



11.7 ACRES DEVELOPMENT LAND

AVAILABLE FOR SALE

WILDWOOD COMMONS

3500 ILLINOIS RD FORT
WAYNE, IN 46804

DENNIS CALLISON

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127 W Berry St Suite 700

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AVAILABLE 11.7 ACRES
SALE PRICE \$1,400,000

PROPERTY HIGHLIGHTS

- Motivated sellers - PRICED TO SELL!
- Prime commercial land with excellent frontage and access
- Over 38,000 vehicles travel past daily!
- Located at the fork of the main arterial road to downtown via W. Jefferson Blvd or the Illinois Rd retail corridor
- Over 625 feet of frontage on W. Jefferson Blvd and Illinois Rd
- Ideally best suited for Multi-Family, Self-Storage, Retail, and Warehousing



WILDWOOD COMMONS

3500 Illinois Rd, Fort Wayne, IN 46804



PROPERTY SUMMARY

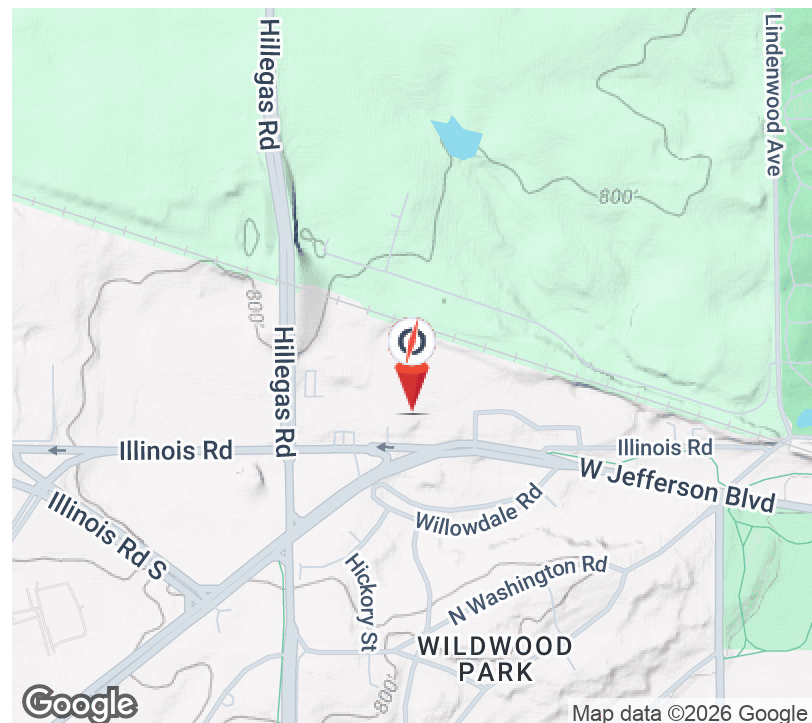


PROPERTY DESCRIPTION

PRICED TO SELL commercial land! 11.7 acres located along the corridor that connects Southwest Fort Wayne to Downtown. Abundant daily traffic comprised of travelers, business, and local traffic. Ideal site to accommodate any retail, office, industrial, storage, or multifamily users looking to develop. Site is development ready with all infrastructure established.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	11.7 Acres
Divisible:	Inquire with Broker
Available Utilities	Electric - AEP Natural Gas - NIPSCO Water/Sewer - City Utilities



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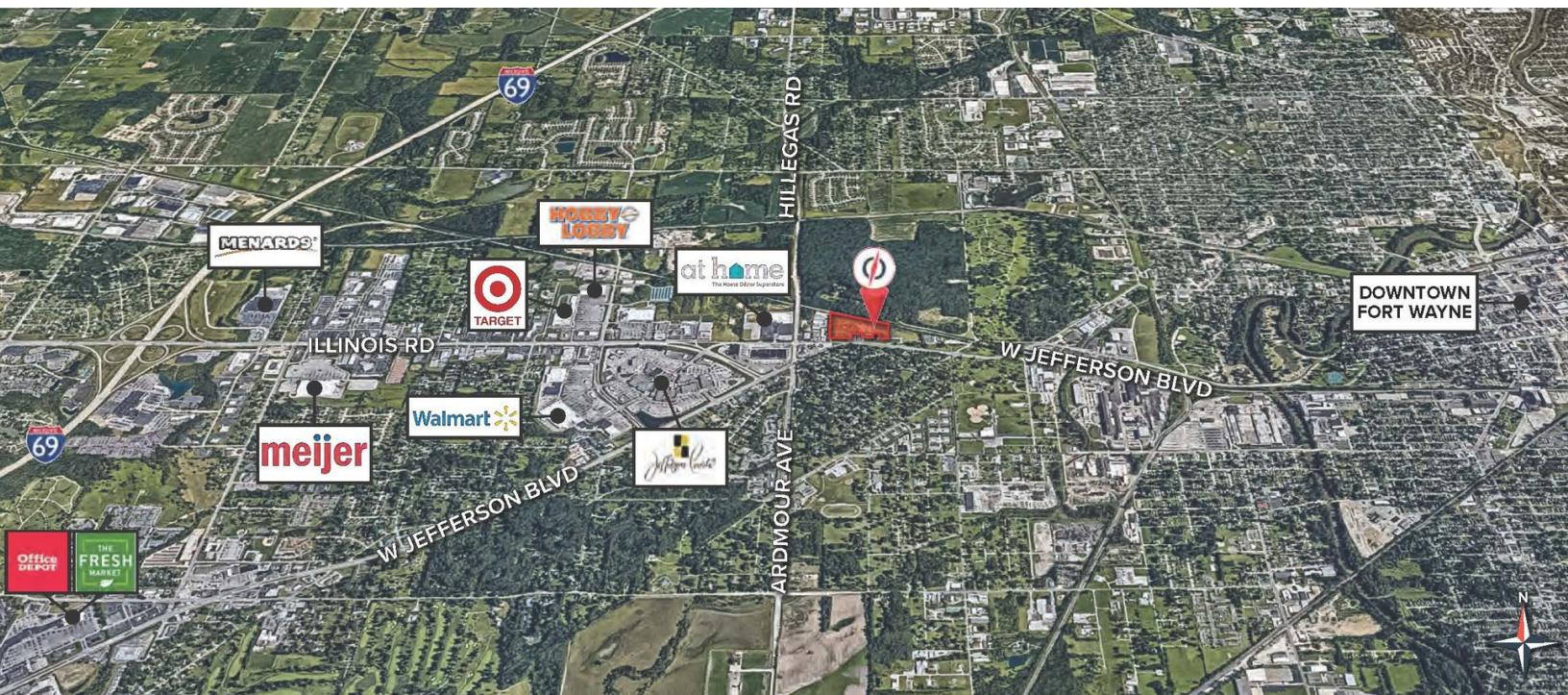
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PROPERTY PHOTOS



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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE	\$1,400,000
LAND SIZE	11.7 ACRES

LOCATION INFORMATION	
Building Name	Wildwood Commons
Street Address	3500 Illinois Rd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Wayne
Market	Southwest Fort Wayne
Cross Streets	Illinois Rd & W. Jefferson Blvd
Side Of Street	North

INFRASTRUCTURE	
Water	Yes
Sewer	Yes

PROPERTY DETAILS	
Property Type	Land
Property Subtype	Retail/Multi-family
Zoning	I-1 (Light Industrial)
Lot Size	11.7 Acres
APN#	02-12-04-354-006.000-074
Lot Frontage	625
Traffic Count Street	Illinois - 14,019 VPD W Jefferson - 33,950 VPD

UTILITIES & AMENITIES	
Natural Gas	NIPSCO
Water/Sewer	City of Fort Wayne
Electrical	AEP
Communications	Comcast/Frontier