

# 11605 FONDWOOD DRIVE FORT WAYNE, IN 46845



## PROPERTY HIGHLIGHTS

- Near Parkview Reginal Medical Center, Park Place Sr. Living and Steeple Chase Apartments, Trine University
- Development site in middle of growing area of Fort Wayne
- Multi-Family, Office, Residential potential development
- Surrounded by R3-Multi-Family, C2-Limited Commercial & C1-Professional Office Zoning
- Easy access to I-69 to the west and Dupont Road to South and union chapel to North.

## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 11605 Fondwood Drive, Fort Wayne, IN. This expansive property presents an excellent prospect for land and office investors seeking a strategic development site in a high growth . With its ideal location in a Multi-Family zone, the potential for multi-family, office, and residential development is outstanding. Adjacent to R-3 Multi-Family, C-2 Limited Commercial, and C-1 Professional Office zoning, this property offers versatile options. Positioned near from Parkview Regional Medical Center, Park Place Senior Living, and Steeple Chase Apartments, this property promises immense potential in a rapidly growing, high demand area.

## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	4.7 Acres
Price Per Acre:	\$169,148.93

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,350	12,600	41,751
Total Population	5,819	32,793	106,657
Average HH Income	\$128,512	\$124,545	\$109,904

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**Acadia**  
COMMERCIAL

# 11605 FONDWOOD DRIVE

## FORT WAYNE, IN 46845

**Sale Price** **\$795,000**

### LOCATION INFORMATION

Street Address	11605 Fondwood Drive
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Market	Multi-Family
Sub-market	Retail
Cross-Streets	Diebold Rd
Township	Perry
Side of the Street	North

### BUILDING INFORMATION

Number of Lots	1
Best Use	Multi-Family / Retail

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multi-Family / Office
Zoning	A1 - Agricultural
Lot Size	4.7 Acres
APN #	02-02-36-100-017.000-057
Lot Frontage	452 ft
Lot Depth	460 ft
Power	Yes

### UTILITIES & AMENITIES

Electrical	AEP
Gas	NIPSCO
Water/Sewer	Well/Septic

### SALE PRICING

Price Per Acre	\$169,150.00
Price Per SF	\$3.88

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ADJACENT TO MAJOR MEDICAL CENTER



SURROUNDED BY R1 AND R3

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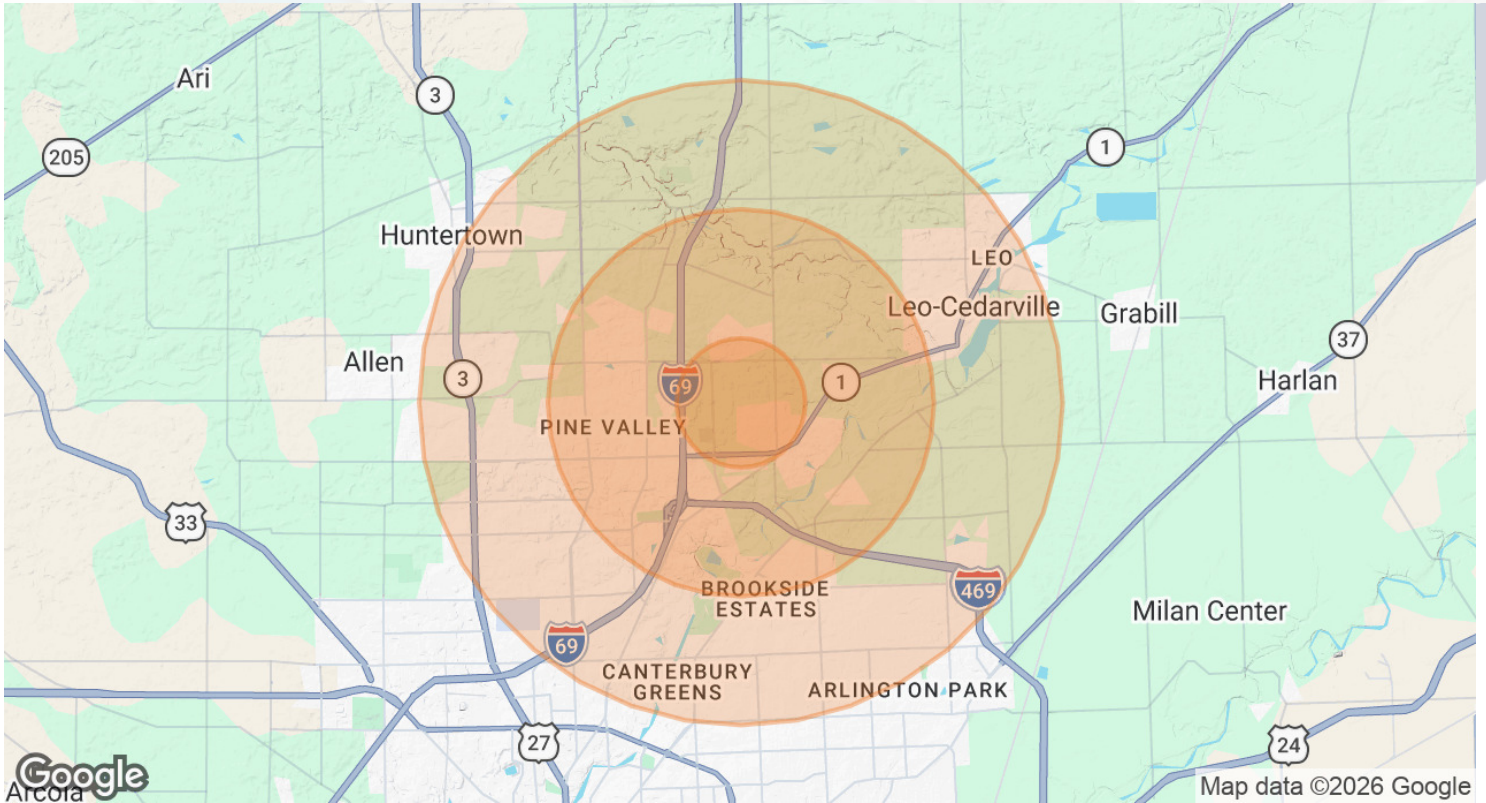
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## FORT WAYNE, IN 46845



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,819	32,793	106,657
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,350	12,600	41,751
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$128,512	\$124,545	\$109,904
Average House Value	\$348,864	\$328,992	\$280,962

Demographics data derived from AlphaMap

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