



Meyer Rd Land

3800 Meyer Rd
Fort Wayne, IN 46806

Industrial Land For Sale

The land site for sale is at the corner of Oxford St and Meyer Rd south of New Haven. This parcel is 67.67 acres, and it is zoned I3 - Heavy Industrial. The location has good traffic counts and is near a popular industrial sector of Fort Wayne, close to many businesses such as Indiana Auto Auction, Service Electric, Summit Mechanical Services, Trelleborg Sealing Solutions, and Google Data Center.

Property Highlights

- ▶ +/- 67 AC
- ▶ Easy access to I-469 and SR 930
 - ▷ 18,000 VPD I-469
 - 8,000 VPD Meyer Rd
 - 6,200 VPD Moeller Rd
- ▶ **For Sale: \$35,000/AC**



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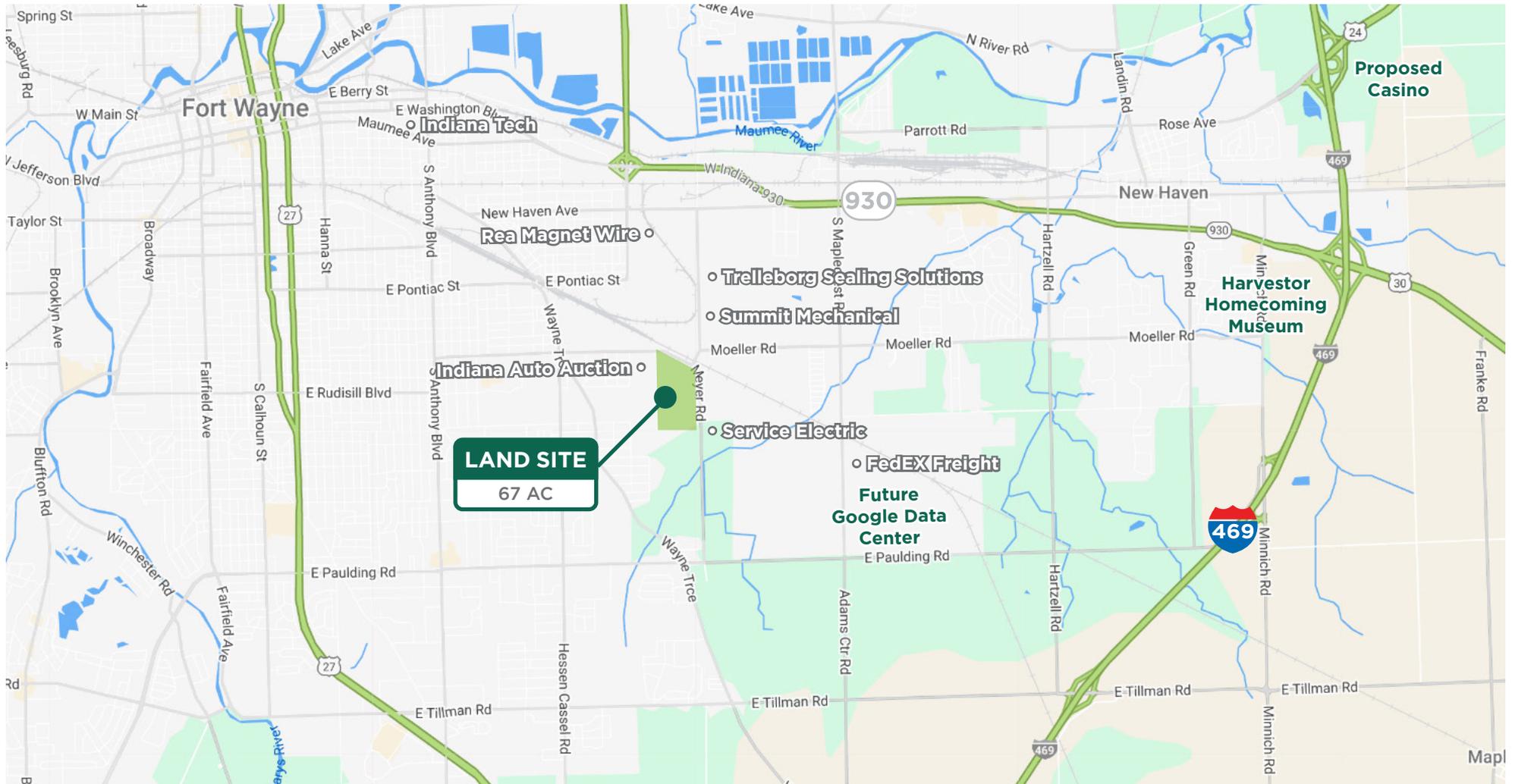
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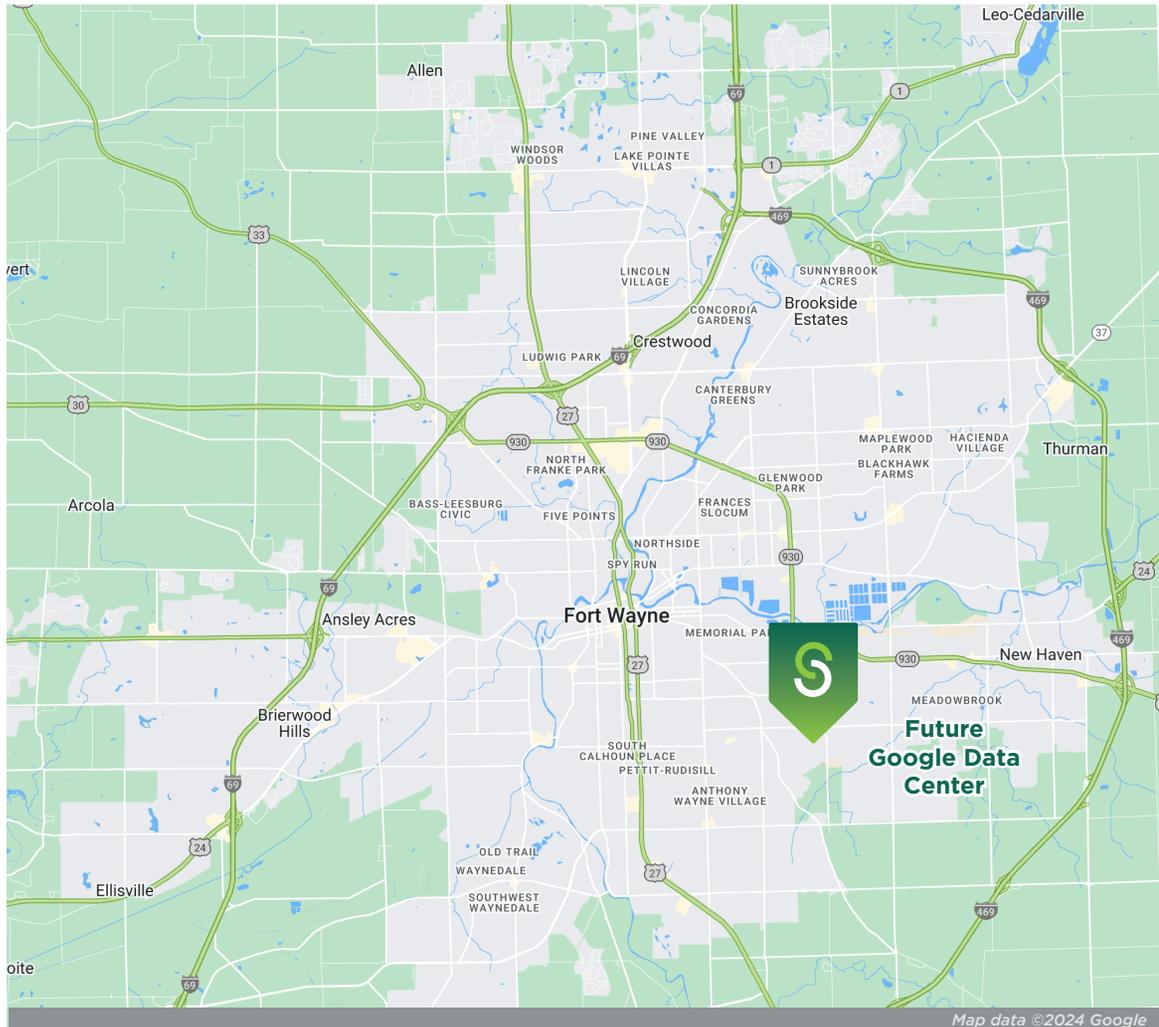
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Excellent Location

The Meyer Road land is situated on the east side of Fort Wayne within an industrial corridor that is home to various businesses. It provides quick access to downtown New Haven, convenient access to I-469, and is a short drive away from downtown Fort Wayne.

In addition, Google has recently announced plans to construct a new 12-building data center south of this land listing. With this major development already in progress and more coming, now is the time to seize this opportunity!

46806 DEMOGRAPHICS

Population	26,083
Median Age	31.2
Avg. Household Income	\$69,477
Number of Households	9,865

Source: 2020 Census

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**Meyer Rd Land**

3800 Meyer Rd
Fort Wayne, IN 46806

**PROPERTY INFORMATION**

Address	3800 Meyer Rd
City, State, Zip	Fort Wayne, IN 46806
County	Allen
Township	Adams
Parcel Numbers	02-13-17-400-003.000-077
2023 Tax/Payable 2024	\$1,467.76

SALE INFORMATION

Price	\$35,000/AC
Terms	Cash at Closing

AVAILABLE LOTS

Lot Number	Size	Rate
• Lot 1	67.67	\$35,000/AC

SITE DATA

Site Acreage	67.67
Zoning & Description	I3, Heavy Industrial
Nearest Interstate	I-469
Nearest Rail Service	NA
Traffic Count	13,200 VPD (Area Counts)

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

ADDITIONAL INFORMATION

- Adjacent to Indiana Auto Auction
- Surrounded by industrial
- Excellent development opportunity

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About Fort Wayne

As one of the *fastest growing metropolitan areas in the Great Lakes region*, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent *unemployment rate under 3%*.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its *low cost of living and idyllic neighborhoods*, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



TINCAPS BASEBALL AT PARKVIEW FIELD

#1
Best Place to Move
(Reader's Digest, 2022)

2nd
Largest City in Indiana



ELECTRIC WORKS



FORT WAYNE CHILDREN'S ZOO

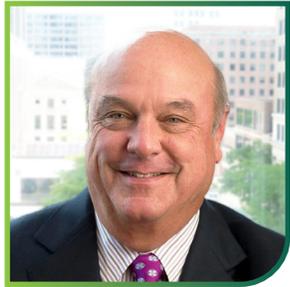


JOHNNY APPLESEED FESTIVAL

7+
Million Visitors Annually



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TI Source Project Management

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TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



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