

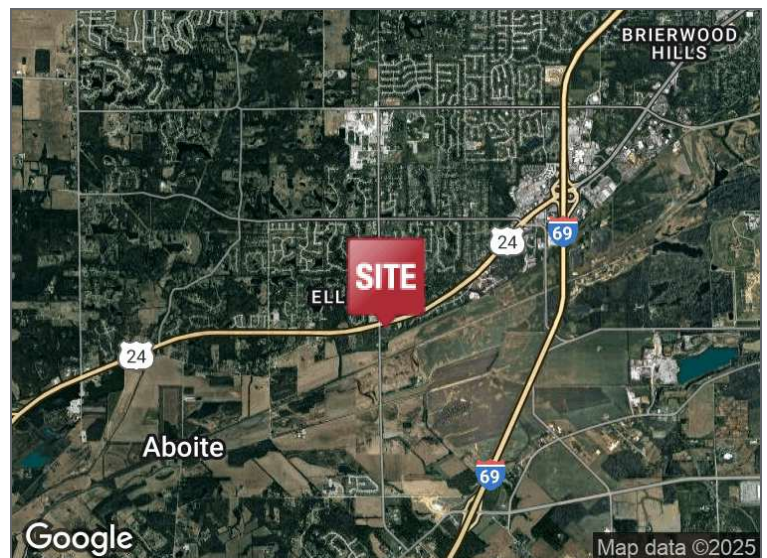


7333 HOMESTEAD ROAD

FORT WAYNE, INDIANA 46814

PROPERTY HIGHLIGHTS

- 13.81 acres of prime land on hard corner for commercial development
- 725 Feet of frontage on US 24 & 700 Feet on Homestead Road
- US 24 traffic count approximately 15,154 VPD
- Ideal location for retail, QSR, multifamily and storage units



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

IAN DEISER
Broker
260.452.5153
ian@naihb.com

General Property Information

Name	Homestead Land	Parcel Number	02-11-34-100-001.000-038 02-11-27-352-001.000-038
Address	7333 & 7405 Homestead Rd	Acreage Size	13.81 Acres
City, State, Zip	Fort Wayne, Indiana 46814	Frontage	725' (US-24) 700' (Homestead Rd)
County	Allen	Zoning	A3
Township	Aboite Township		

Utilities

Electric	Indiana Michigan Power
Gas	Nipsco
Water	Well
Sewer	Septic

Major Roads

Nearest Interstate	I-469
Distance	2 Miles
Nearest Highway	US-24
Distance	Located directly on US-24
Traffic Count	15,154 VPD (US-24)

Sales Information

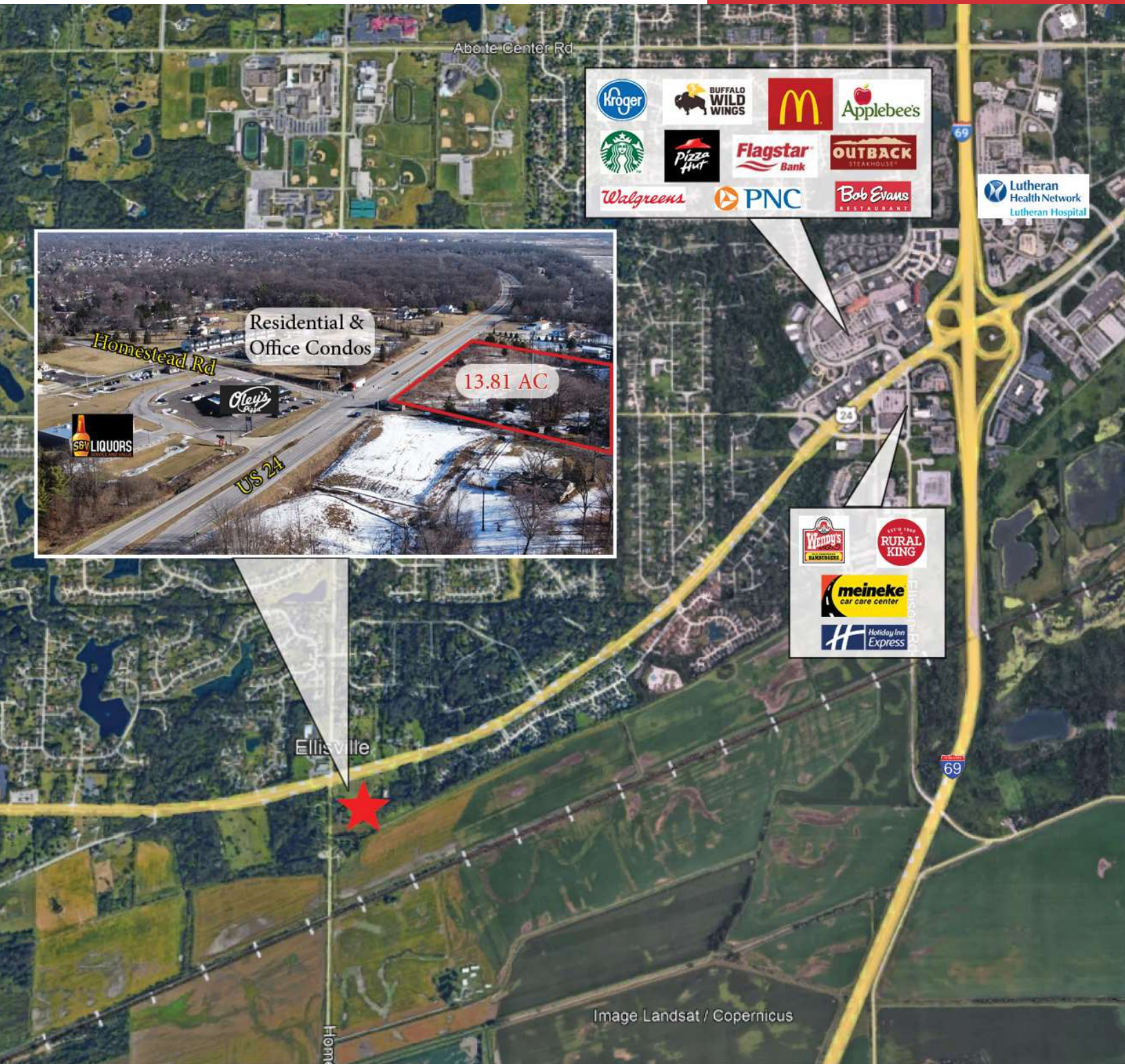
Annual Taxes	\$2,746.76	Sale Price	\$2,668,741.07 \$193,247/Acre
Tax Yr./Pay Yr.	2024/2025	Terms	Cash at Closing

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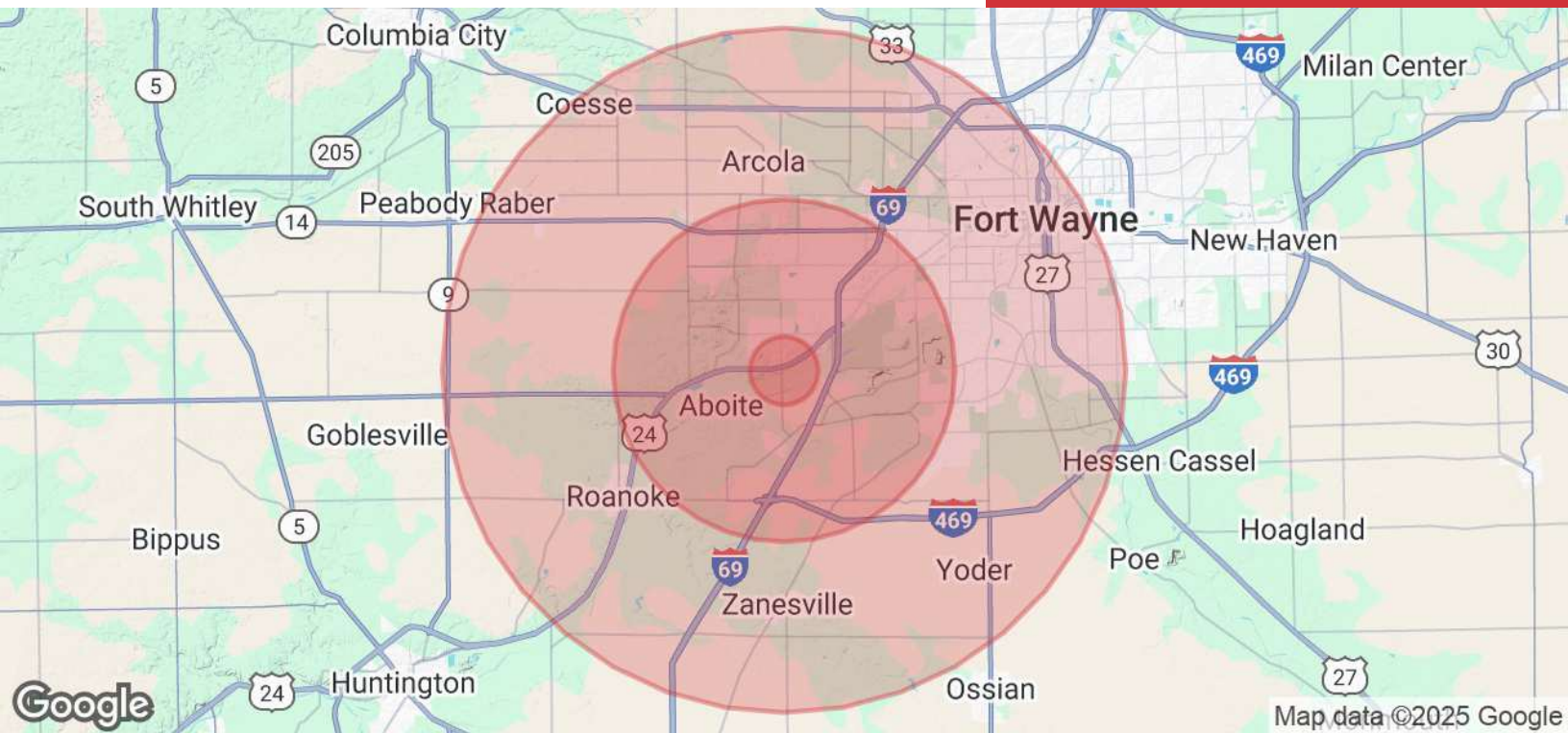
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,819	50,685	180,422
Average Age	41	40	38
Average Age (Male)	40	39	37
Average Age (Female)	43	41	39

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,015	19,517	73,313
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$141,925	\$128,510	\$84,716
Average House Value	\$351,747	\$349,384	\$216,644

Demographics data derived from AlphaMap

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