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COMMERCIAL

DEVELOPMENT LAND > FOR SALE

+/- 26 ACRES

2601 S. MAPLECREST ROAD
FORT WAYNE, INDIANA



HIGHLIGHTS:

Acreage: ± 26 Acres

Commercial Potential

Utilities on Site

Located on the Newly Expanded North/South Maplecrest Road Extended

Just South of SR 930 E, the Most Traveled East/West Corridor from Fort Wayne to New Haven

Close to New Google Data Center

Sale Price: \$1,300,000



David W. Nugent, CCIM, SIOR

Cell: (260) 704-3283

dn@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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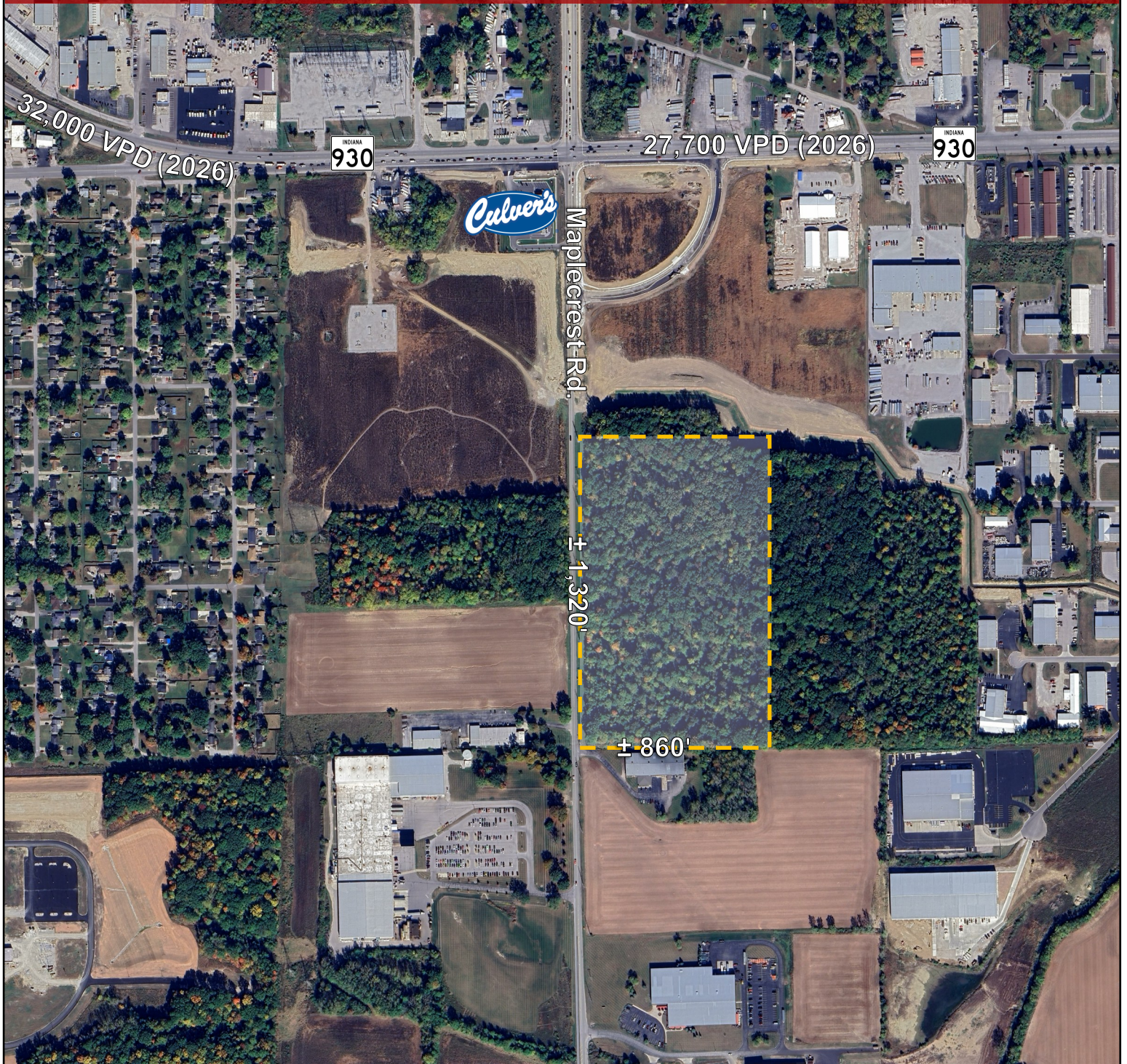
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PROPERTY LOCATION



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Sale Information

Sale Price	\$1,300,000 (2 parcels)
Terms	Cash at closing
Annual Taxes	\$353.08 (2 parcels)
Tax Year / Pay Year	2025 / 2026

Property Highlights

Parcel Number(s)	02-13-10-301-002.0009-041; 02-13-10-301-003.000-041
Address	2601 S. Maplecrest Road (formerly Adams Center Road)
City / State / Zip	Fort Wayne / IN / 46803
Sale / Lease	Sale
Land Size	+/- 26 Acres
Zoning	Residential
Number of Parcels	Two
Dimensions	1,320' W x 860' D
Frontage	1,320'
Traffic Count	32,000 VPD (2026) - SR 930 Between New Have Ave & Maplecrest Road 27,000 VPD (2026) - SR 930 Between Adams Ctr Rd and Wayne Haven St.
Nearest Highway	SR 930 E
Distance to Interstate	± 4.6 Miles to I-469
Distance to Airport	± 15 Miles to FW International

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water / Sewer	City of Fort Wayne

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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