



## Inverness Park Land

7621 Illinois Road  
Fort Wayne, IN 46804



## Land For Sale on Illinois Road

New development opportunity with approximately 270' frontage on Illinois Road. This site has high traffic counts of over 26,000 VPD and excellent demographics. The site is located less than a half-mile west of I-69. The full 12.4 acres are being offered at \$2,488,624, but the owner will subdivide the parcel based on buyer's needs. All zoning is in place for subdivision.

## Property Highlights

- ▶ ± 12.4 acres on Illinois Road, near I-69
- ▶ High traffic counts
- ▶ Owner will subdivide if necessary
- ▶ All utilities to site
- ▶ Recently rezoned
- ▶ **FOR SALE: \$2,488,624**

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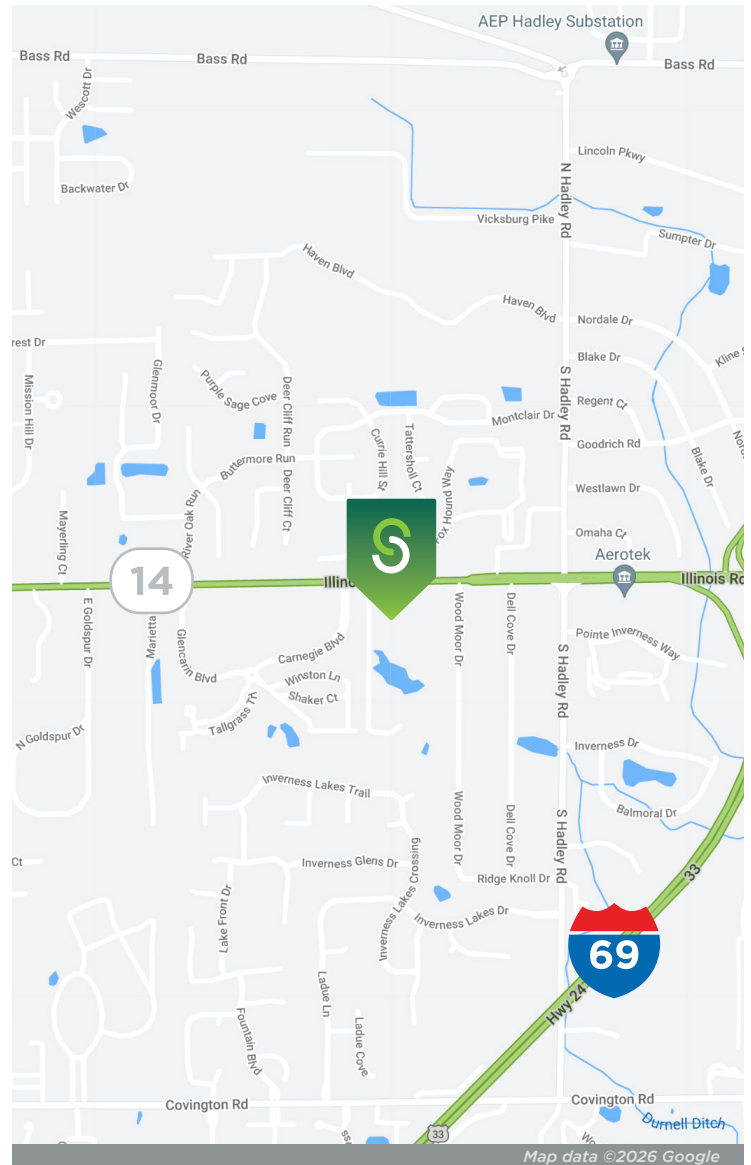
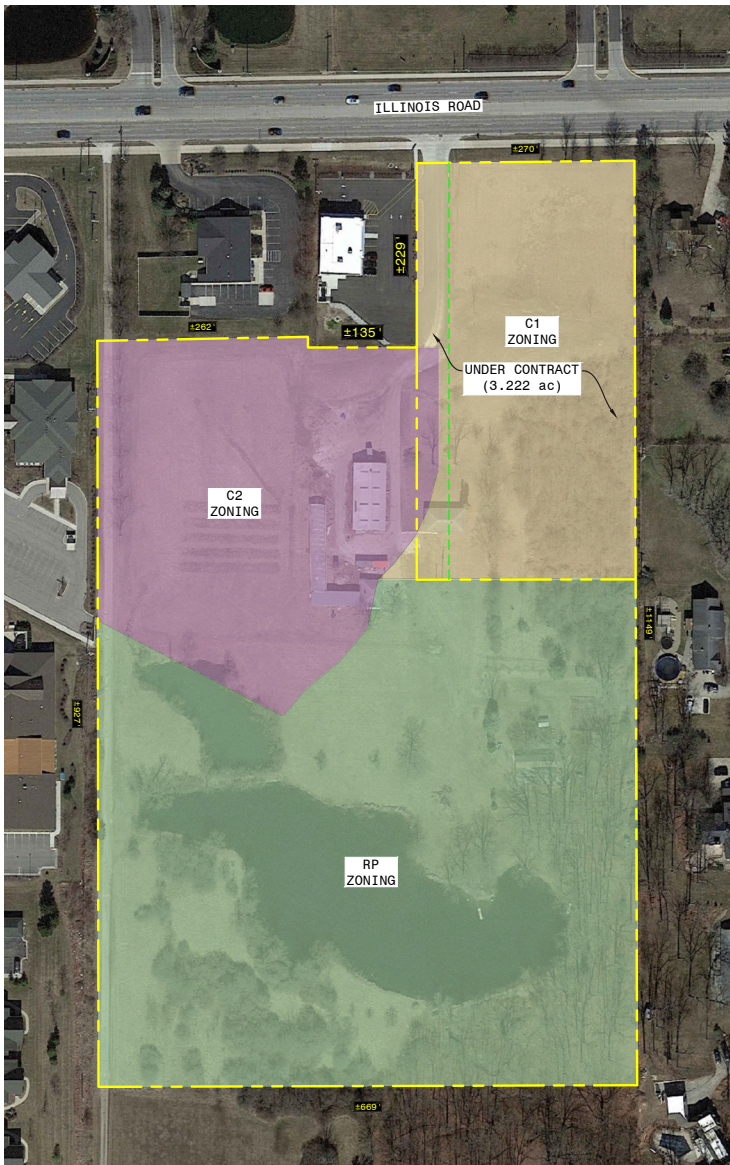
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## 46804 DEMOGRAPHICS

Population	29,177
Median Age	41.5
Avg. Household Income	\$107,496
Number of Households	12,810

Source: 2020 Census

## Excellent Location

The land site at 7621 Illinois Road is located directly behind Sherwin-Williams Paint Store. It is also adjacent to Inverness Centre, which houses several businesses such as 1st Source Bank, Will Jewelers, and Parkview Physicians Group. Just west on Illinois Road, find Shigs in Pit BBQ along with the newly built and opened Wings Etc. The site is also just a few minutes from I-69, and about half a mile from the interchange.

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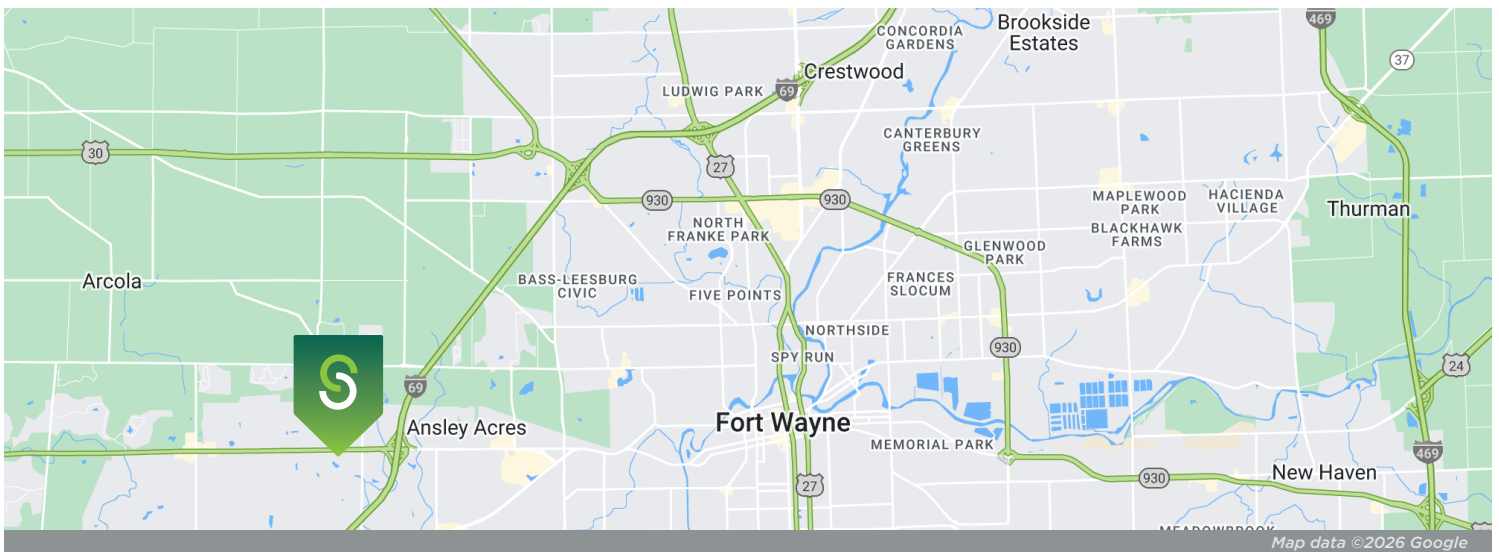
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## Inverness Park Land

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### PROPERTY INFORMATION

Address	7621 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-12-101-003.000-075



### SALE INFORMATION

Price	\$2,488,624
Terms	Cash at close

### SITE DATA

Site Acreage	± 12.4 AC total
Zoning & Description	Lot 1 - C2: Lot 2 - RP
Nearest Interstate	I-69
Traffic Count	26,200 VPD - Illinois Road

### AVAILABLE LOTS

Lot Number	Size	Rate	Total
• 1	3.4 AC	\$367,647.06/AC	\$1,250,000
• 2	± 9 AC	\$137,624.89/AC	\$1,238,624

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

### ADDITIONAL INFORMATION

- ± 12.4 AC on Illinois Road/SR 14
- High traffic counts
- Excellent income demographics
- Recently rezoned
- Owner will subdivide if necessary
- All utilities to site

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