



## PRIME LAND IN HIGH DEVELOPMENT CORRIDOR

6527 SR 930, FORT WAYNE, IN 46803

### PROPERTY HIGHLIGHTS

- 1,800 SF retail building
- Situated on 0.52 AC zoned C-4
- Consists of large open area, two offices, two restrooms, and former kitchen with floor drain and OHD
- Includes 12'x16'4" shed
- Located on busy SR 930 near Maplecrest Road with traffic counts of nearly 24,000 VPD
- Sale price: \$645,000



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Broker  
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## General Property Information

<b>Name</b>	6527 SR 930 E	<b>Parcel Number</b>	02-13-10-156-004.000-041
<b>Address</b>	6527 SR 930 E	<b>Total Building SF</b>	1,800 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46803	<b>Acreage</b>	0.52 AC
<b>County/Township</b>	Allen/Adams	<b>Year Built</b>	1977
<b>Parking</b>	Paved surface	<b>Zoning</b>	C-4

## Property Features

<b>Construction Type</b>	Brick	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Concrete slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Heating</b>	Yes	<b>Restrooms</b>	2
<b>Signage</b>	Pylon with reader board	<b>Central Air</b>	Yes

## Utilities

<b>Electric</b>	I&M
<b>Gas</b>	NIPSCO
<b>Water</b>	City of New Haven
<b>Sewer</b>	City of Fort Wayne

## Major Roads

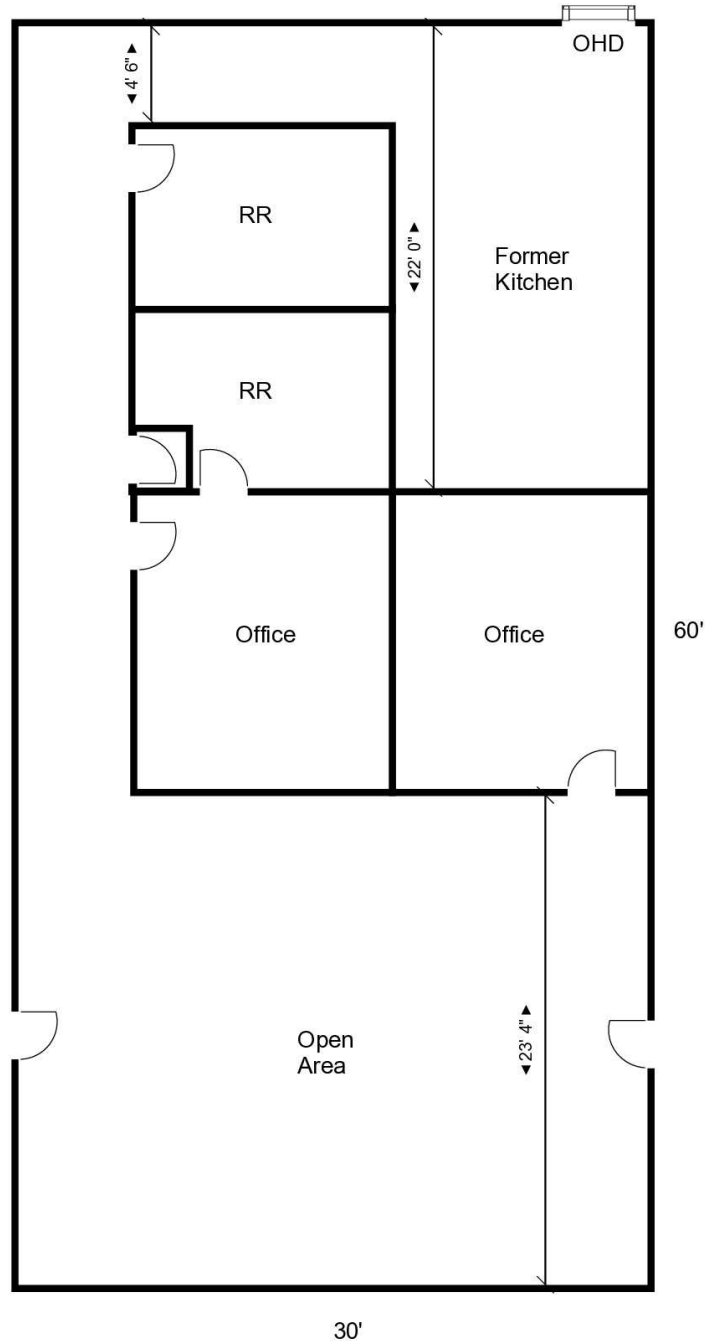
<b>Nearest Interstate</b>	I-469
<b>Distance</b>	3.5 Miles
<b>Nearest Highway</b>	SR 930
<b>Distance</b>	0.01 Miles
<b>Traffic Count</b>	23,802 VPD

## Sale Information

<b>Annual Taxes</b>	\$3,044.52	<b>Sale Price</b>	\$645,000
<b>Tax Yr./Pay Yr.</b>	2024/2025	<b>Terms</b>	Cash at closing

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### PROPOSED DEVELOPMENT PLAN

- 8 Units of 4-Plexes
- 28 Units of Bungalow Courts
- 60 Units of Rowhouses
- 32 Units of Duplexes
- 16 Units of ADUs
- 310 Units of apartments with loft
- 400 Units of apartments above retail
- 80,000 SF of office space
- 142,500 SF of retail space

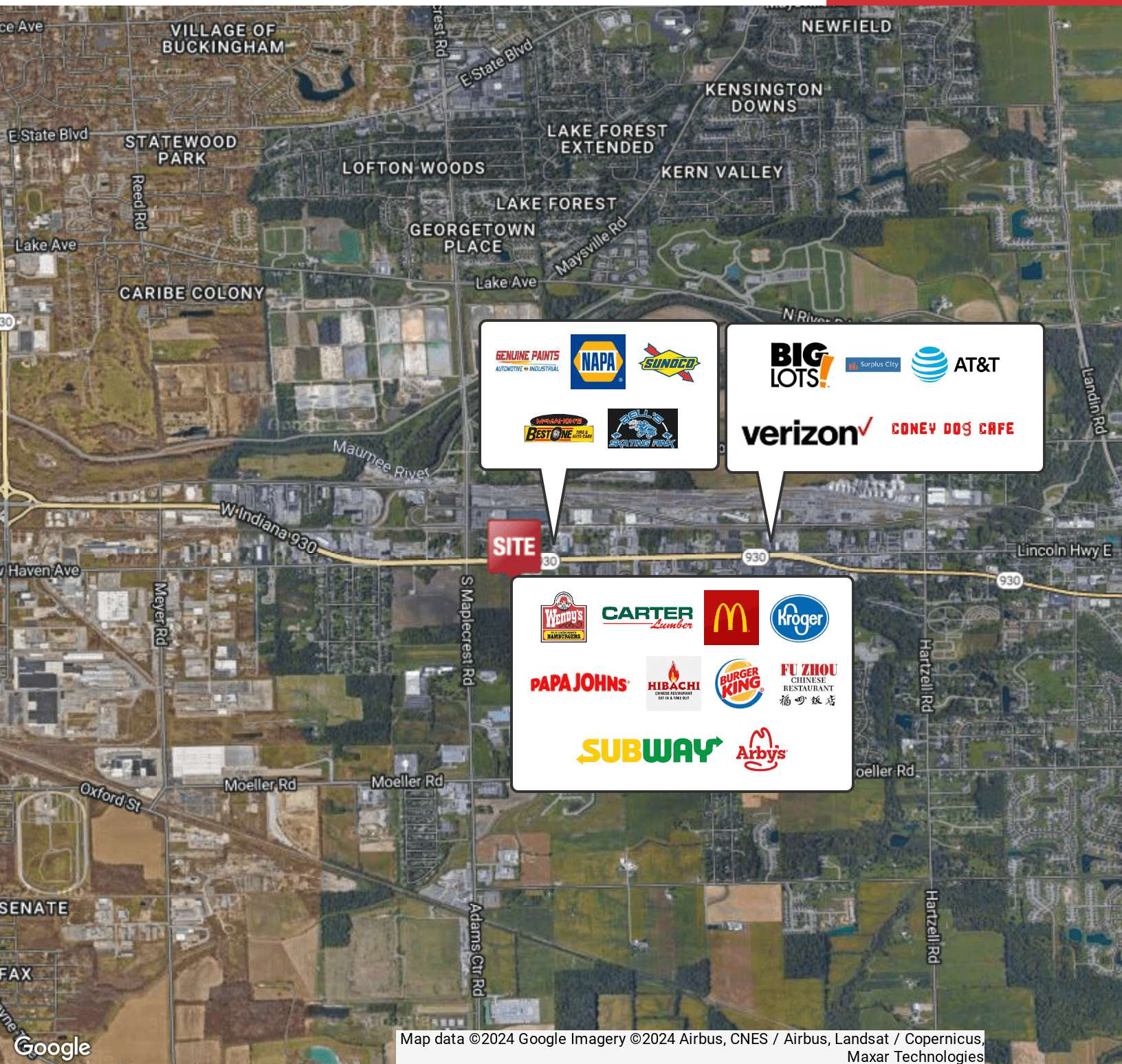
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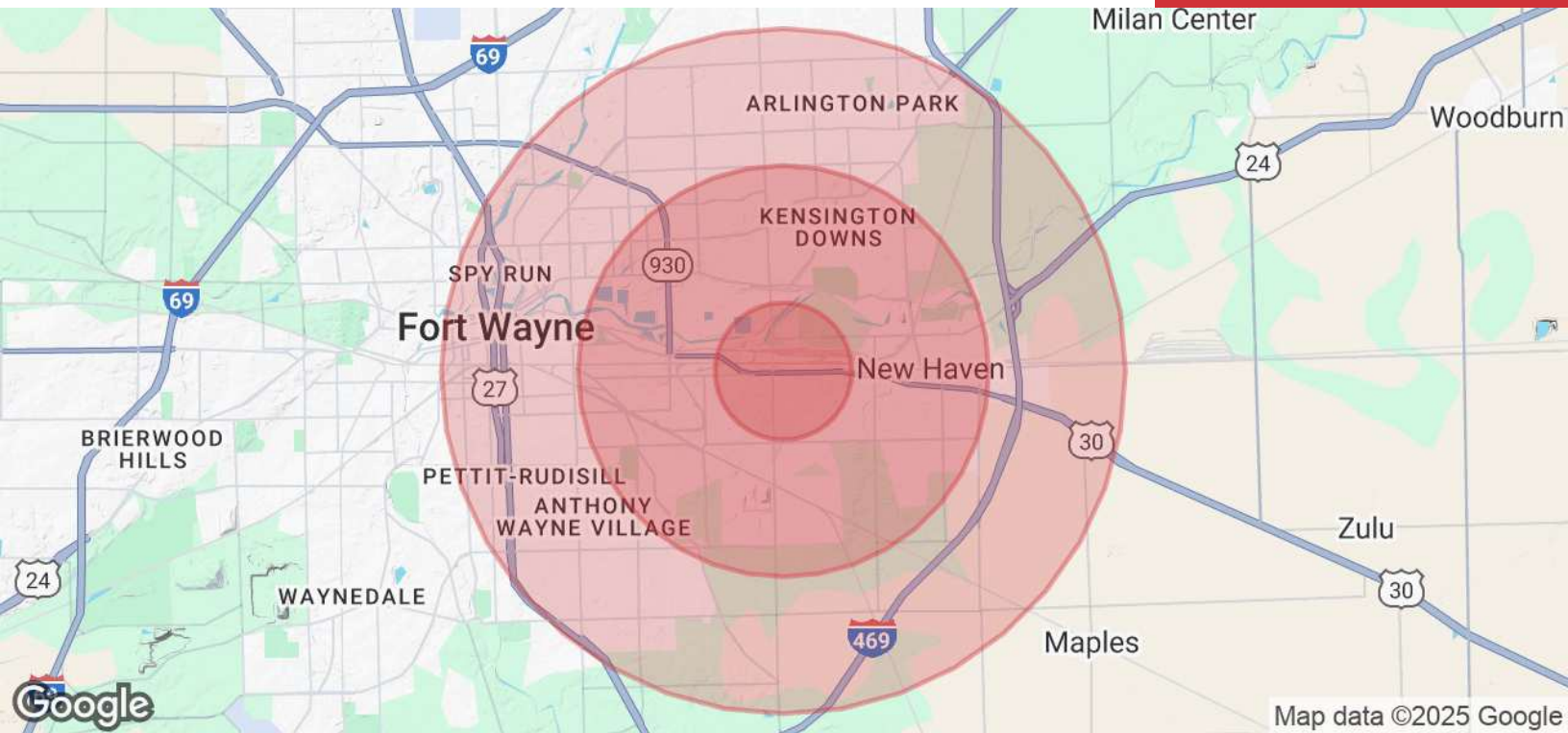
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,018	44,983	146,814
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	39	41	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	814	18,192	57,932
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,859	\$72,926	\$68,486
Average House Value	\$160,712	\$169,299	\$159,708

Demographics data derived from AlphaMap

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