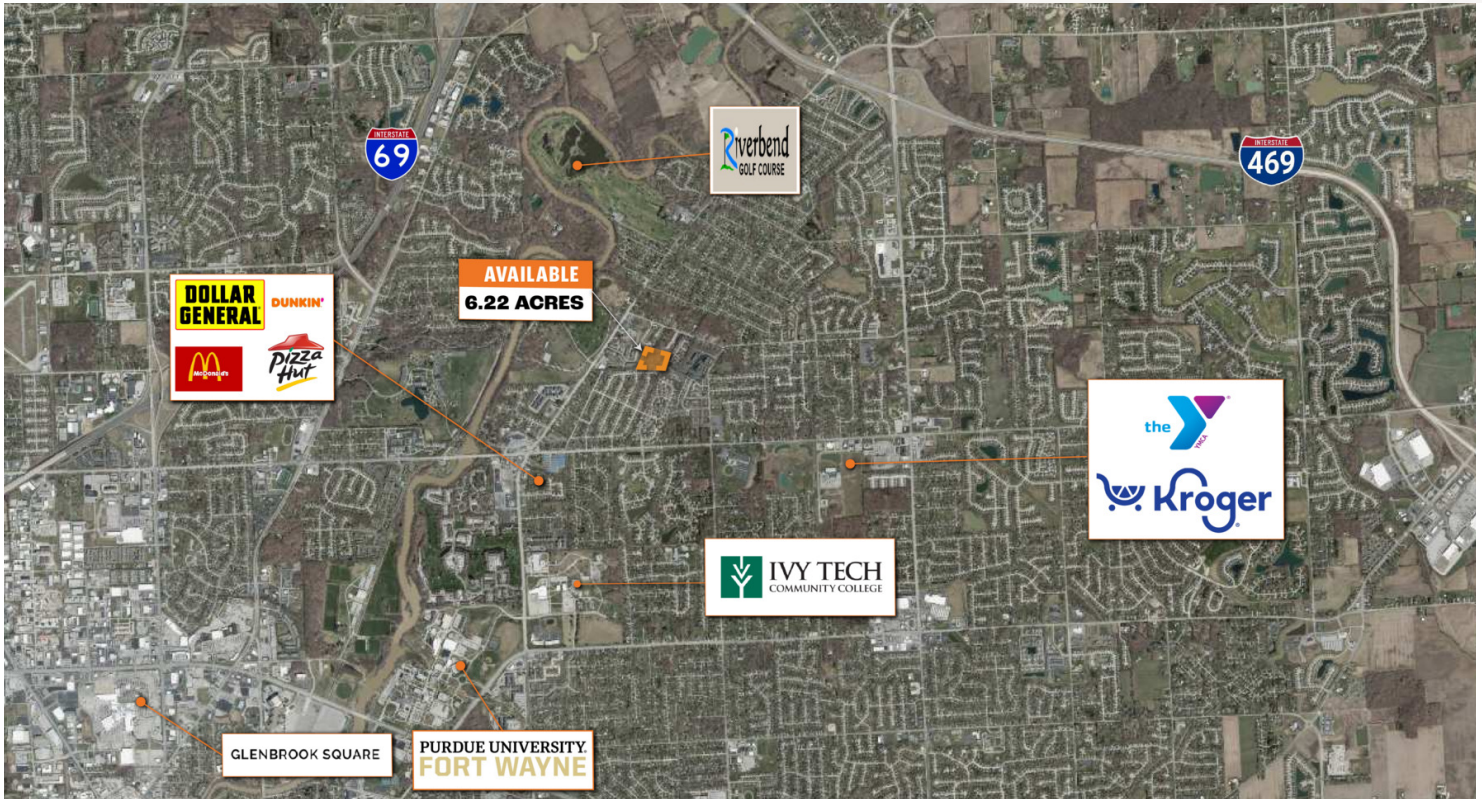


6400 NEIGHBOR DR.

6400 NEIGHBOR DR, FORT WAYNE, IN 46835



PROPERTY DESCRIPTION

Presenting 6400 Neighbor Dr, Fort Wayne, IN, 46835 – a prime investment opportunity for land or office development. Zoned RP and nestled in the heart of the Residential area, this property offers unparalleled potential. Its strategic high-traffic location provides visibility and accessibility, while being conveniently located near popular local amenities, ensuring convenience for future occupants. With the potential for housing development or multi-family units, and a substantial population base within a 3-mile radius, this property is primed to meet the growing demand for residential properties. Don't miss out on the chance to capitalize on this unparalleled investment prospect and shape the future of this thriving location.

PROPERTY HIGHLIGHTS

- **High-Traffic Location:** Positioned in a bustling area with significant foot and vehicle traffic.
- **Local Amenities Nearby:** Located just around the corner from popular local establishments, including a BBQ restaurant, an ice cream shop, a shopping center, and the YMCA, providing convenience and lifestyle options for residents.
- **Development Potential:** Excellent opportunity for housing development or multi-family units to meet growing demand.
- **Strong Population Base:** An estimated population of 68,398 within a 3-mile radius and 150,042 within 5 miles, indicating a sizable market for residential properties.

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	6.22 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,198	28,346	62,229
Total Population	9,204	68,398	150,042
Average HH Income	\$74,689	\$86,199	\$87,956

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Sale Price **\$295,000**

LOCATION INFORMATION

Street Address	6400 Neighbor Dr
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Market	Residential
Township	St. Joseph

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multi-Family / Office
Zoning	RP- Residential Planned
Lot Size	6.22 Acres
APN #	02-08-17-402-001.000-072

UTILITIES

Gas	NIPSCO
Electric	Indiana Michigan Power
Water/Sewer	City of Fort Wayne



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Development Opportunity Rendering

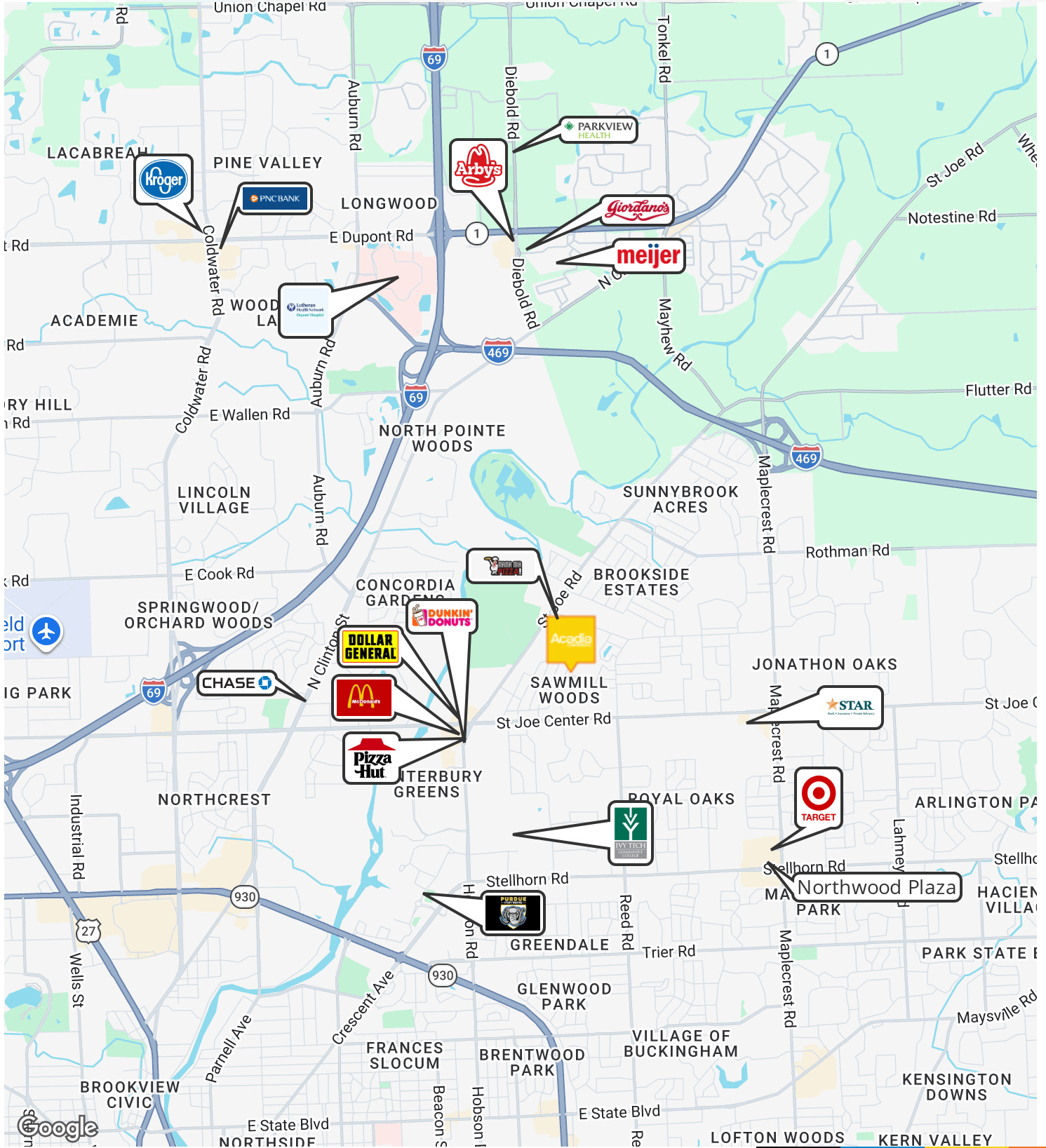
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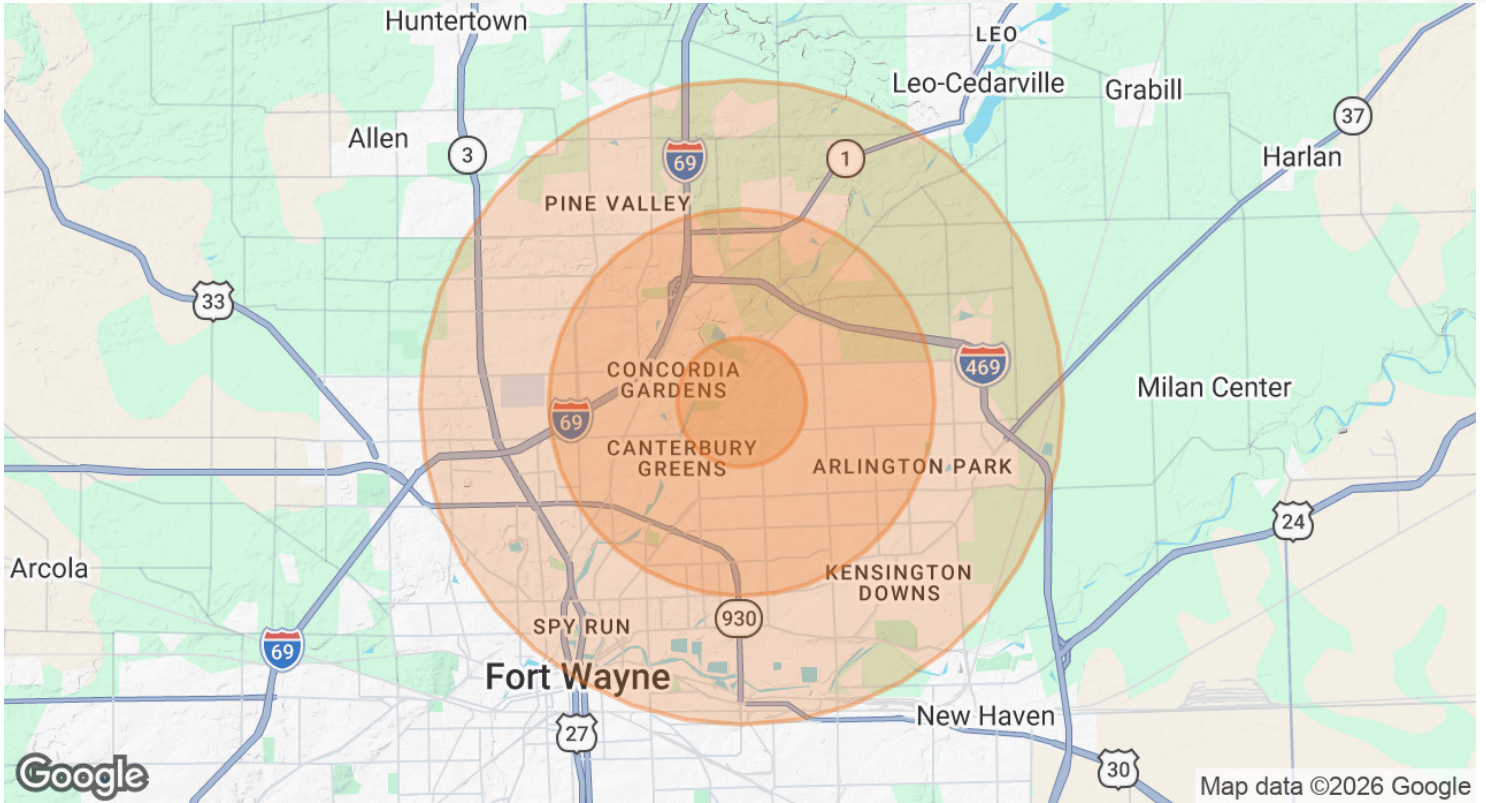
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,204	68,398	150,042
Average Age	33.5	35.4	37.1
Average Age (Male)	34.1	33.9	35.7
Average Age (Female)	33.3	36.5	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,198	28,346	62,229
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$74,689	\$86,199	\$87,956
Average House Value	\$171,667	\$190,677	\$208,205

2023 American Community Survey (ACS)

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