

SALE



LAND

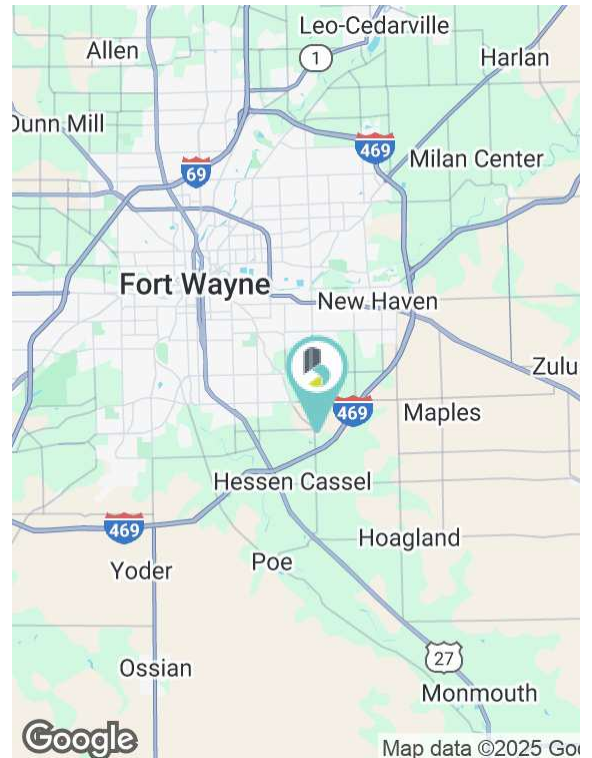
PRIME DEVELOPMENT OPPORTUNITY



9024 WAYNE TRACE, FORT WAYNE, IN 46816

## PROPERTY HIGHLIGHTS

- Approximately 43.78 acres of land positioned near I-469 and Wayne Trace
- Strategic location offering excellent access and visibility
- Situated on a hard corner with a roundabout
- One minute from the I-469 and Adams Center Road Exit 13, and a mile from the new Google site, providing easy access to major routes and nearby municipalities
- City sewer installation planned, enhancing infrastructure for various development possibilities
- Attractive location for a range of development projects
- Ideal for multi-family, healthcare, or industrial use



SALE PRICE

CONTACT BROKER

**BRADLEY COMPANY**  
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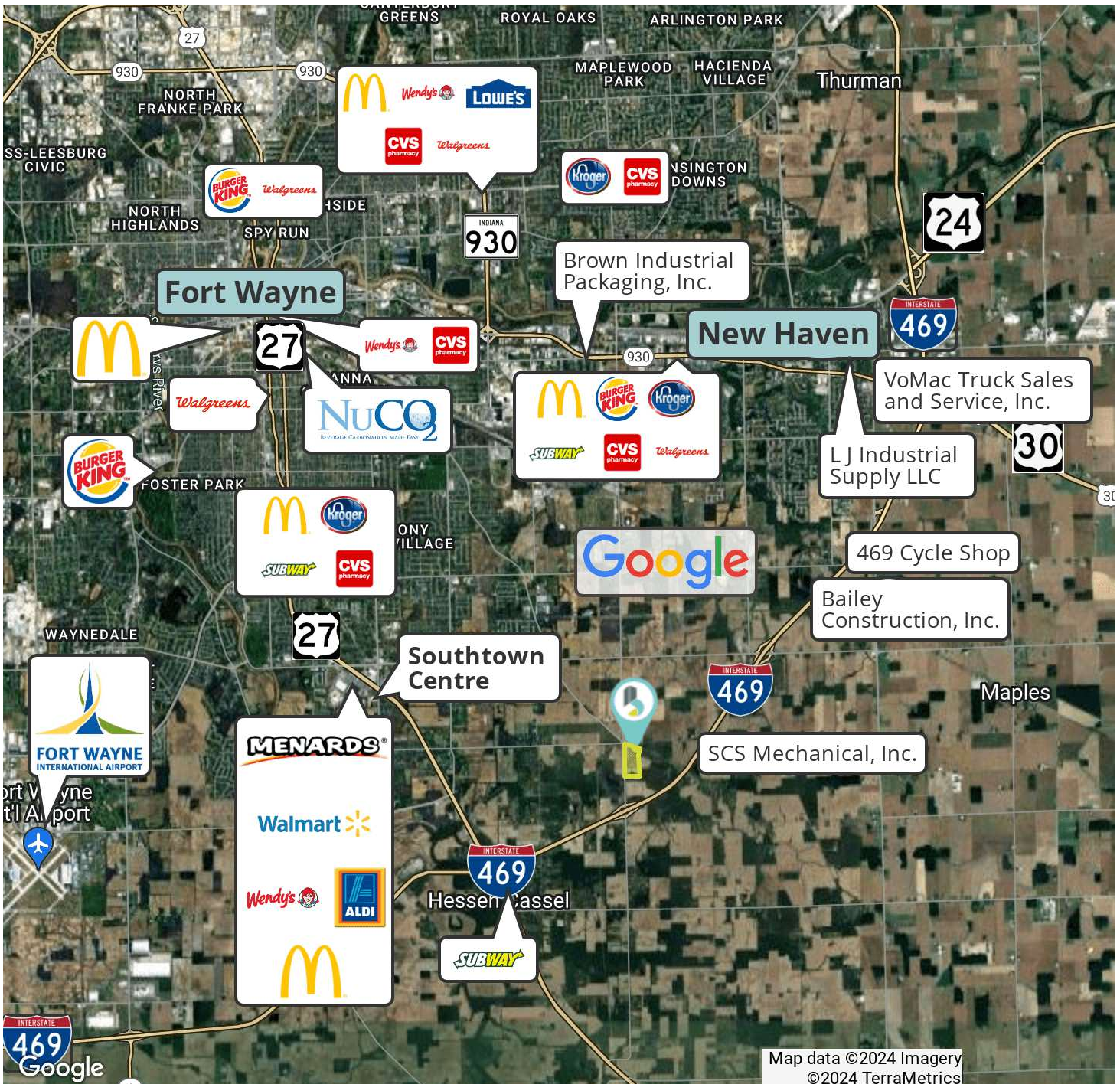




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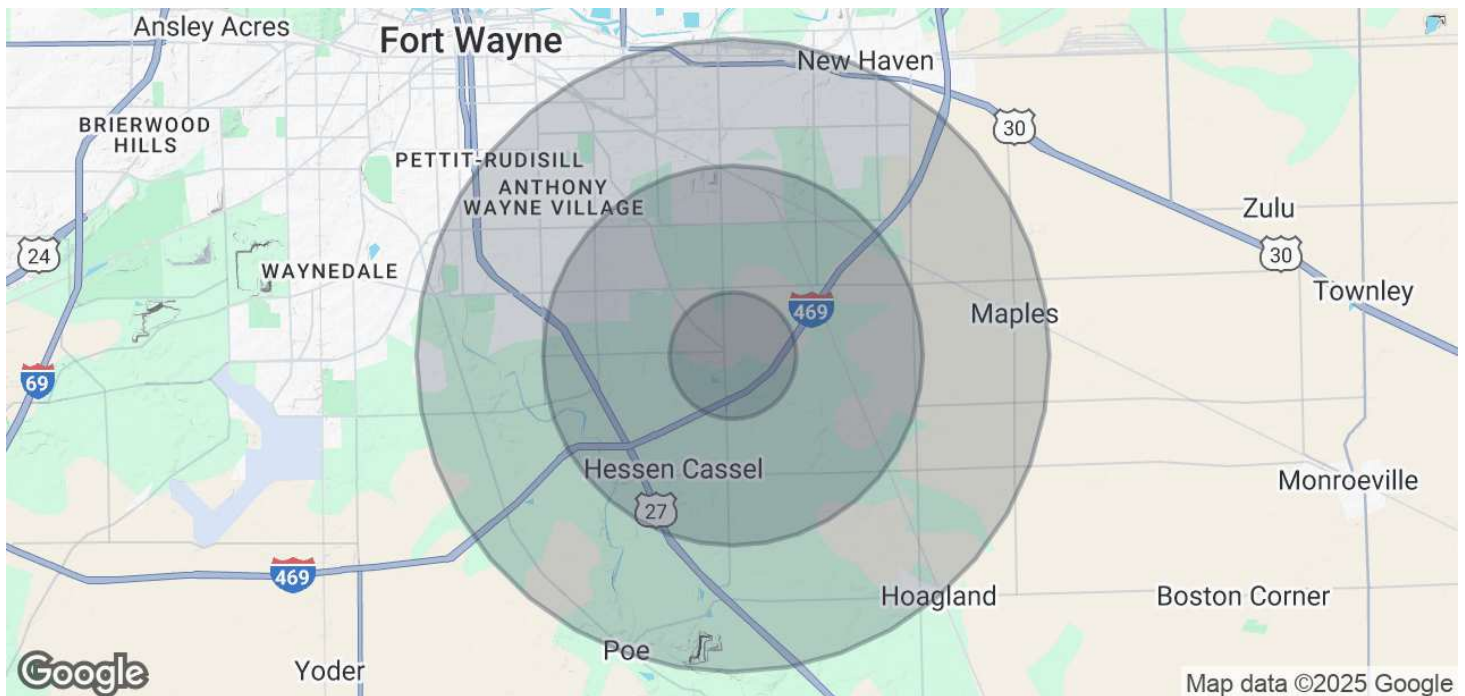
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	362	10,548	62,260
Average Age	42	39	37
Average Age (Male)	41	37	36
Average Age (Female)	42	40	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	138	3,855	23,642
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$81,421	\$65,280	\$62,320
Average House Value	\$224,718	\$192,614	\$151,255

Demographics data derived from AlphaMap

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