



FOR **SALE** LAND
PROPERTY



NWQ of I-469 & Maplecrest Rd.
Fort Wayne, IN 46835

15 Acre Highly Visible Retail Site Available

About The Property

- Proposed development includes 3 - 1 Acre lots, common access road, and a 10.5 Acre divisible lot
- Ideal for convenience store, QSR, shopping center, storage units, hotel or medical
- Highly visible from Interstate 469
- 60,000 vpd on I-469 and Maplecrest Rd.
- Population of 128,306 within a 5 mile radius
- Ask Broker for pricing guidance



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

15 ACRE HIGHLY VISIBLE RETAIL SITE AVAILABLE

ACREAGE/LOCATION/ZONING

Street Address	NWQ of I-469 & Maplecrest Rd.
City, State, Zip	Fort Wayne, IN 46835
City Limits	Outside
County/Township	Allen/St. Joseph
Total Land Area	15 Acres
Land Available	1 - 15 Acres
Zoning	NC/Neighborhood Center

POPULATION DEMOGRAPHICS

1 Mile	4,218
3 Miles	52,262
5 Miles	128,306

TRANSPORTATION

Major Road Nearest Site	I-469
Traffic Counts:	
46,382 VPD	I-469
14,922 VPD	Maplecrest Rd.
12,908 VPD	St. Joe Rd.

PRICE/AVAILABILITY

Sale Price	Ask Broker
Availability	Immediately

PROPERTY TAXES

Parcel Number	02-08-09-228-001.000-063
Assessment: Land	\$25,300
Improvements	\$0
Total Assessment	\$25,300
Annual Taxes	\$364.60 (\$24.31/Acre)
Tax Year	2025 Payable 2026



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SITE PLAN

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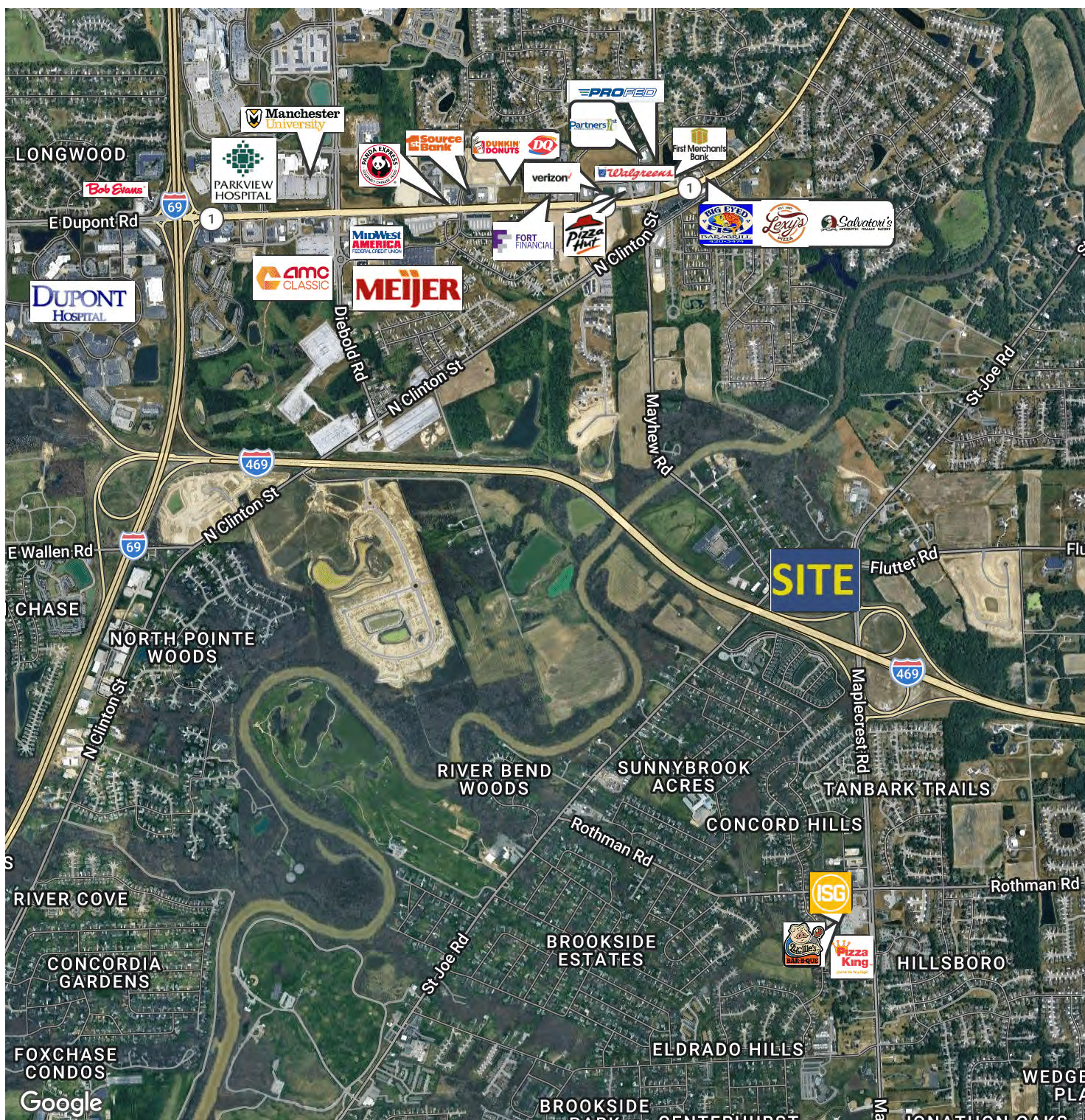
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RETAILER MAP

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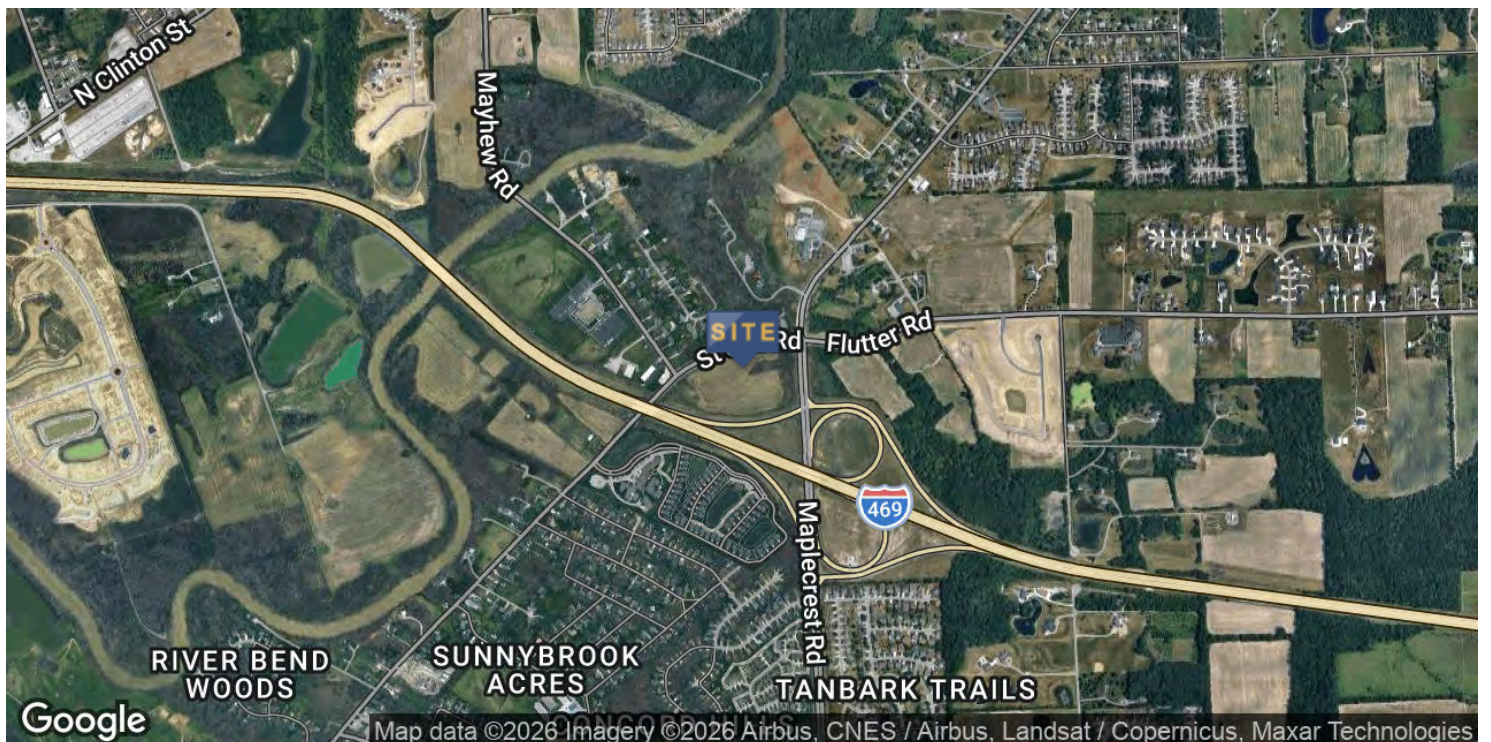
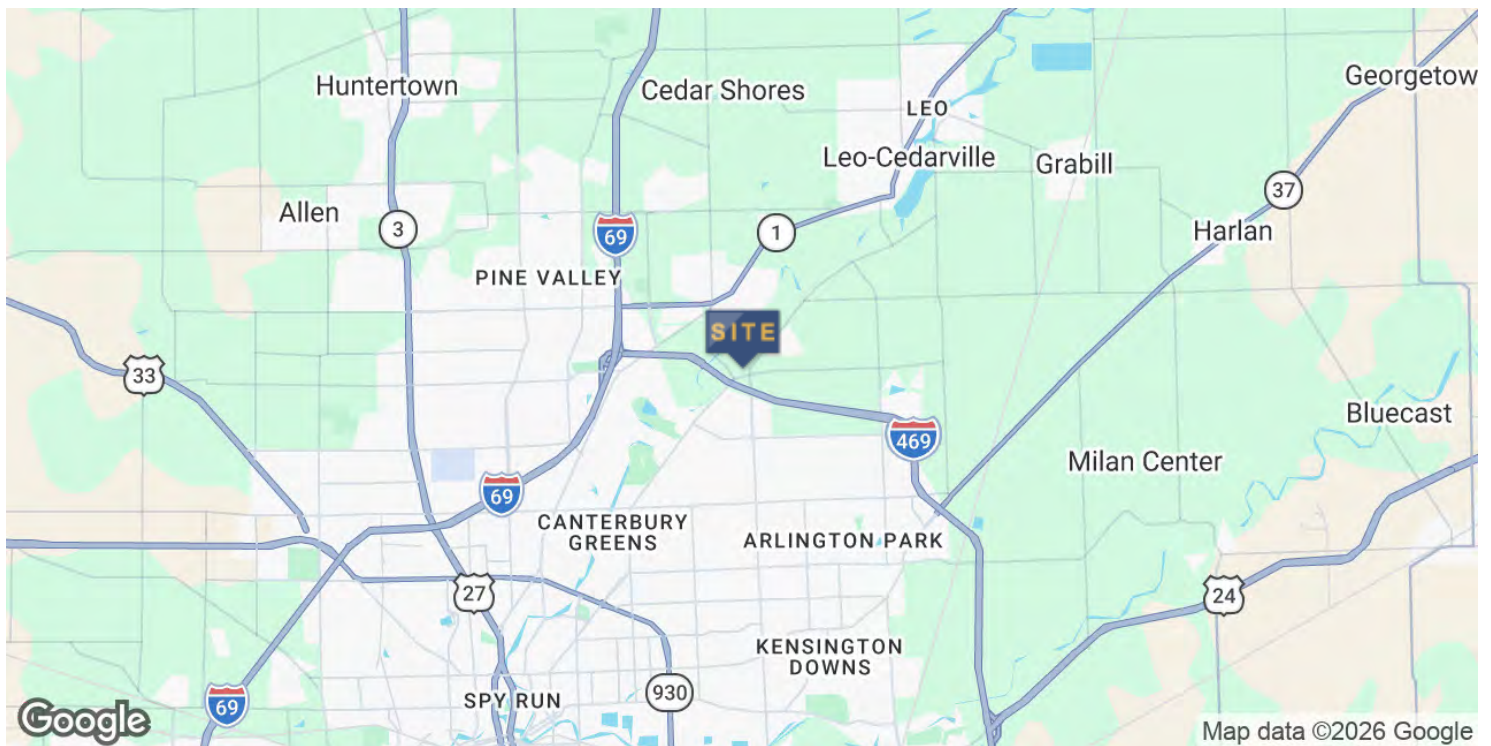
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LOCATION MAP

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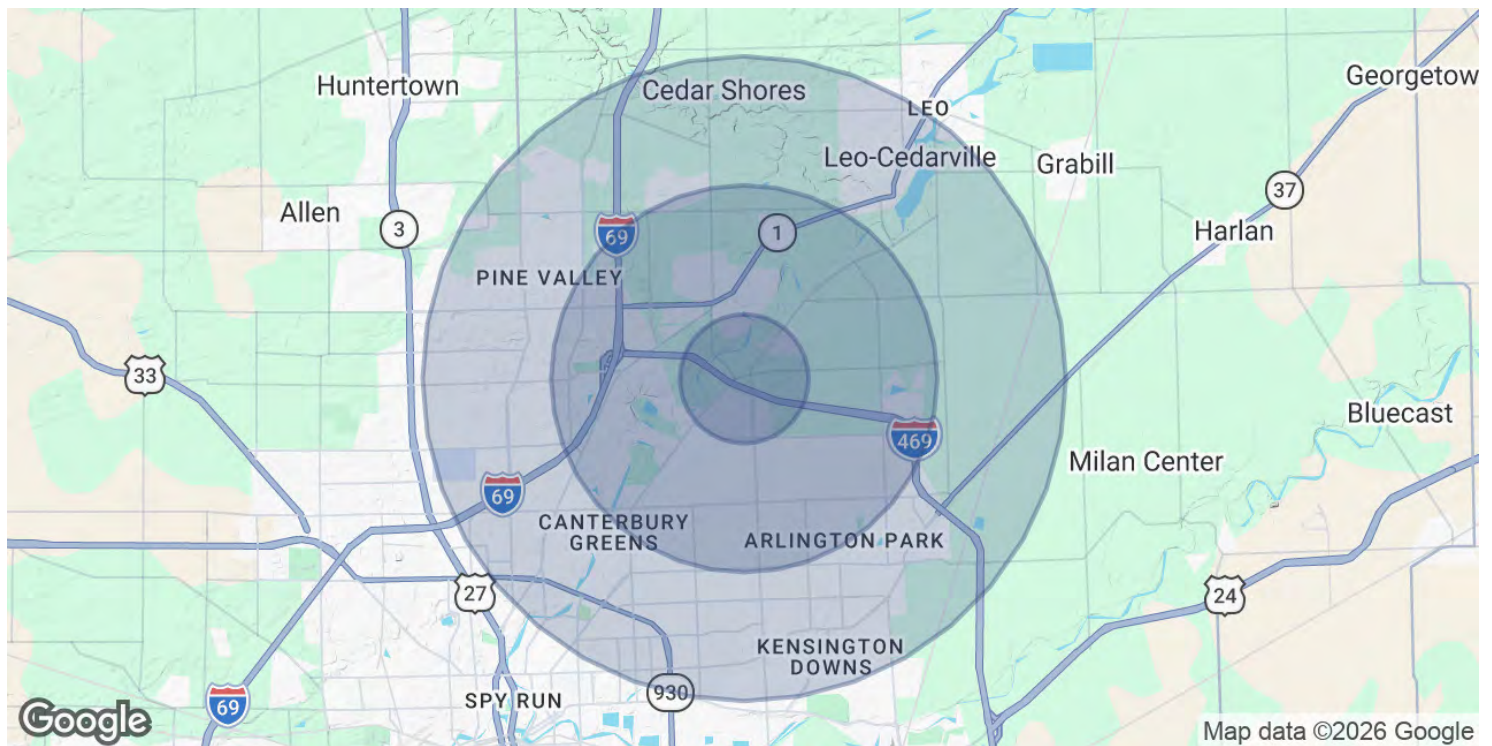
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DEMOGRAPHICS MAP & REPORT

15 ACRE HIGHLY VISIBLE RETAIL SITE AVAILABLE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,218	52,262	128,306
Average Age	33.9	36.0	36.0
Average Age (Male)	32.0	35.0	34.8
Average Age (Female)	35.3	36.9	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,690	21,066	51,232
# of Persons per HH	2.50	2.46	2.47
Average HH Income	\$66,512	\$78,515	\$74,720
Average House Value	\$121,655	\$141,250	\$144,041

* Demographic data derived from 2020 ACS - US Census



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