



9026-9122 ILLINOIS ROAD

FORT WAYNE, INDIANA 46804

PROPERTY HIGHLIGHTS

- 10.18 Acres available (divisible)
- Ideal use for retail, office, medical, restaurant, multifamily, and senior living
- Strong demographic area
- Traffic counts of over 26,000 VPD



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
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260.452.5153
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General Property Information

Name	9026-9122 Illinois Road	Parcel Number	02-11-02-376-008.000-075 02-11-02-356-022.000-075 02-11-02-356-021.000-075
Address	9026, 9130 & 9122 Illinois Road	Acreage Size	10.18 Acres
City, State, Zip	Fort Wayne, IN 46804	Frontage	375' on Illinois Road
County	Allen	Depth	1,275' at the deepest point
Township	Aboite	Zoning	AR

Utilities

Electric	I&M
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	1.5 Miles
Nearest Highway	Hwy 24
Distance	3 Miles
Traffic Count	34,232 S Hadley Rd & Illinois Rd 18,709 S Scott Rd & Illinois Rd

Sales Information

Annual Taxes	\$7,631.12	Sale Price	See next page for pricing
Tax Yr./Pay Yr.	2022/2023	Terms	Cash at Closing

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PARCEL PRICING

	ACREAGE	PRICE
Parcel 1	3.64 AC	\$412,087.91 per acre
Parcel 2	2.54 AC	\$393,700.78 per acre
Parcel 3	4 AC	Negotiable

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SITE

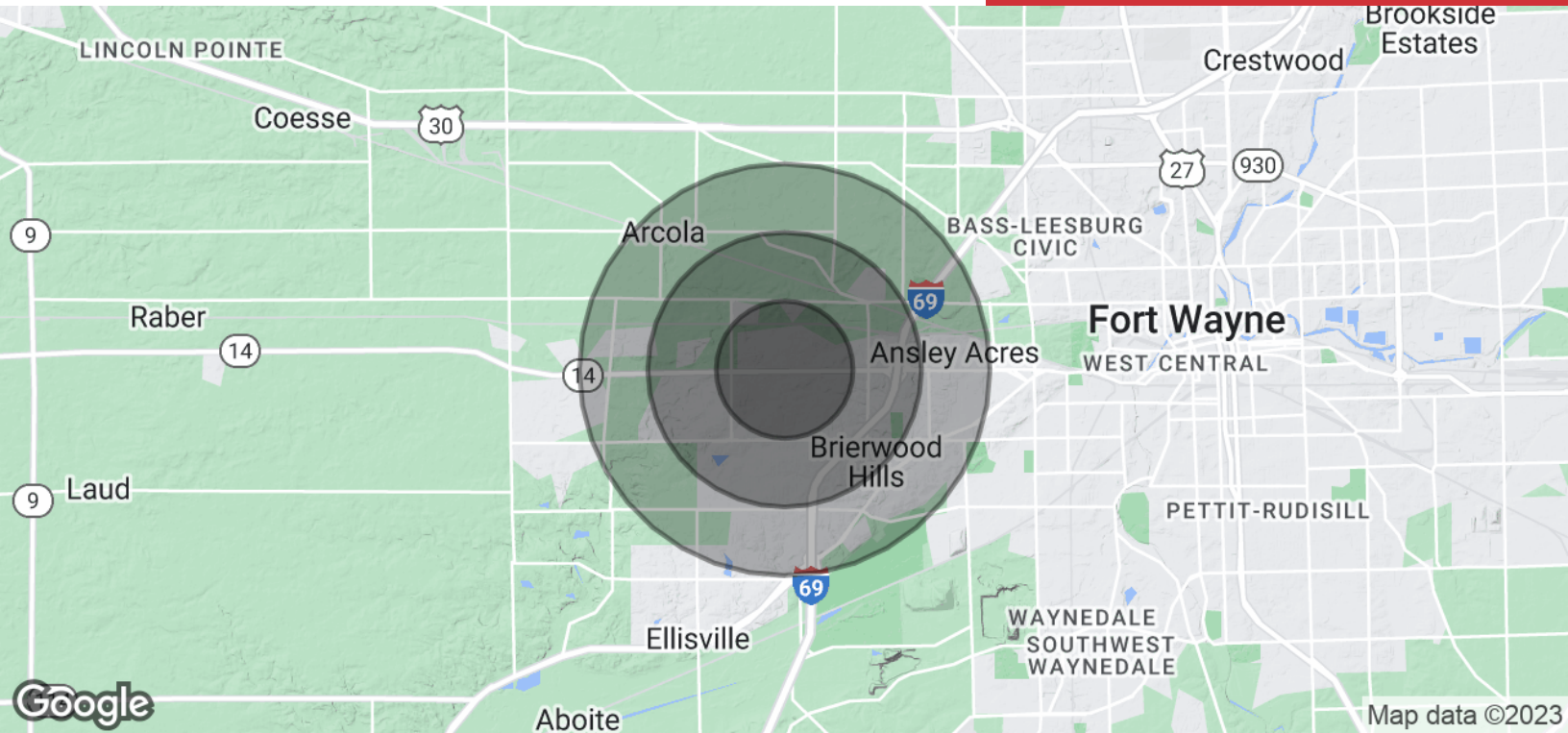
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,954	19,065	31,721
Average Age	37.6	40.6	39.4
Average Age (Male)	35.9	39.1	38.2
Average Age (Female)	37.3	40.9	40.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,684	7,725	13,452
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$107,204	\$111,029	\$102,712
Average House Value	\$216,034	\$219,816	\$205,581

* Demographic data derived from 2020 ACS - US Census

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