

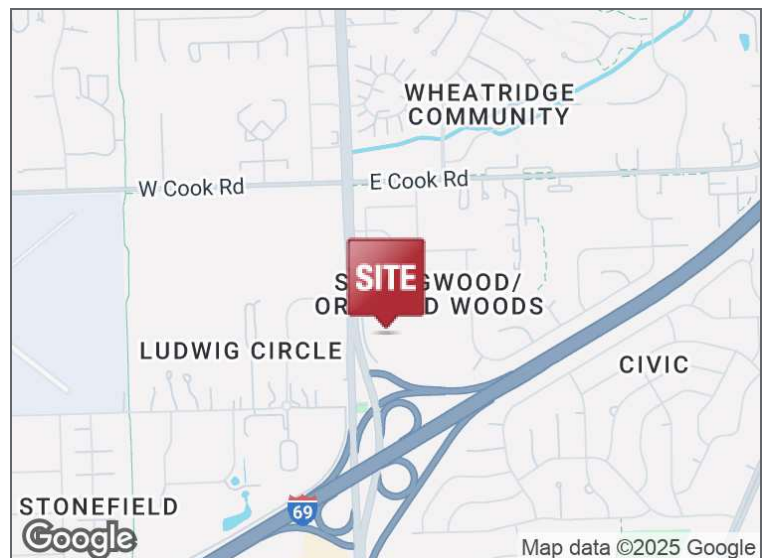


COLDWATER @ I-69

COLDWATER ROAD AT ELDERBERRY FORT WAYNE, INDIANA 46825

PROPERTY HIGHLIGHTS

- 13.51 Acres for sale zoned R-1
- Ideal for development - office, retail, multifamily, senior living, self storage
- Direct visibility from Coldwater Road
- Traffic count of 27,084 VPD on Coldwater Road
- Excellent demographics
- Located just south of Cook Road in north Fort Wayne



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

General Property Information

Name	Coldwater & I-69 Land	Parcel Number	Multiple
Address	Coldwater @ Elderberry	Acreage Size	13.51 Acres
City, State, Zip	Fort Wayne, IN 46825	Frontage	563.6' on Coldwater Rd.
County	Allen	Depth	1,127'
Township	Washington	Zoning	R-1

Utilities

Electric	I&M
Gas	NIPSCO
Water	City Utilities
Sewer	City Utilities

Major Roads

Nearest Interstate	I-69
Distance	Adjacent to
Traffic Count	27,084 VPD on Coldwater Rd.

Sales Information

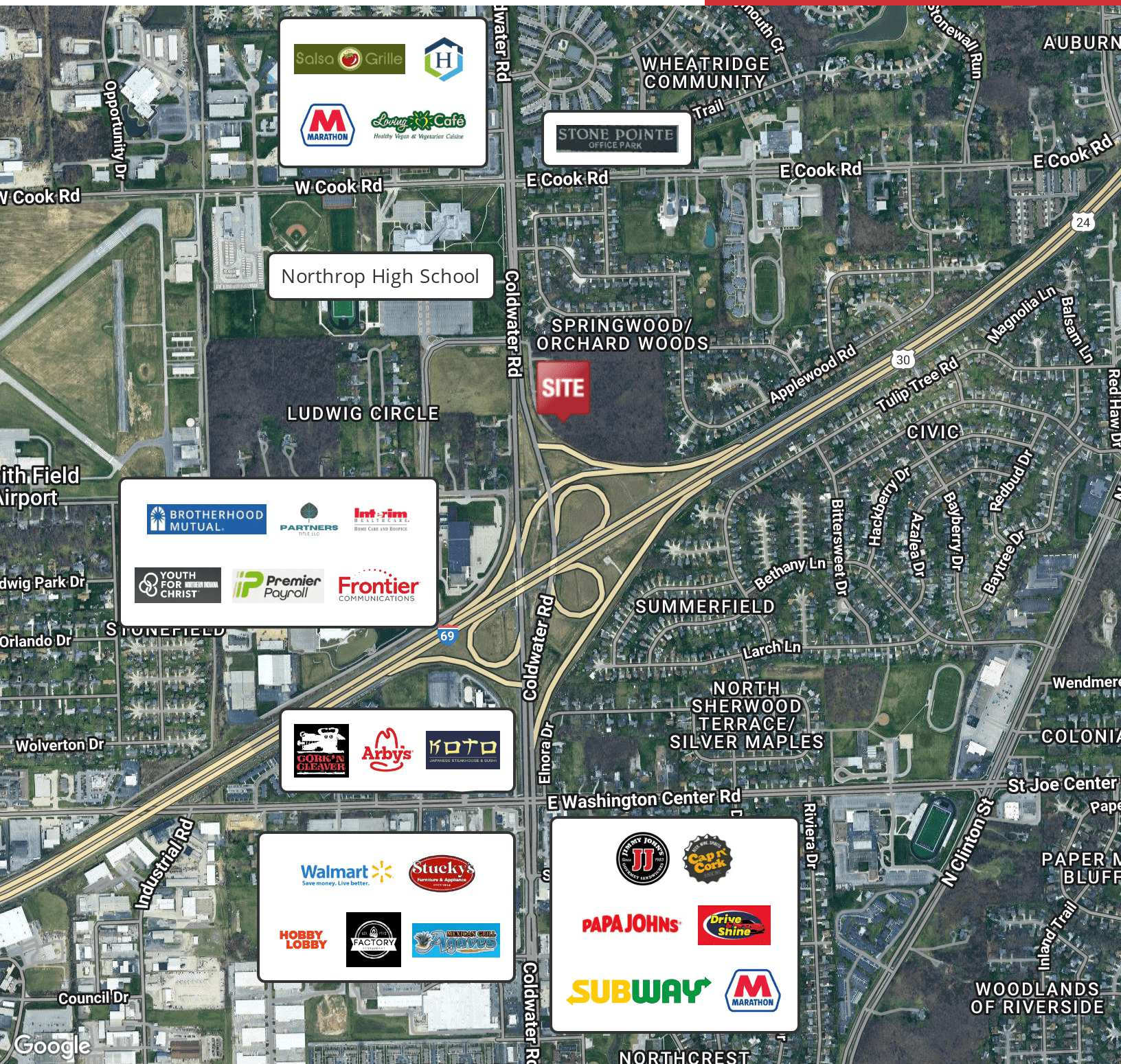
Annual Taxes	\$4,787.30	Sale Price	\$176,800/AC
Tax Yr./Pay Yr.	2024/2025	Terms	Cash at closing

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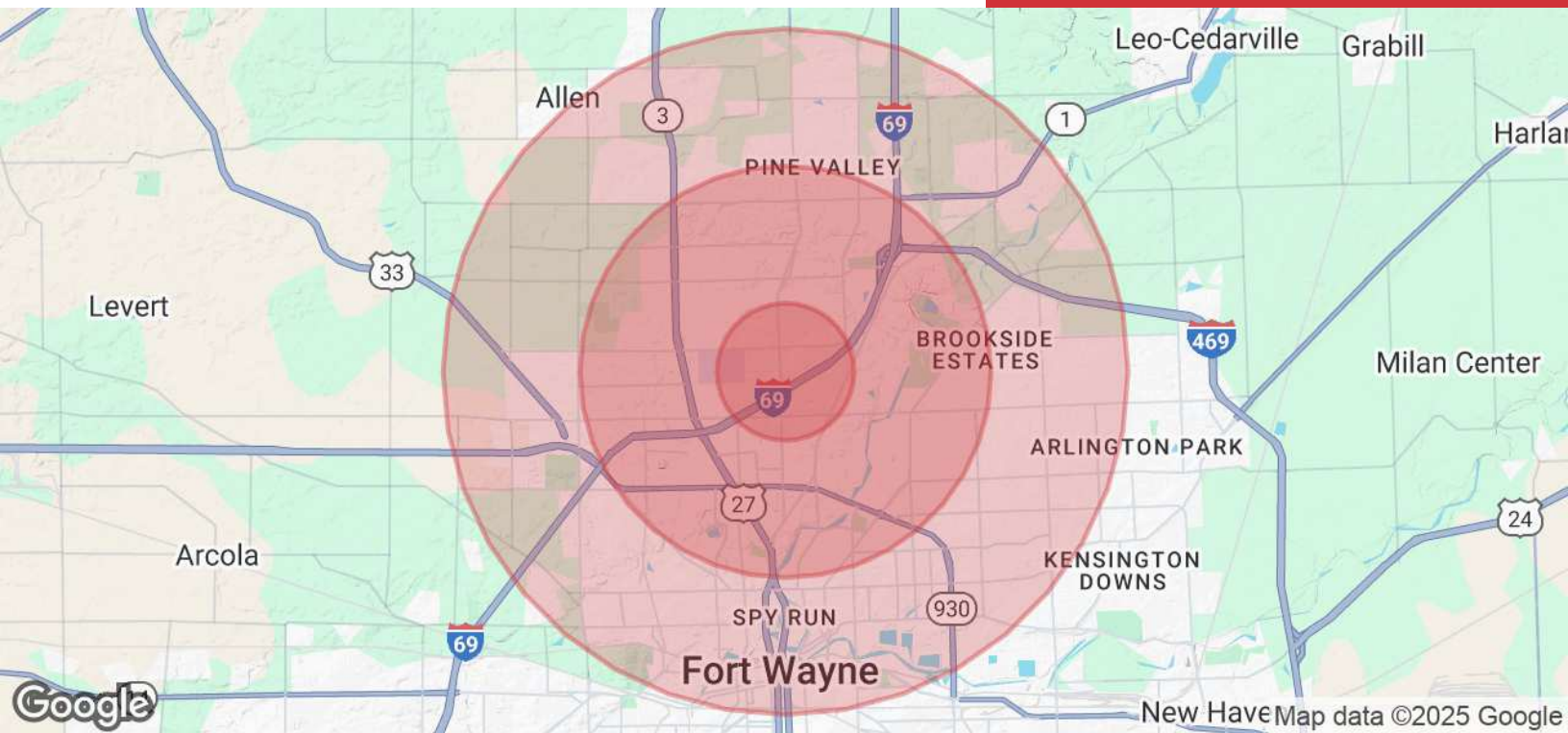
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,288	53,915	156,478
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,482	23,485	64,863
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$79,105	\$81,131	\$85,758
Average House Value	\$186,005	\$194,824	\$207,350

Demographics data derived from AlphaMap

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