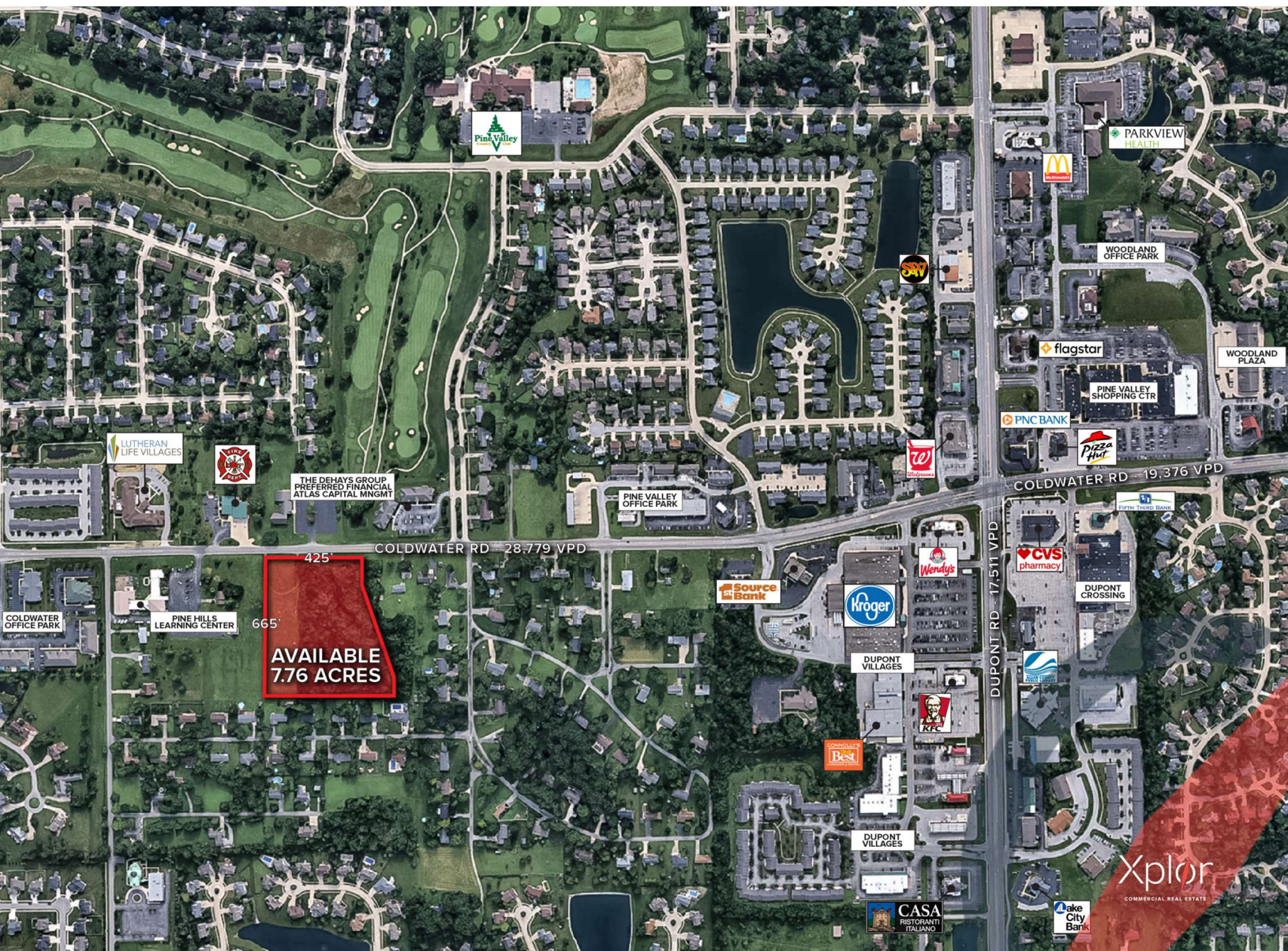


# 11231-11305 COLDWATER ROAD

FORT WAYNE, IN 46825



**KIENAN O'ROURKE**

260.450.8443

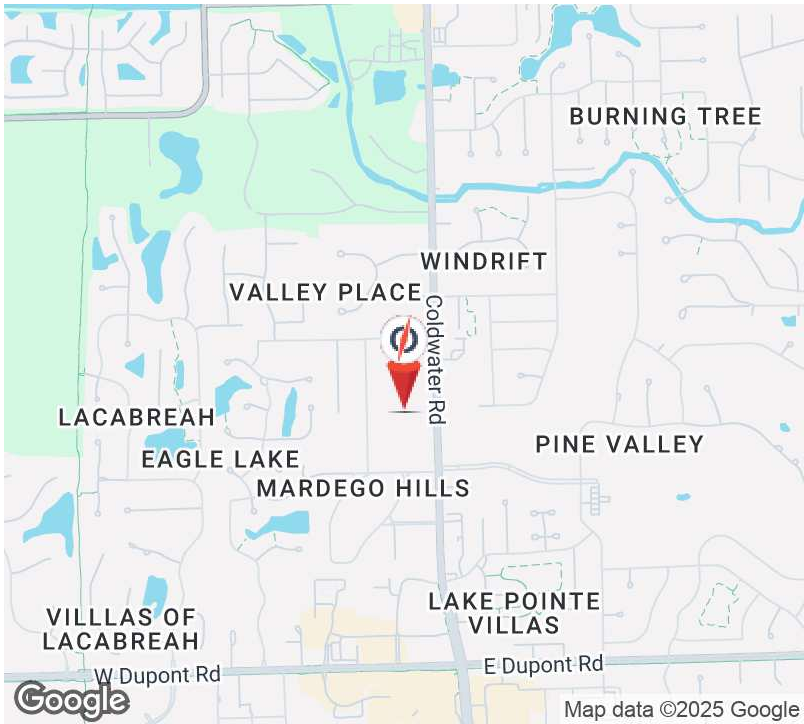
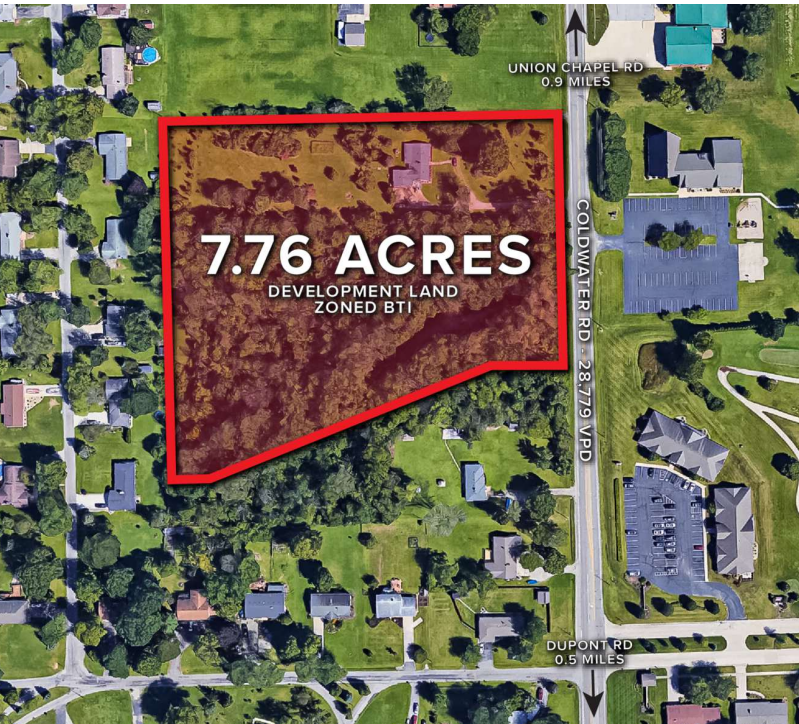
korourke@xplorcommercial.com

**DENNIS CALLISON**

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dcallison@xplorcommercial.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$789,000
Price / Acre:	\$101,675
Lot Size:	7.76 Acres
Zoning:	BTI (Business Tech Industrial)
Traffic Count:	28,779
Best Use:	Development
Highest Potential:	Self Storage Multifamily Office Park Retail Center Senior Care or Facility

PROPERTY OVERVIEW

Presenting prime 7.76 acres of prime development land along Coldwater Road. With close proximity to the Dupont & Coldwater commercial corridor, the site sees high volumes of daily traffic to service the dense surrounding residential. This corridor includes major retailers such as Kroger, Walgreens, numerous banks, restaurants, and local shopping. The Subject Site is adjacent to two office parks as well as the entrance to Pine Valley Country Club. Centrally located between several housing subdivisions and zoned BTI, this site offers the highest and best use for self-storage, multifamily, senior care, or office.

PROPERTY HIGHLIGHTS

- Ideal location for self-storage, multifamily, senior care facility, professional office, or medical office
- High demand area along Coldwater Rd, between Dupont Rd and Union Chapel Rd, densely populated with about 4,611 residents within one mile
- Major commercial corridor nearby with restaurants and shopping and direct access to I-69 via Coldwater Rd.
- Excellent visibility with over 425' frontage along Coldwater Rd that sees over 28,000 vehicles daily
- Zoned BTI with all utilities nearby

Fort Wayne, IN 46825



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	2,896	18,790	41,044
Total Population	7,515	48,283	103,469
Average HH Income	\$122,429	\$120,093	\$105,107

**TRAFFIC COUNT**

Traffic Count	Coldwater Rd - 28,779 VPD
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# 11231-11305 COLDWATER ROAD

Fort Wayne, IN 46825



## PROPERTY DETAILS



### SALE PRICE

**\$789,000**

### LOCATION INFORMATION

Street Address	1231-11305 Coldwater Rd
City, ST, Zip Code	Fort Wayne, IN 46825
County/Township	Allen/Perry
Side of Street	West
Nearest Highway	Interstate 69 - 1.6 mi
Number of Lots	Three (3)
Best Use	Self Storage, Multifamily, Office

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Development
Zoning	BTI (Business, Tech, Industrial)
Size	7.76 Acres
APN #	02-02-33-278-015.000-091 02-02-33-278-016.000-091 02-02-33-278-017.000-091
Lot Frontage	~425'
Lot Depth	~665'
Traffic Count	Coldwater Rd - 28,779 VPD

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