



## Inverness Park Land

7621 Illinois Road  
Fort Wayne, IN 46804



## Land For Sale on Illinois Road

New development opportunity with approximately 270' frontage on Illinois Road. This site has high traffic counts of over 26,000 VPD and excellent demographics. The site is located less than a half-mile west of I-69. The full 12.4 acres are being offered at \$2,488,624, but the owner will subdivide the parcel based on buyer's needs. All zoning is in place for subdivision.

## Property Highlights

- ▶ ± 12.4 acres on Illinois Road, near I-69
- ▶ High traffic counts
- ▶ Owner will subdivide if necessary
- ▶ All utilities to site
- ▶ Recently rezoned
- ▶ **FOR SALE: \$2,488,624**

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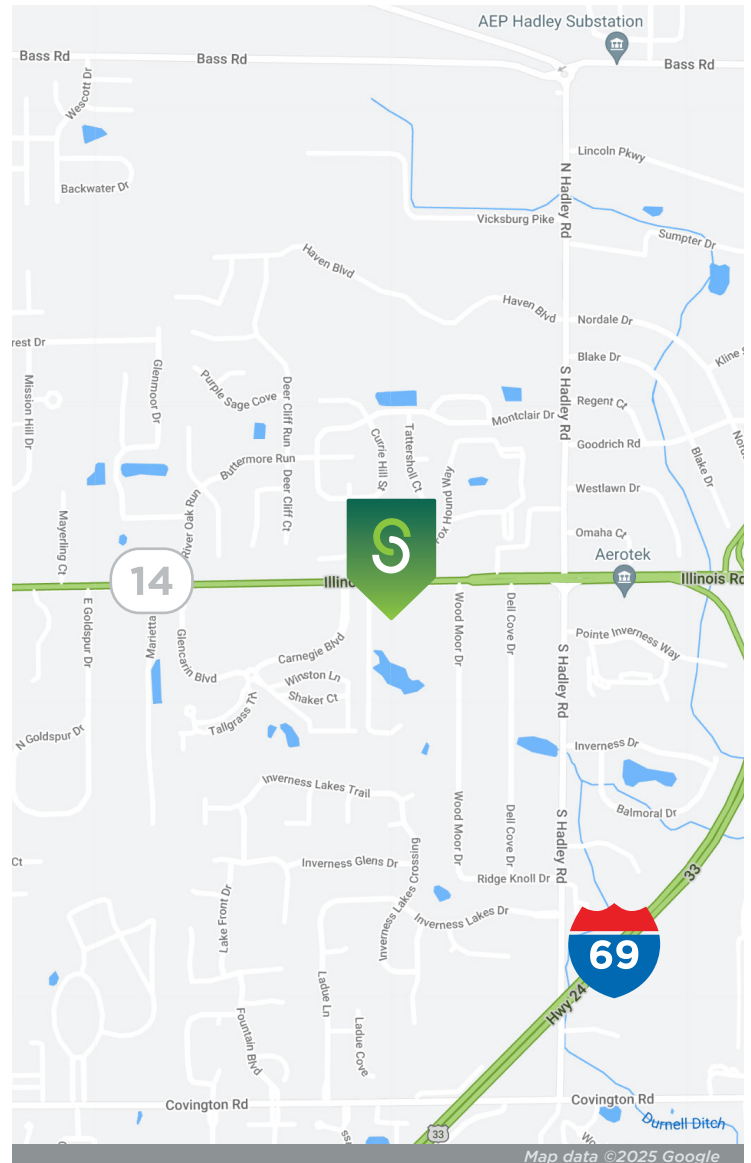
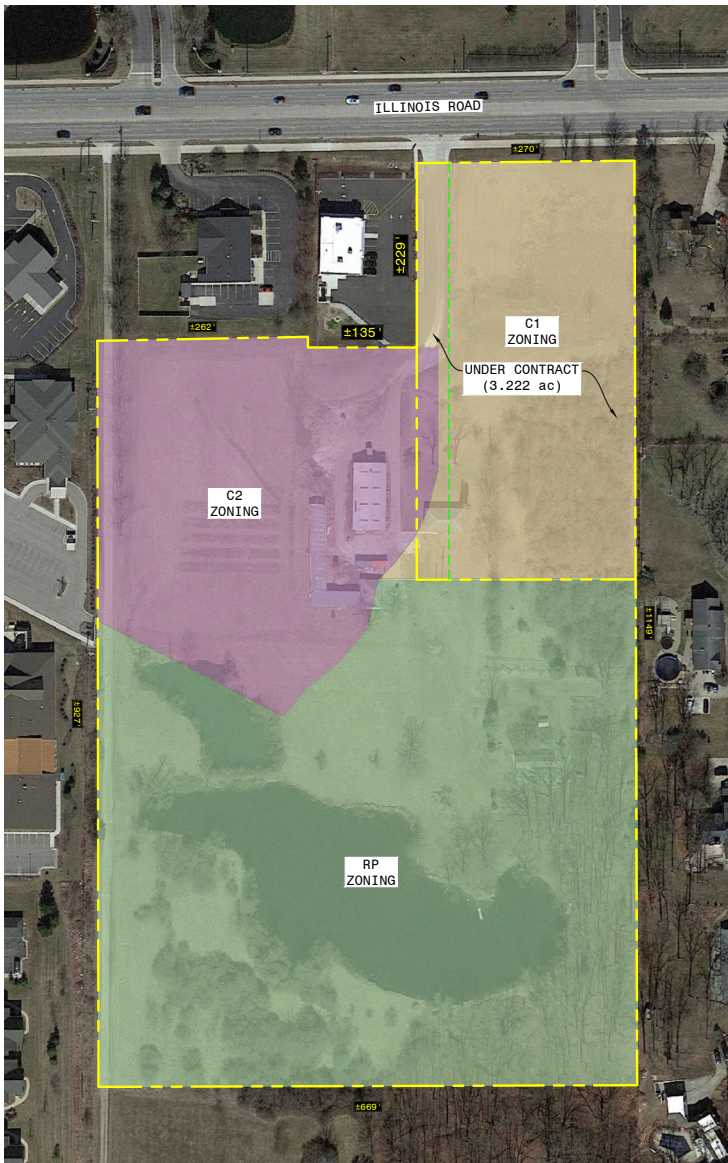
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### 46804 DEMOGRAPHICS

Population	29,177
Median Age	41.5
Avg. Household Income	\$107,496
Number of Households	12,810

Source: 2020 Census

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### Excellent Location

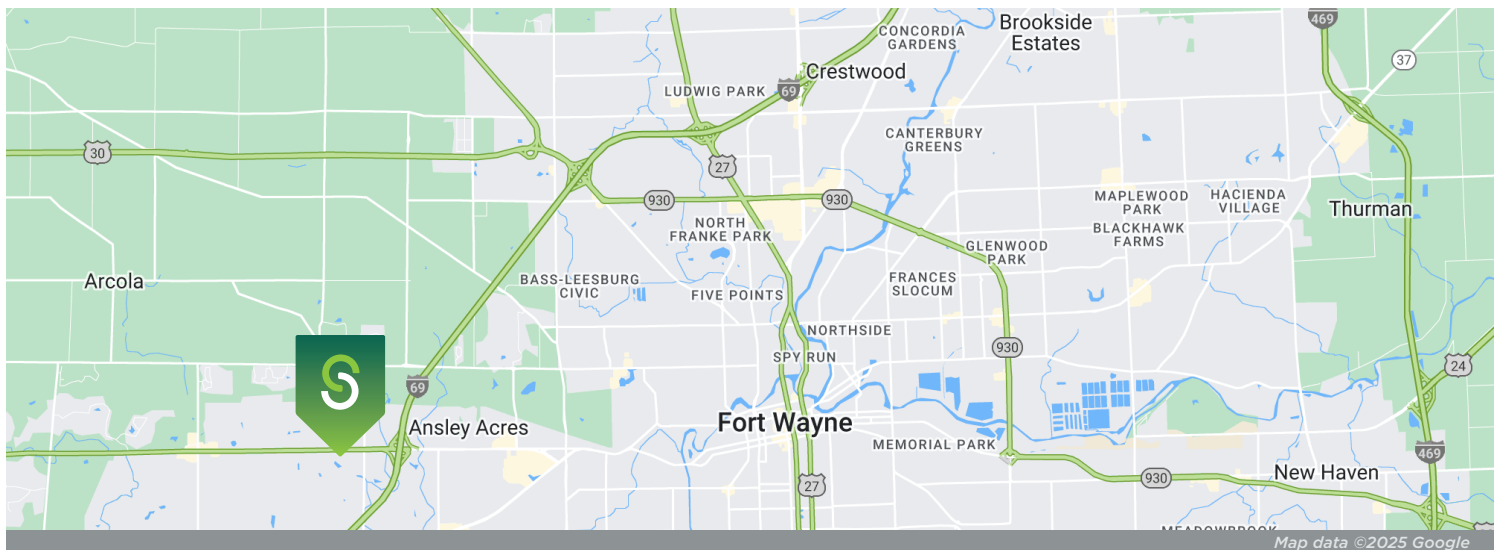
The land site at 7621 Illinois Road is located directly behind Sherwin-Williams Paint Store. It is also adjacent to Inverness Centre, which houses several businesses such as 1st Source Bank, Will Jewelers, and Parkview Physicians Group. Just west on Illinois Road, find Shigs in Pit BBQ along with the newly built and opened Wings Etc. The site is also just a few minutes from I-69, and about half a mile from the interchange.





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## Inverness Park Land

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### PROPERTY INFORMATION

Address	7621 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-12-101-003.000-075



### SALE INFORMATION

Price	\$2,488,624
Terms	Cash at close

### AVAILABLE LOTS

Lot Number	Size	Rate	Total
• 1	3.4 AC	\$367,647.06/AC	\$1,250,000
• 2	± 9 AC	\$137,624.89/AC	\$1,238,624

### SITE DATA

Site Acreage	± 12.4 AC total
Zoning & Description	Lot 1 - C2; Lot 2 - RP
Nearest Interstate	I-69
Traffic Count	26,200 VPD - Illinois Road

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

### ADDITIONAL INFORMATION

- ± 12.4 AC on Illinois Road/SR 14
- High traffic counts
- Excellent income demographics
- Recently rezoned
- Owner will subdivide if necessary
- All utilities to site

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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%**.

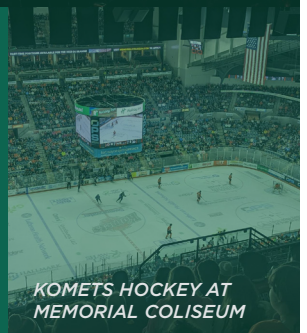
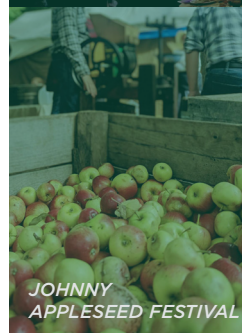
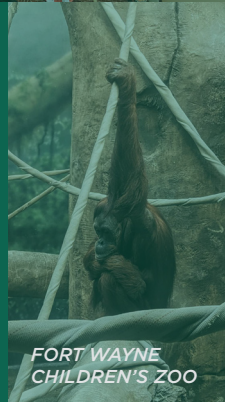
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.





**Barry Sturges, CPM®**  
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**Ian Smith**  
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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://TI-Source.com)

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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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.