

DEVELOPMENT LAND

11736 LIMA RD | FORT WAYNE, IN 46818



DENNIS CALLISON

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KIENAN O'ROURKE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,025,000
Lot Size:	1.81 Acres
Price / Acre:	\$566,298
Year Built:	1947
Zoning:	A-1

PROPERTY OVERVIEW

Introducing an exceptional development opportunity located at 11736 Lima Rd in Fort Wayne, IN. This property, is ideally situated in the thriving North Fort Wayne area. Approximately 135' of prime frontage along Lima Rd (SR 3), with a daily traffic count exceeding 28,000 vehicles, this property offers unparalleled visibility and accessibility. Positioned just south of CVS with shared access, it presents potential for commercial re-zoning, making it a prime prospect for land or retail investors seeking a strategic foothold in this rapidly growing area.

PROPERTY HIGHLIGHTS

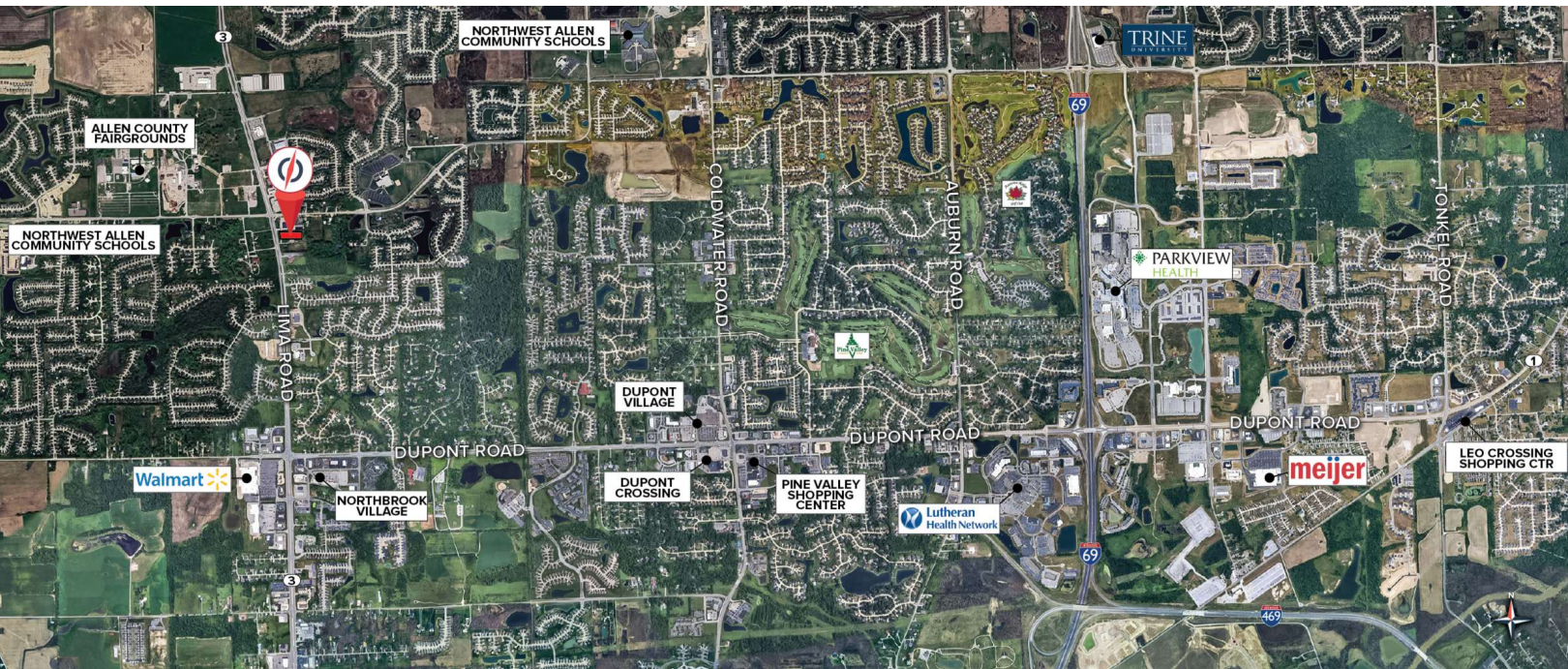
- Excellent location in one of the fastest growing areas of Fort Wayne.
- Access from both Lima (SR 3) and Carroll Roads.
- Located just South of CVS with shared access with CVS to Lima Road with two curb cuts existing.
- Commercial re-zoning potential.
- Approximately 135' of frontage along Lima Rd (SR 3) where over 28,000+ vehicles travel by daily.

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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE	\$1,025,000
AVAILABLE	1.81 AC

LOCATION INFORMATION

Street Address	11736 Lima Rd
City, State, Zip	Fort Wayne, IN 46818
County/Township	Allen/Perry
Cross Streets	Carroll Rd & Lima Rd
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	SR 3

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	A-1
Lot Size	1.81 Acres
APN#	02-02-32-126-002.000-057
	02-02-32-126-003.000-057
Lot Frontage	135
Lot Depth	589
Traffic Count Street	Lima Rd (SR 3) - 28,895 VPD

LAND

Number Of Parcels	1
Best Use	Retail Development
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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