



FOR **SALE** LAND
PROPERTY



11329 Coldwater Road
Fort Wayne, IN 46845

Redevelopment Opportunity

About The Property

- 4.11 Acre Residential property zoned AR/Agricultural Residential
- 250' frontage on Coldwater Rd
- 1,948 Sf 2-Story single family residence on 4.11 Acres
- 900 SF detached garage
- Sale Price: \$699,000



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

REDEVELOPMENT OPPORTUNITY

ACREAGE/LOCATION/ZONING

Total Land Area	4.11 Acres
Street Address	11329 Coldwater Road
City, State, Zip	Fort Wayne, IN 46845
City Limits	Inside
Zoning	AR/Agricultural Residential

POPULATION DEMOGRAPHICS

1 Mile	6,515
5 Miles	89,446
10 Miles	264,052

PRICE/AVAILABILITY

Sale Price	\$699,000
Sale Price/Acre	\$170,073

PROPERTY TAXES

Parcel Number	02-02-33-278-014.001-091
Assessment: Land	\$94,000
Improvements	\$222,700
Total Assessment	\$316,700
Annual Taxes	\$6,691.27
Tax Year	2025 Payable 2026



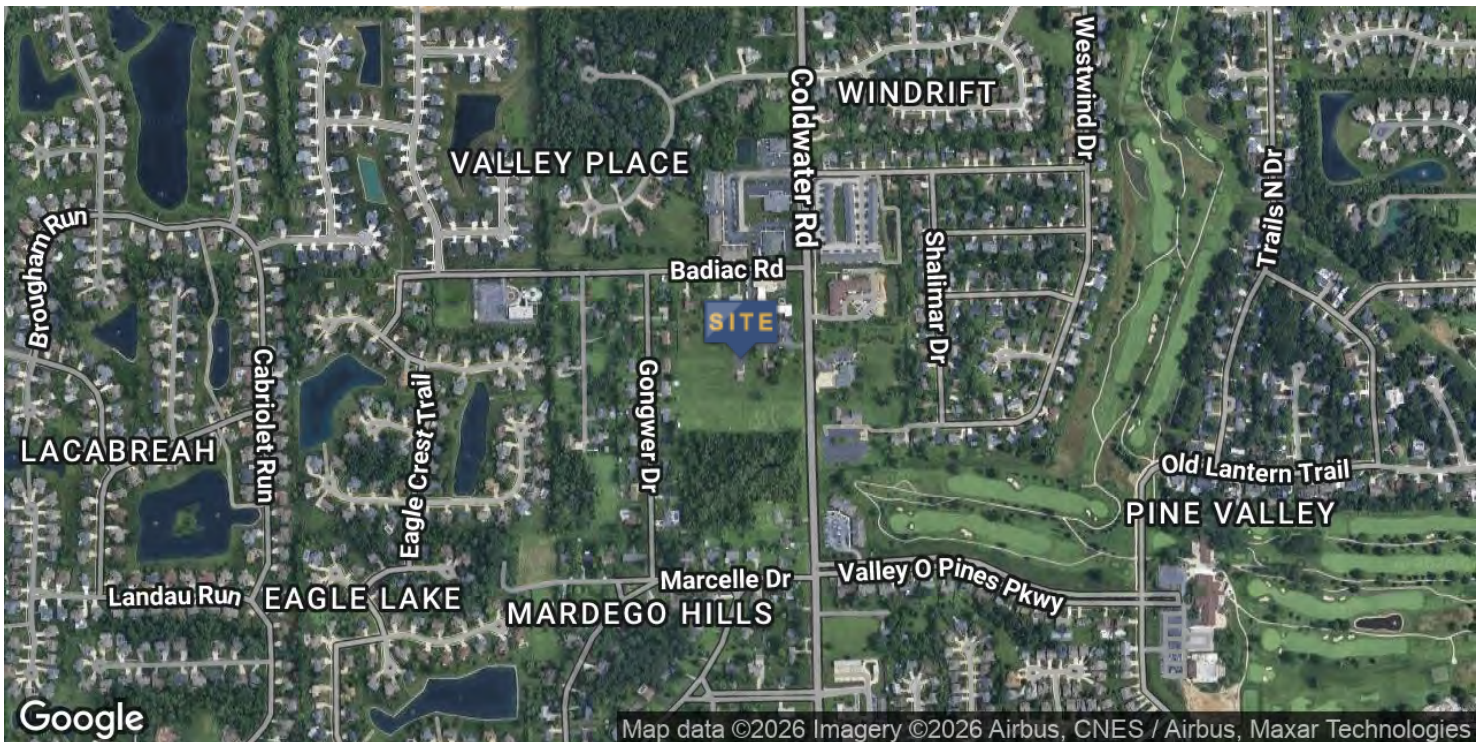
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LOCATION MAP

REDEVELOPMENT OPPORTUNITY



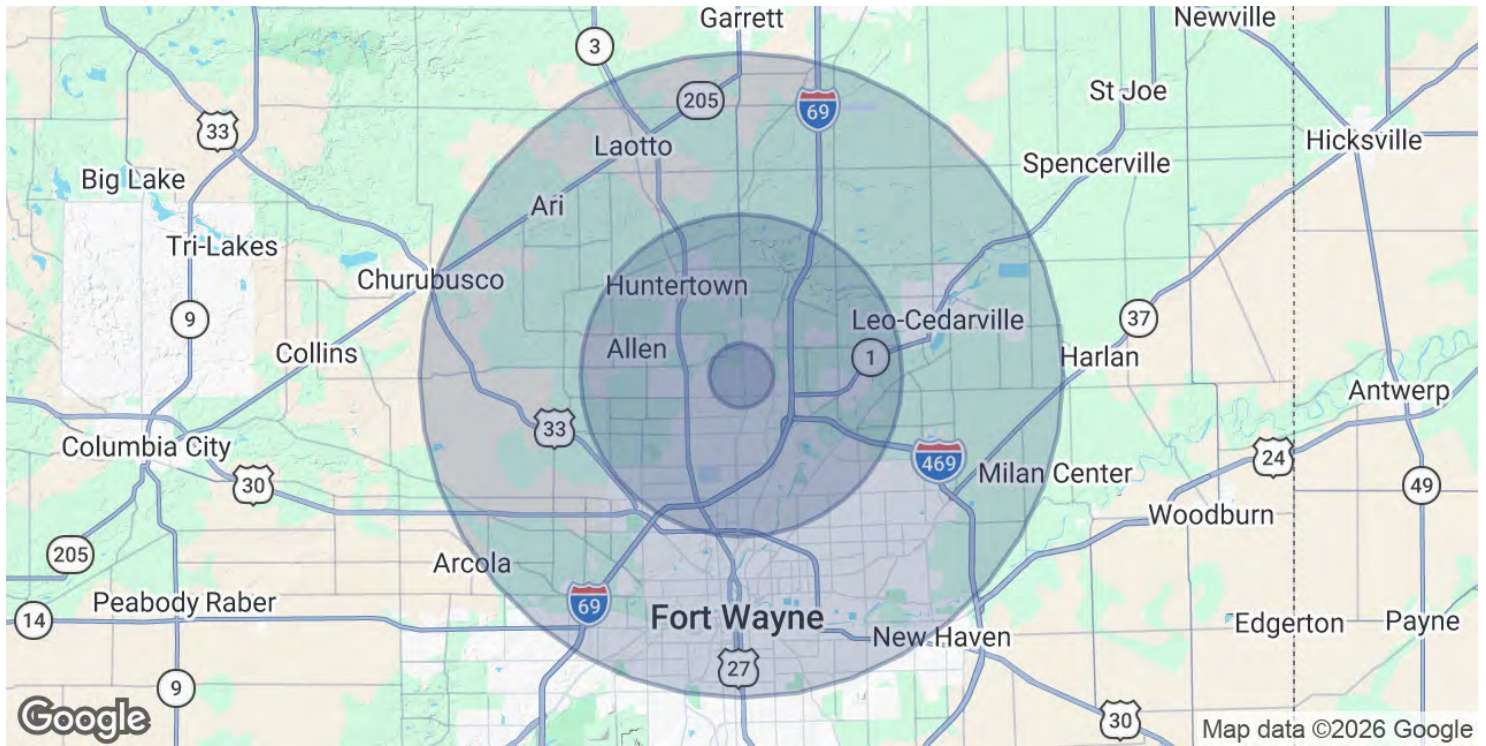
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DEMOGRAPHICS MAP & REPORT

REDEVELOPMENT OPPORTUNITY



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,515	89,446	264,052
Average Age	45.4	37.5	36.3
Average Age (Male)	44.5	35.9	34.8
Average Age (Female)	46.9	39.3	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,705	37,208	113,196
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$97,332	\$80,869	\$66,812
Average House Value	\$202,503	\$156,599	\$137,052

2020 American Community Survey (ACS)



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