

1102 CHESTNUT HILLS PKWY

FORT WAYNE, IN 46814



SYCAMORE HILLS
GOLF CLUB

SYCAMORE HILLS
HOME ASSOCIATION

DENNIS CALLISON

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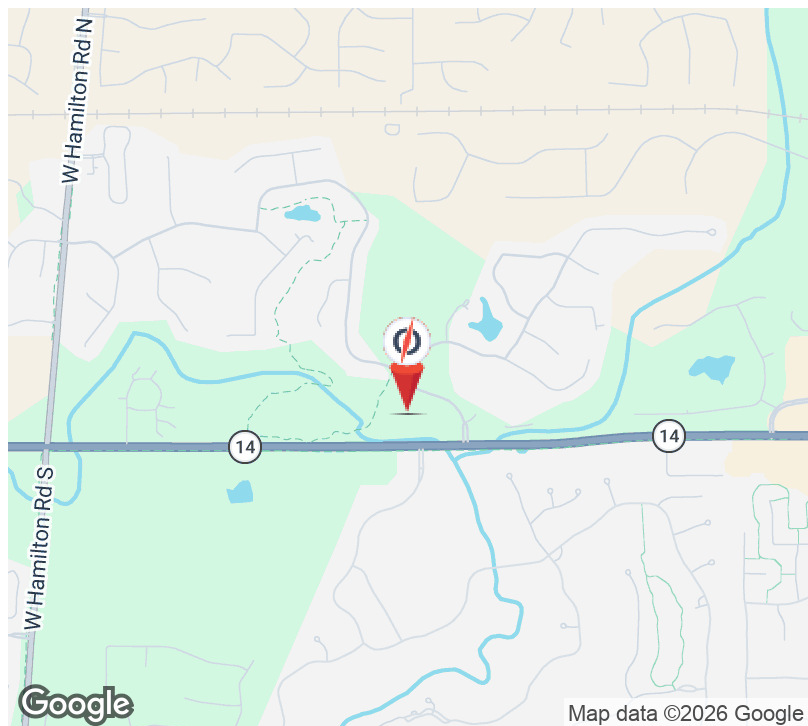
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	10.46 Acres
Price / Acre:	\$143,403
Zoning:	C-1 (Commercial)
Build-to-Suit Opportunities:	Call Broker to Inquire

PROPERTY OVERVIEW

Prime for commercial development, this 10.46 acre lot is a coveted southwest Fort Wayne opportunity. Zoned C-1 for commercial use, this parcel presents the ideal canvas for an office, medical, or services park/campus due to the lack of similar properties in the area. The location ensures maximum visibility and accessibility for businesses seeking to establish a prominent presence. With a focus on growth and prosperity, this property offers a strategic entry point to the surrounding luxury residential neighborhoods. High-end demographics surround this parcel located at the entrance of Chestnut Hills and across the street from Sycamore Hills, the city's premier golf courses. Call to learn more about a build-to-suit opportunity for this property!

PROPERTY HIGHLIGHTS

- Excellent, high visibility location with over 17,000 vehicles traveling past daily
- Zoned C-1 commercial ideal for office, medical, or services development
- All utilities are available at the site including water/sewer, high speed internet, gas, and cable
- Parcel has access to an existing stormwater detention basin
- High-end demographics with average household income over \$200,000 and home values over \$300,000 within a 1-mile radius
- Possible build-to-suit opportunity

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PROPERTY PHOTOS



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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE		\$1,500,000	
LOCATION INFORMATION			
Street Address	1102 Chestnut Hills Pkwy		
City, State, Zip	Fort Wayne, IN 46814		
County/Township	Allen/Aboite		
Cross Streets	Illinois Rd (SR 14) & Chestnut Hills Pkwy		
Side Of Street	South		
Nearest Highway	SR 14		
PROPERTY DETAILS			
Property Type	Land		
Property Subtype	Office		
Zoning	C-1 (Commercial)		
Lot Size	10.46 Acres		
APN#	02-11-04-452-001.000-038		
Lot Frontage	1,152		
Lot Depth	842		
Corner Property	No		
Traffic Count Street	Illinois Rd - 17,054 VPD		