



FOR **SALE** LAND PROPERTY

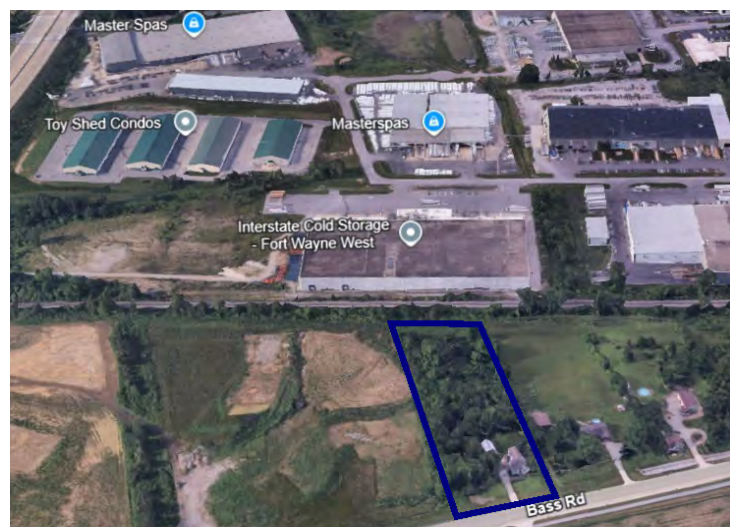


6601 Bass Rd
Fort Wayne, IN 46818

Soccer Stadium Adjacent 2.41 Acres

About The Property

- Commercial potential in a rapidly developing area near Fort Wayne FC Park (new professional soccer stadium); largest outdoor stadium in NE Indiana with a capacity of at least 9,200 people
- Located on Bass Rd. in Fort Wayne, IN near Sweetwater, Parkview, professional offices and other retail corridors
- Convenient access to I-69, US 30, Illinois Rd. and Downtown
- Approximately 175' of frontage and 630' of depth
- Sale Price: \$1,350,000



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

SOCCER STADIUM ADJACENT 2.41 ACRES

ACREAGE/LOCATION/ZONING

Street Address	6601 Bass Rd
City, State, Zip	Fort Wayne, IN 46818
Total Land Area	2.41 Acres
Zoning	R1/Single Family Residential

POPULATION DEMOGRAPHICS

1 Mile	2,561
3 Miles	28,446
5 Miles	95,877

POSSIBLE USES

Restaurant	Convenience Store
Bank/Credit Union	Professional Office
Personal Services	Medical Office

PRICE/AVAILABILITY

Sale Price	\$1,350,000
Sale Price/Acre	\$560,166

PROPERTY TAXES

Parcel Number	02-11-01-226-004.000-038
Assessment: Land	\$112,200
Improvements	\$194,200
Total Assessment	\$306,400
Annual Taxes	\$2,550.22 (\$1,058.18/Acre)
Tax Year	2025 Payable 2026

TRANSPORTATION

Distance to Interstate	Approx. 2 Miles - I-69
Bass Rd.	7,624 VPD



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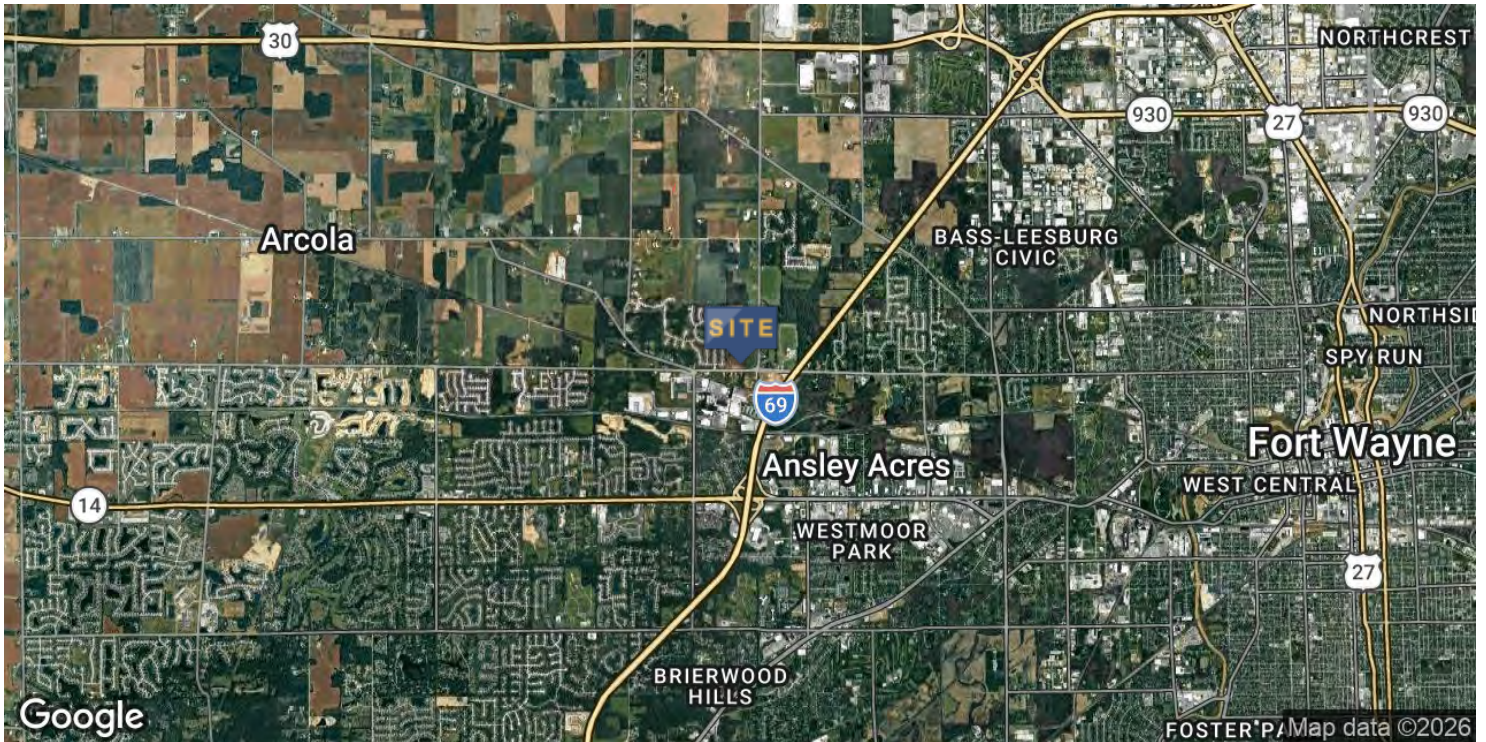
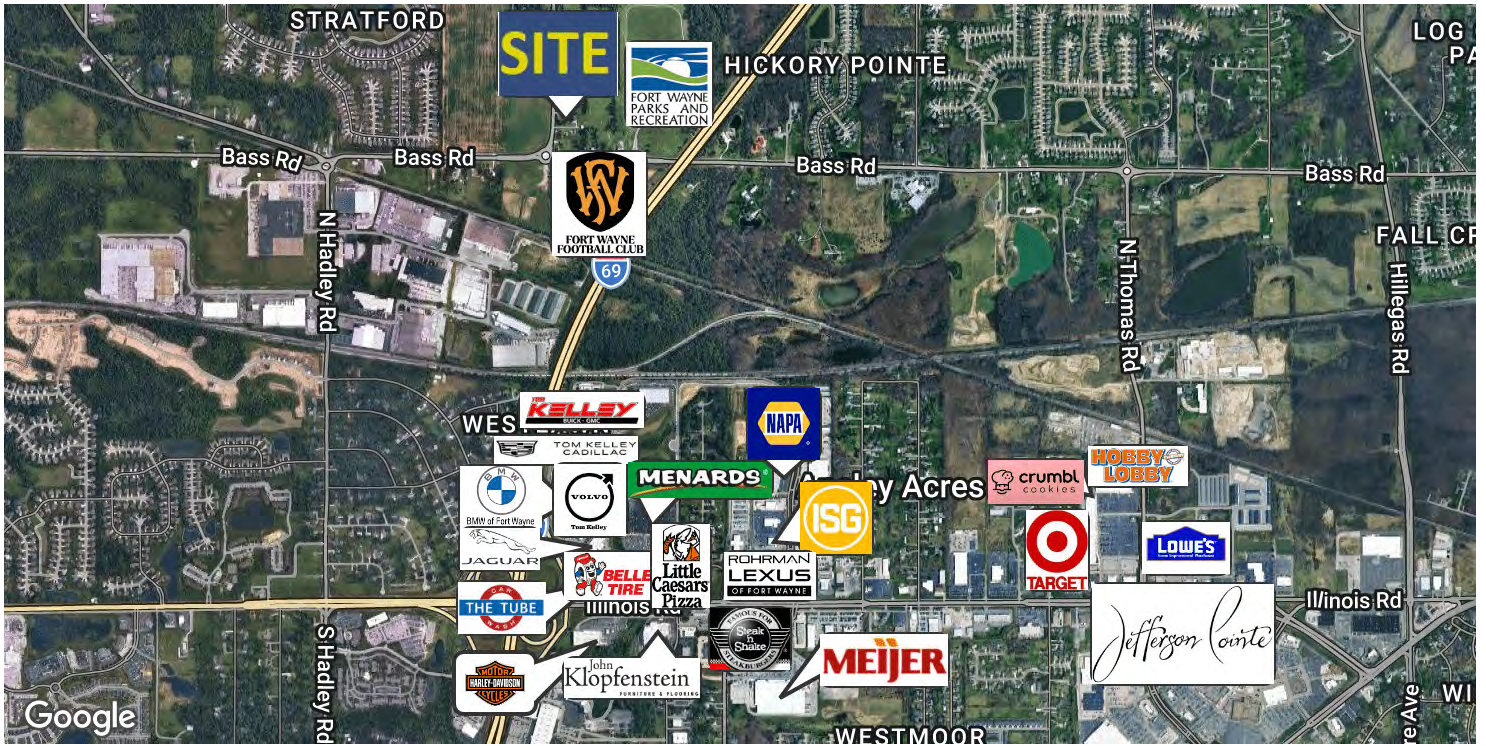
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LOCATION MAP - BASS RD.

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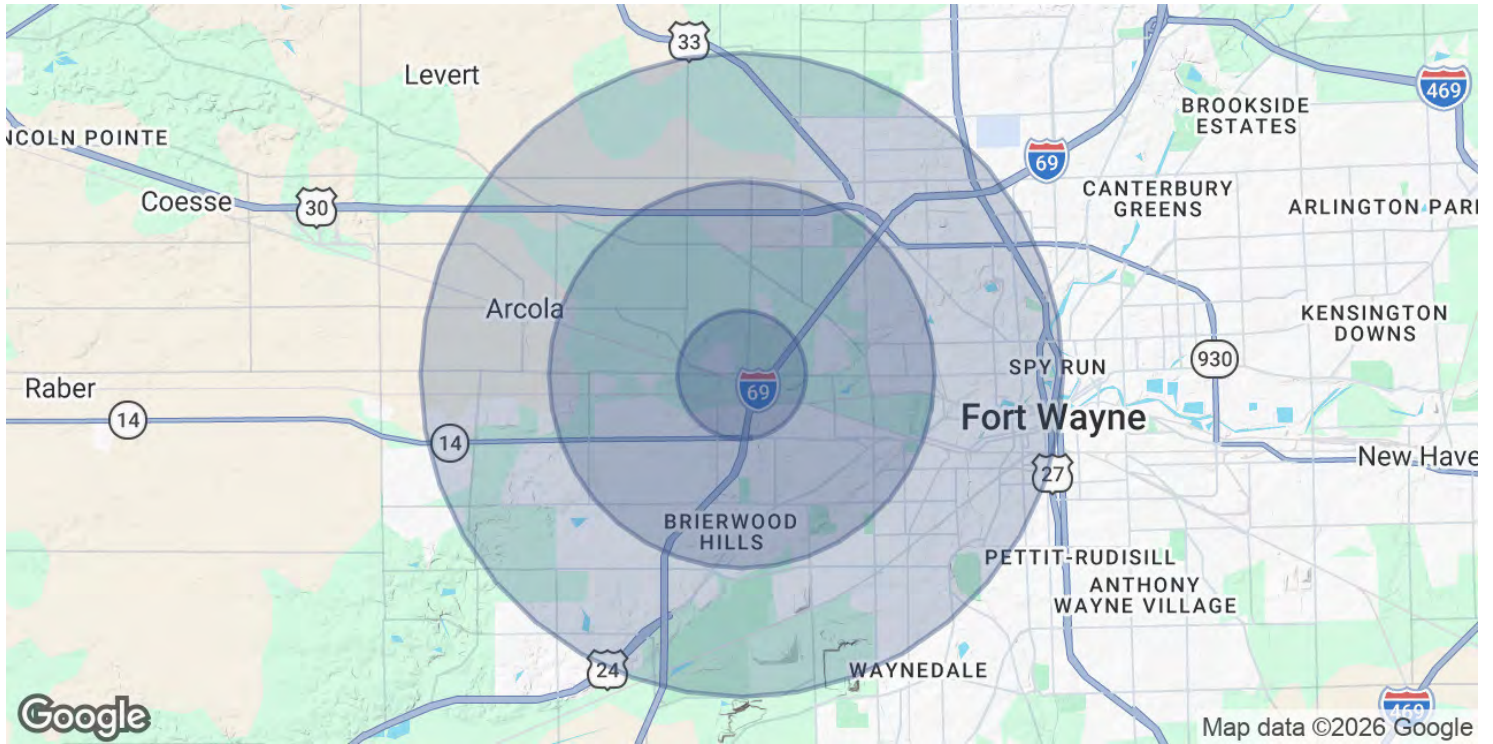
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DEMOGRAPHICS MAP & REPORT

SOCCER STADIUM ADJACENT 2.41 ACRES



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,561	28,446	95,877
Average Age	41	41	39
Average Age (Male)	40	40	38
Average Age (Female)	42	42	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,099	12,045	40,449
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$97,014	\$100,768	\$85,502
Average House Value	\$270,340	\$279,006	\$221,020

2020 American Community Survey (ACS)



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