

HIGHLIGHTS:

- Prime 1.87-Acre Development Site with 400 Feet of Frontage and visibility along E. Coliseum Blvd. (US 930) with 26,939 vehicles per day (AADT)
- Ideally Situated Near Purdue University Fort Wayne (PFW), Ivy Tech Community College, and Indiana University Fort Wayne
- Highly Visible and Accessible Location just 3.4 miles from I-69, surrounded by steady commercial and residential growth

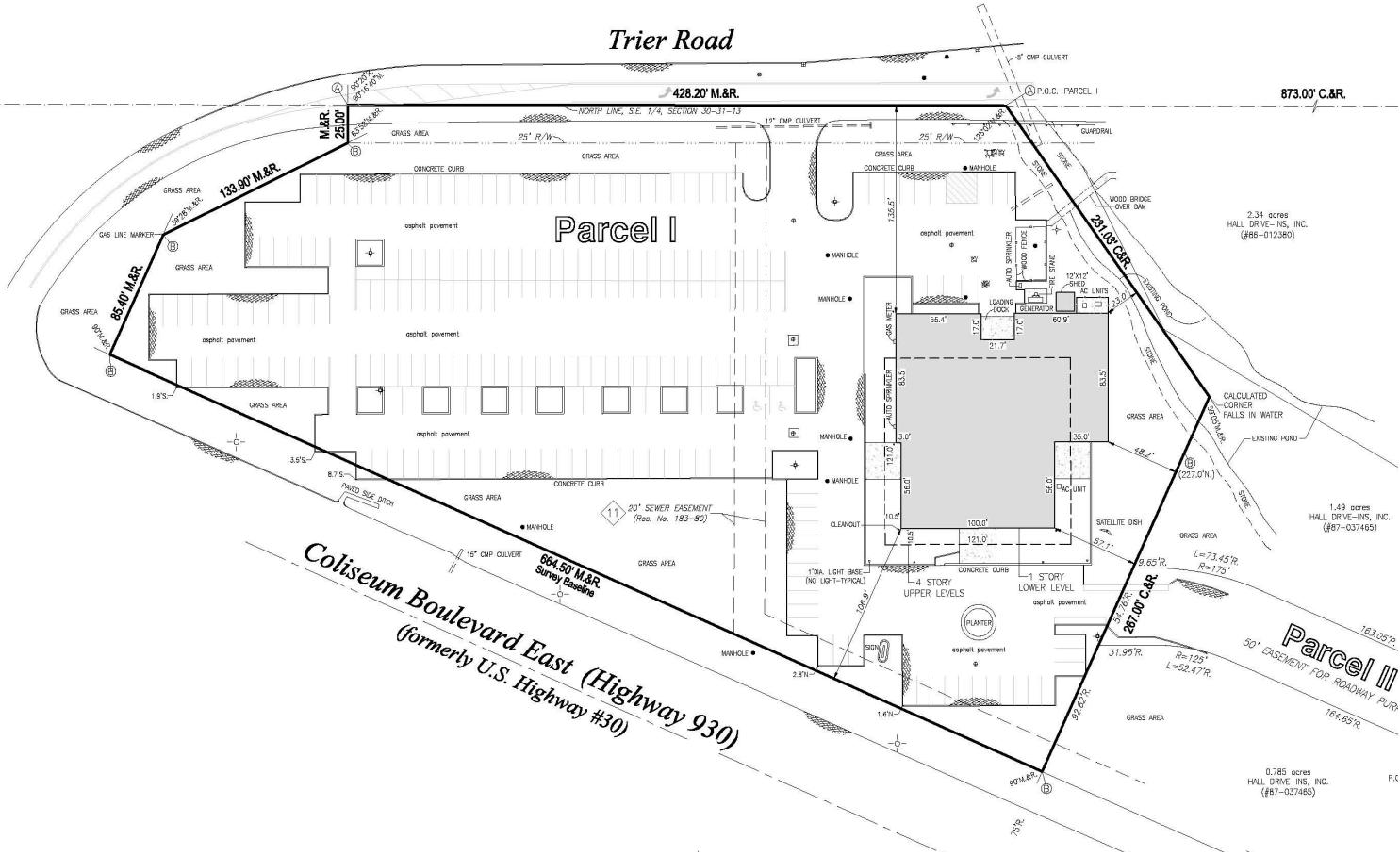
Build to Suit - Contact Broker for More Information





2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,708	84,031	189,651
Avg. H/H Income	\$83,941	\$73,259	\$85,525



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

Property Information

Annual Taxes	TBD
Tax Year / Pay Year	2024 / 2025

Property Highlights

Parcel Number	Part of Parcel 02-08-30-426-001.000-072
Address	2827 Rupp Drive
City / State / Zip	Fort Wayne / IN / 46815
Sale / Lease	Sale
Land Size	1.87 Acres
Number of Parcels	One
Zoning	R3
Dimensions	Irregular
Frontage	400' on E. Coliseum Blvd.
Traffic Count	26,939 AADT on E. Coliseum Blvd.
Nearest Highway	Located Directly off of US 930 (E. Coliseum Blvd.)
Distance to Interstate	3.4 Miles to I-69
Distance to Airport	14.4 Miles to Fort Wayne International Airport



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