

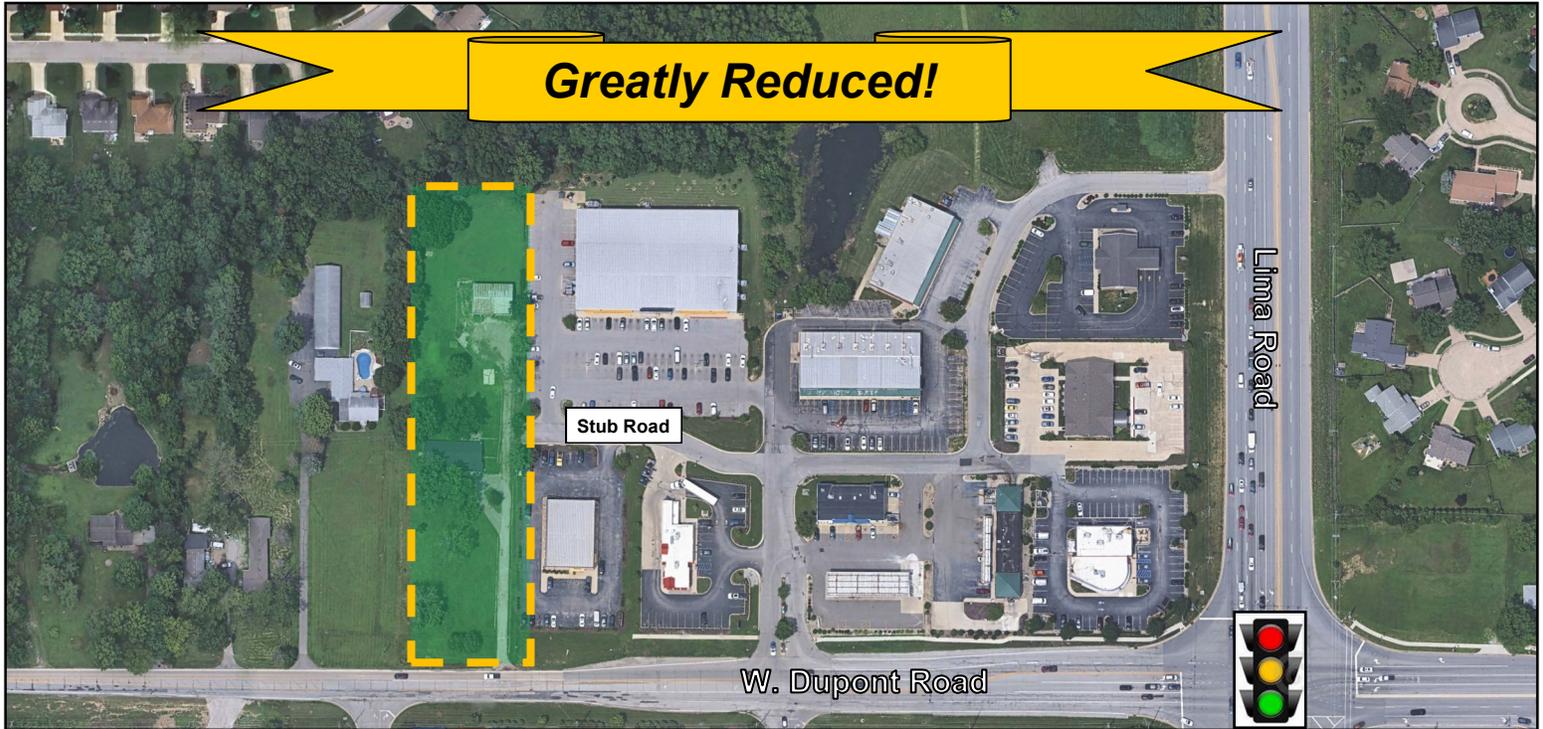
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COMMERCIAL

DEVELOPMENT LAND > FOR SALE

2.06 ACRES

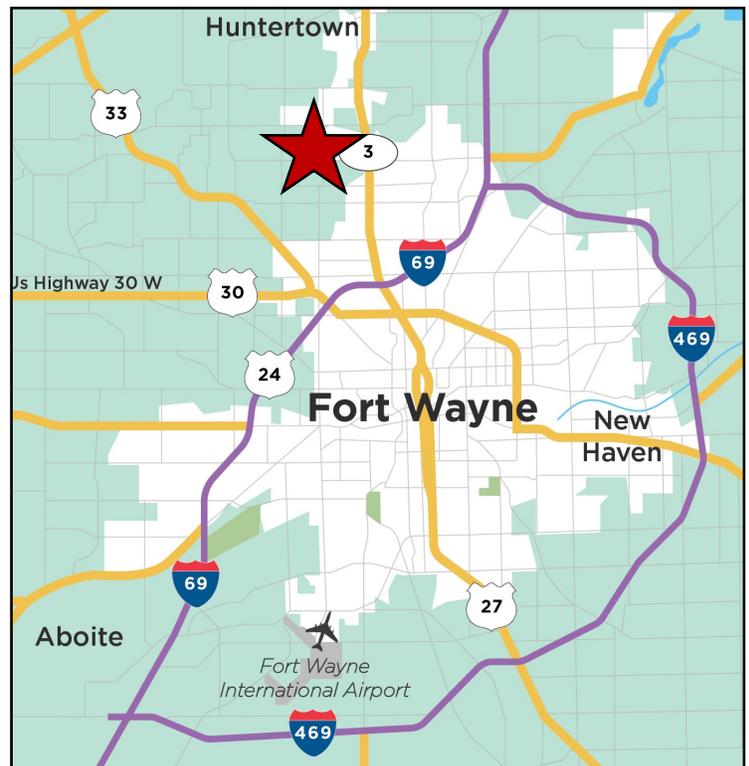
1926 W. DUPONT ROAD
FORT WAYNE, INDIANA



HIGHLIGHTS:

- Acreage: 2.06 Acres
- Stub Road to Site
- Highly Visible and Accessible Location
- Located in Perry Township, Fort Wayne's Fastest Growing Area; Northwest Allen County School District
- Just West of Major Intersection at Lima & Dupont Roads; approximately 45,000 VPD
- Across From New Single Family Housing Development - Dupont Meadows
- Neighboring Businesses include Walmart, Black Canyon Restaurant, Planet Fitness, Verizon and PetSmart

Reduced Sale Price: \$535,000 (Previously Listed at \$585,000)



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BND**COMMERCIAL****DEVELOPMENT LAND > FOR SALE****2.06 ACRES****1926 W. DUPONT ROAD
FORT WAYNE, INDIANA****Sale Information**

Reduced Sale Price	\$535,000 (\$50,000 reduction from previous pricing)
Terms	Cash at closing
Annual Taxes	\$2,504.04
Tax Year / Pay Year	2024 / 2025

Property Highlights

Parcel Number	02-02-32-353-022.000-091
Address	1926 West Dupont Road
City / State / Zip	Fort Wayne / IN / 46818
Sale / Lease	Sale
Land Size	2.06 Acres
Number of Parcels	One
Dimensions	±145' wide x 614' deep
Frontage	±145'
Traffic Count	±45,000 VPD at intersection
Nearest Highway	US Hwy 3 / Lima Road
Distance to Interstate	±3.5 Miles to I-69
Distance to Airport	±21.4 Miles to FW International
Former Use	Residential

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,094	39,100	89,122
Avg. H/H Income	\$117,545	\$120,081	\$107,467

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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