Union Chapel Rd.
Street Address	2722-2924 Union Chapel Rd
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Market	Office/Retail
Sub-market	Medical
Cross-Streets	Old Auburn Rd to the west, I-69 to the east
Township	Perry
Side of the Street	South
Road Type	Highway Interchange
Market Type	Large
Nearest Highway	Interstate 69

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office/Retail
Zoning	A-1
Lot Size	3.76 Acres
APN #	02-02-26-326-002.000-057
Corner Property	Yes
Traffic Count	55,000 VPD
Traffic Count Street	Union Chapel - 13,729 VPD
	I-69 - 44,306 VPD
Traffic Count Frontage	13,729 ft



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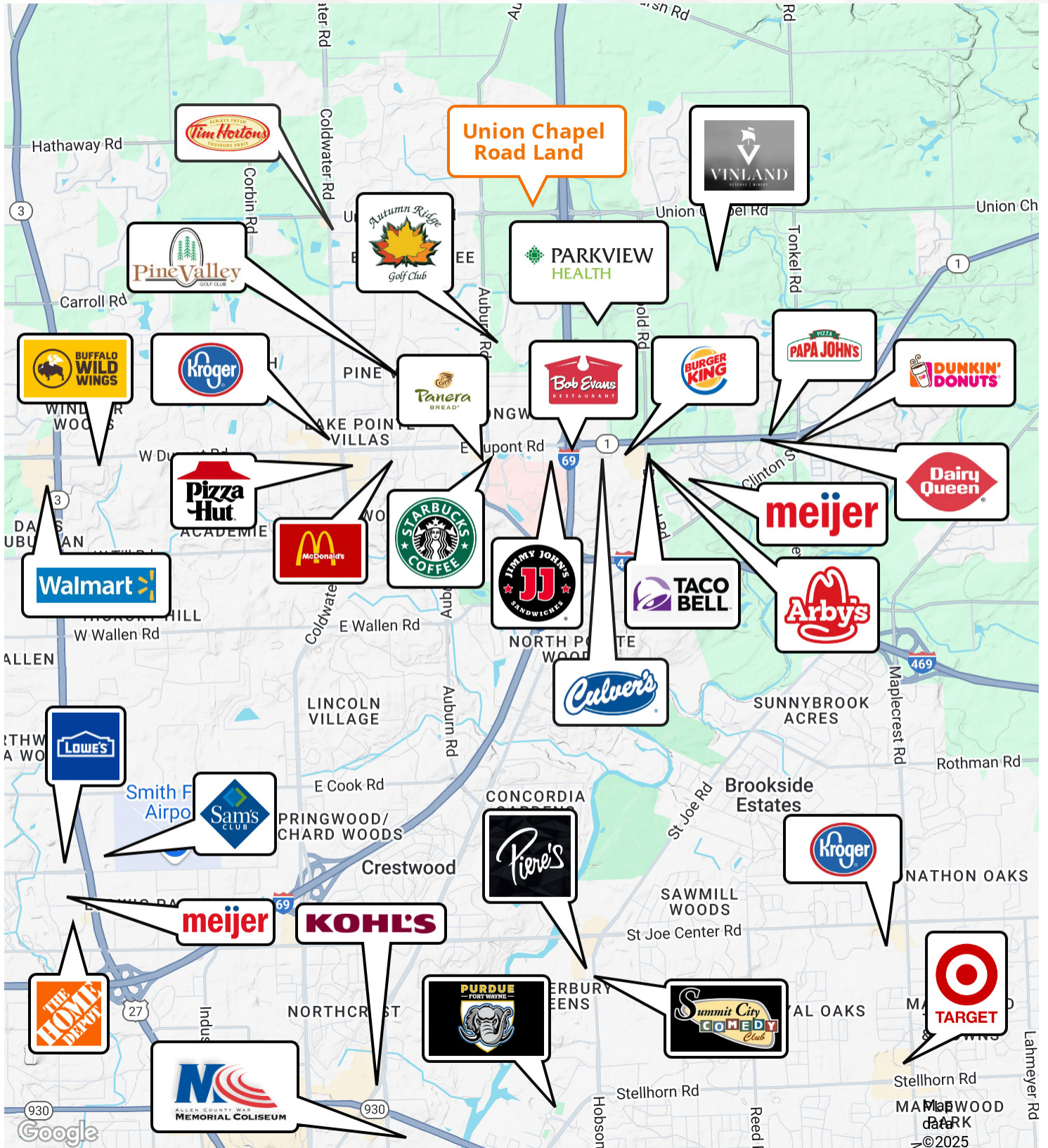
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