

FOR **SALE** LAND PROPERTY



Bass & Flaugh Road
Fort Wayne, IN 46818

Soccer Stadium Redevelopment Opportunity

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 Flaugh 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
- Two assemblages available - 6.8 Acres and 6.99 Acres
- Approximately 1,965' of combined frontage



the
Zacher
company

EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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 REDEVELOPMENT OPPORTUNITY

LOCATION/ACREAGE/ZONING

Street Address Bass & Flaugh Road
 City, State, Zip Fort Wayne, IN 46818
 Total Land Area 13.79 Acres
 Zoning R1/Single Family Residential

Corner Assemblage:

Land Area 6.99 Acres
 Frontage 1,170'
 Depth 375'

North Assemblage:

Land Area 6.8 Acres
 Frontage 795'
 Depth 375'

POPULATION DEMOGRAPHICS

1 Mile 439
 3 Miles 17,599
 5 Miles 71,769

POSSIBLE USES

Personal Services Convenience Store
 Bank/Credit Union Professional Office
 Restaurant Medical Office
 Hotel Entertainment
 Multifamily Recreation

PRICE/AVAILABILITY

Sale Price Ask Broker
 Availability Immediately

TRANSPORTATION

Distance to Interstate I-69 - Approx. 2.4 Miles
 Flaugh Rd. 3,481 VPD
 Bass Rd. 7,624 VPD

CORNER ASSEMBLAGE PROPERTY TAXES

Assessment: Land \$218,900
 Improvements \$1,422,400
 Total Assessments \$1,641,300
 Annual Taxes \$9,436.64 (\$1,350.02/Acre)
 Tax Year 2025 Payable 2026

NORTH ASSEMBLAGE PROPERTY TAXES

Assessment: Land \$151,700
 Improvements \$476,900
 Total Assessments \$628,600
 Annual Taxes \$4,696.30 (\$690.63/Acre)
 Tax Year 2025 Payable 2026



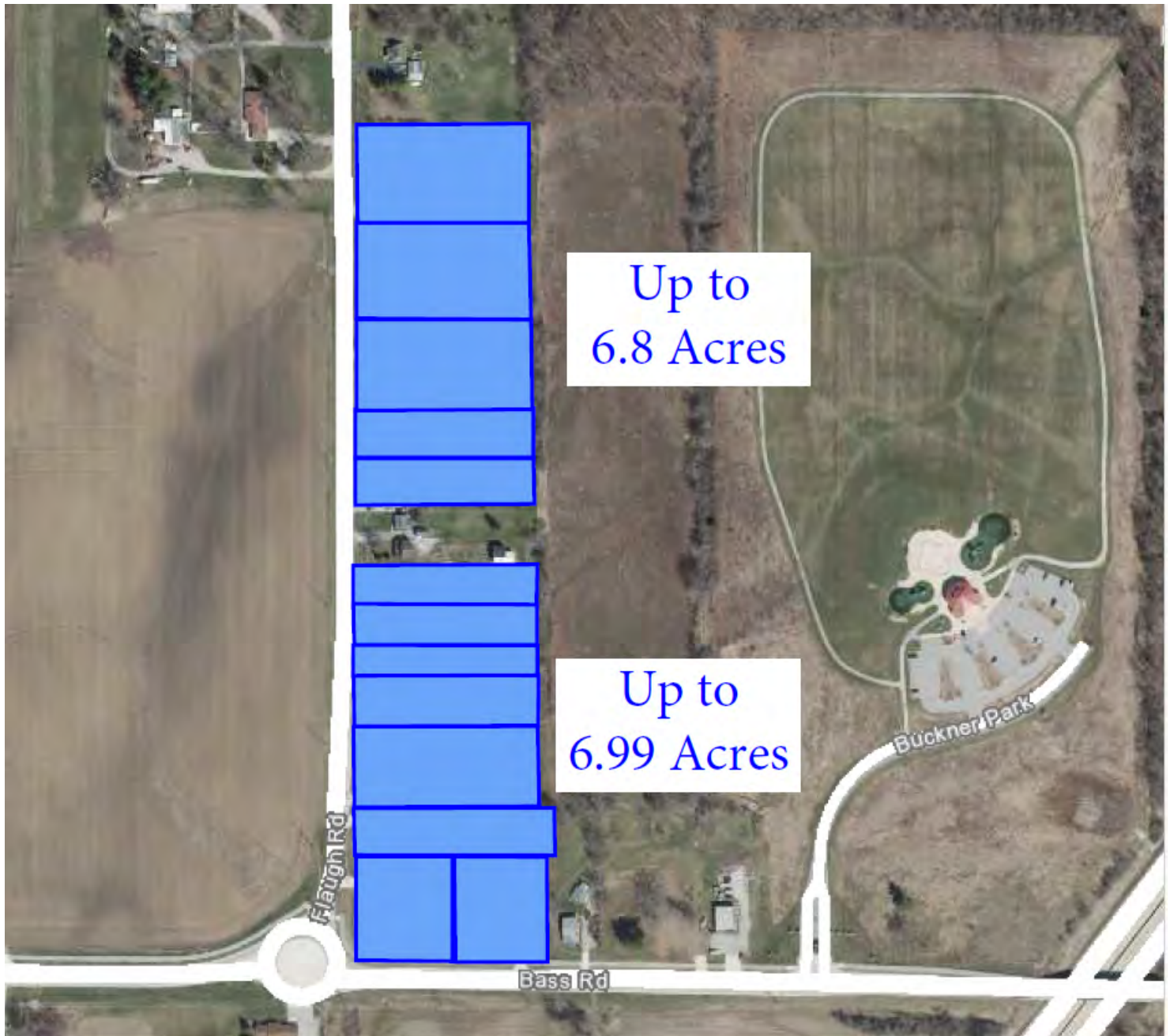
EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

MATT BOOKER
 Broker Associate
 mbooker@zacherco.com
 260.422.8474



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.

SOCCER STADIUM REDEVELOPMENT OPPORTUNITY



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

SOCCER STADIUM REDEVELOPMENT OPPORTUNITY



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

SOCCER STADIUM REDEVELOPMENT OPPORTUNITY



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

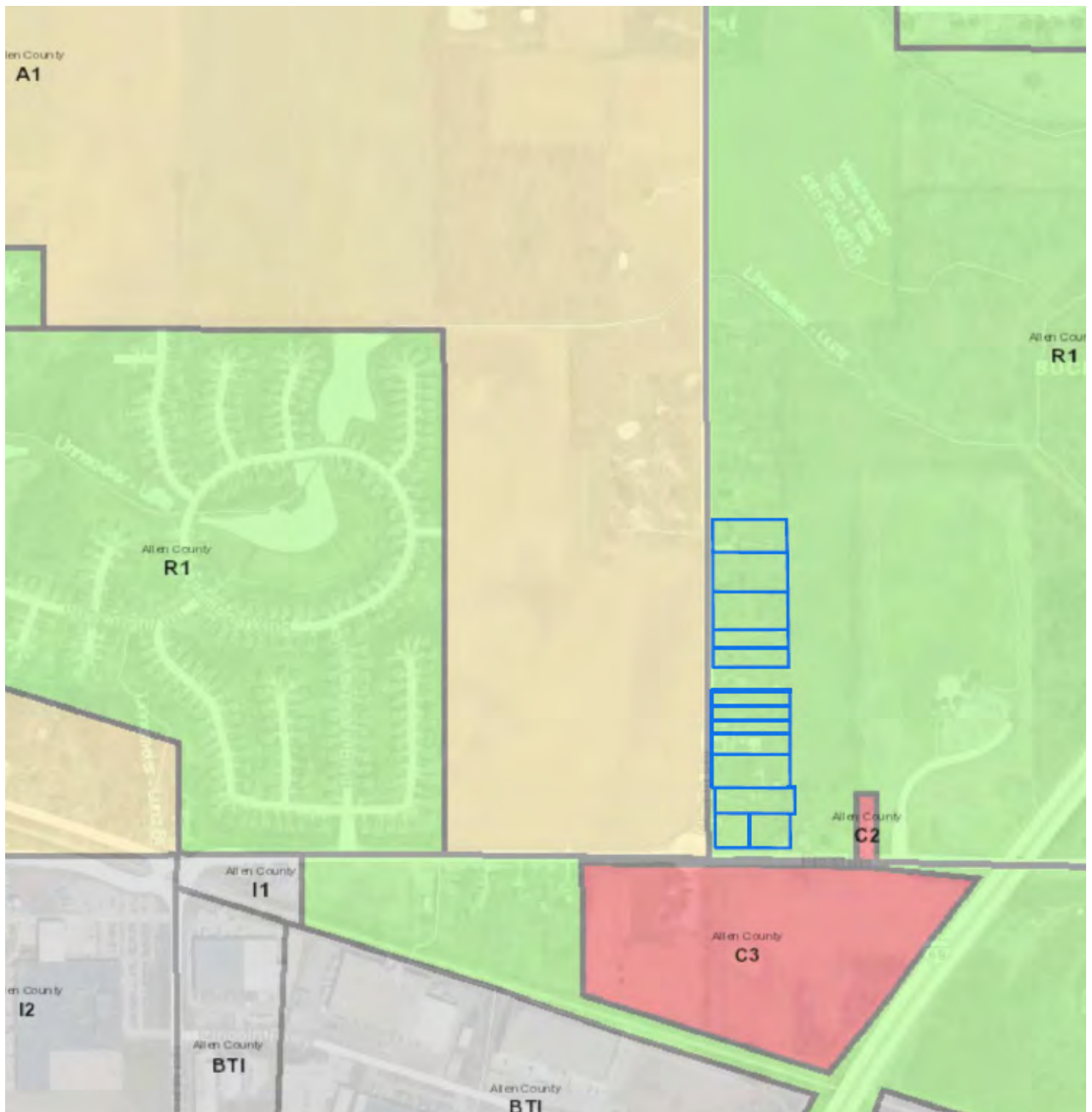
MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

ZONING MAP

SOCCER STADIUM REDEVELOPMENT OPPORTUNITY



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

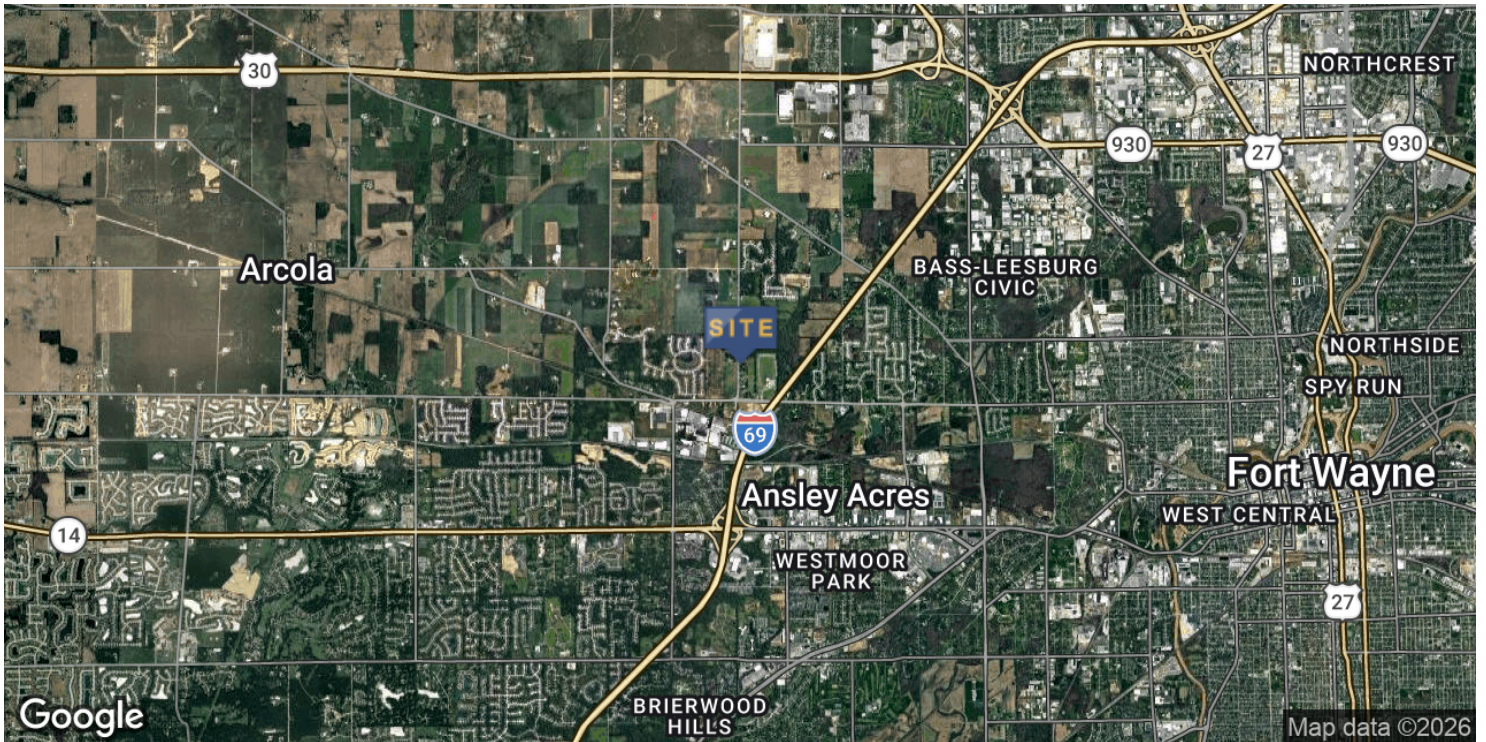
MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

LOCATION MAP

SOCCER STADIUM REDEVELOPMENT OPPORTUNITY



EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

MATT BOOKER
 Broker Associate
 mbooker@zacherco.com
 260.422.8474



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.

ABOUT FORT WAYNE

Fort Wayne is the second largest city in Indiana with a population of 273,203 (population estimate July 1, 2024 US Census Bureau), while Northeast Indiana has a regional population of 816,077 (Greater Fort Wayne Inc.). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2024 places the population of this area at 462,978.

ALLEN COUNTY

(U.S. Census estimates July 1, 2024)

Population: 399,295

Households: 154,183

Median Age: 36.2 years

Median Household Income:

\$68,839



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

ABOUT FORT WAYNE



Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

ABOUT FORT WAYNE



Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)

- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.

- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.

- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.

- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.

- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.

- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)

- **Low cost living,** big city amenities and a thriving business climate.



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

ABOUT FORT WAYNE



Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

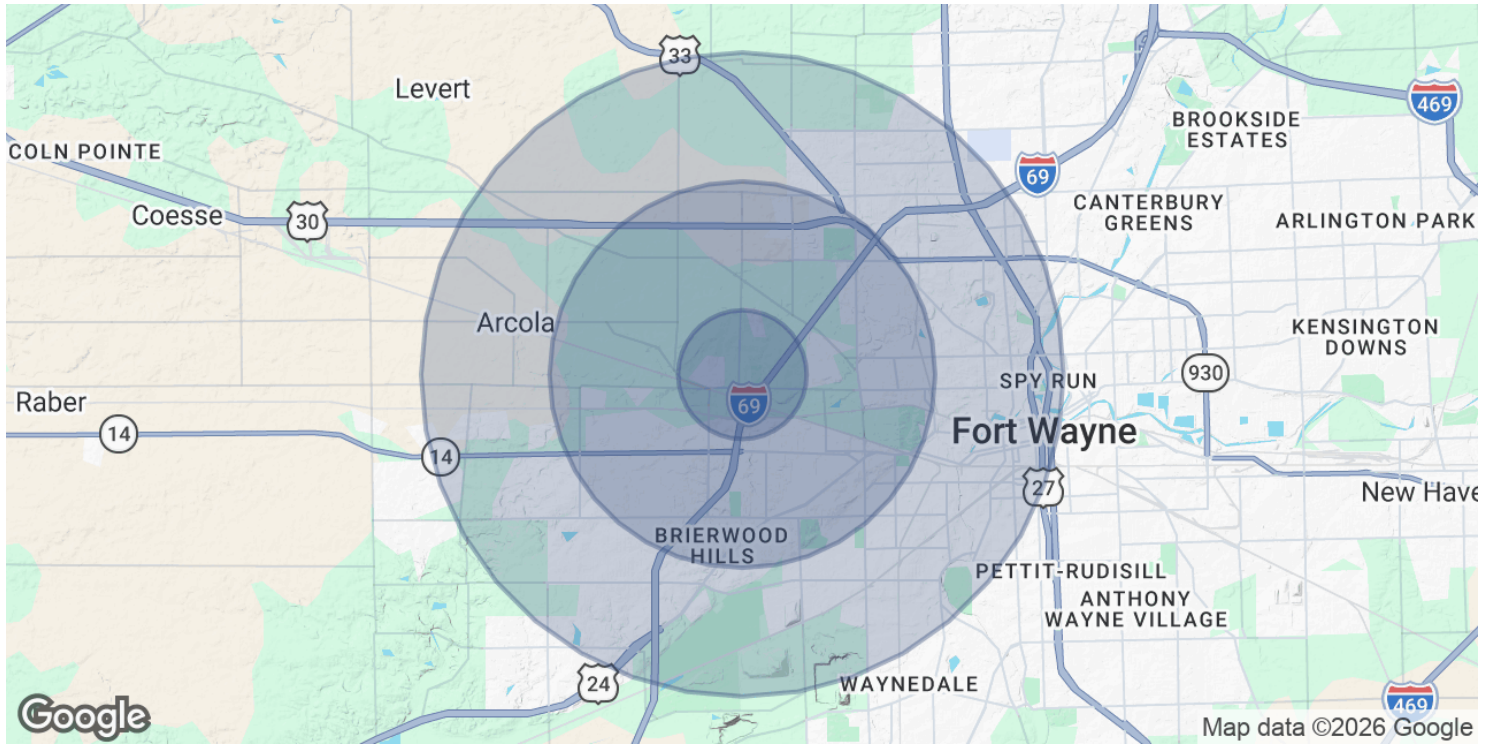
MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.

DEMOGRAPHICS MAP & REPORT

SOCCER STADIUM REDEVELOPMENT OPPORTUNITY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	439	17,599	71,769
Average Age	43	39	39
Average Age (Male)	43	38	38
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	192	7,308	30,452
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$97,517	\$82,791	\$83,928
Average House Value	\$286,266	\$204,608	\$212,293

Demographics data derived from AlphaMap



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

MATT BOOKER
Broker Associate
mbooker@zacherco.com
260.422.8474



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.