



BASS ROAD LAND

FORT WAYNE, INDIANA 46818

PROPERTY HIGHLIGHTS

- 15.419 acres of vacant land available for sale in southwest Fort Wayne
- Prime location along Bass Road in one of the area's fastest-growing corridors
- Ideal for residential, commercial, or mixed-use development
- Convenient access to Illinois Road (SR 14) and Interstate 69 for regional connectivity
- Surrounded by upscale residential communities and nearby retail, dining, and healthcare amenities



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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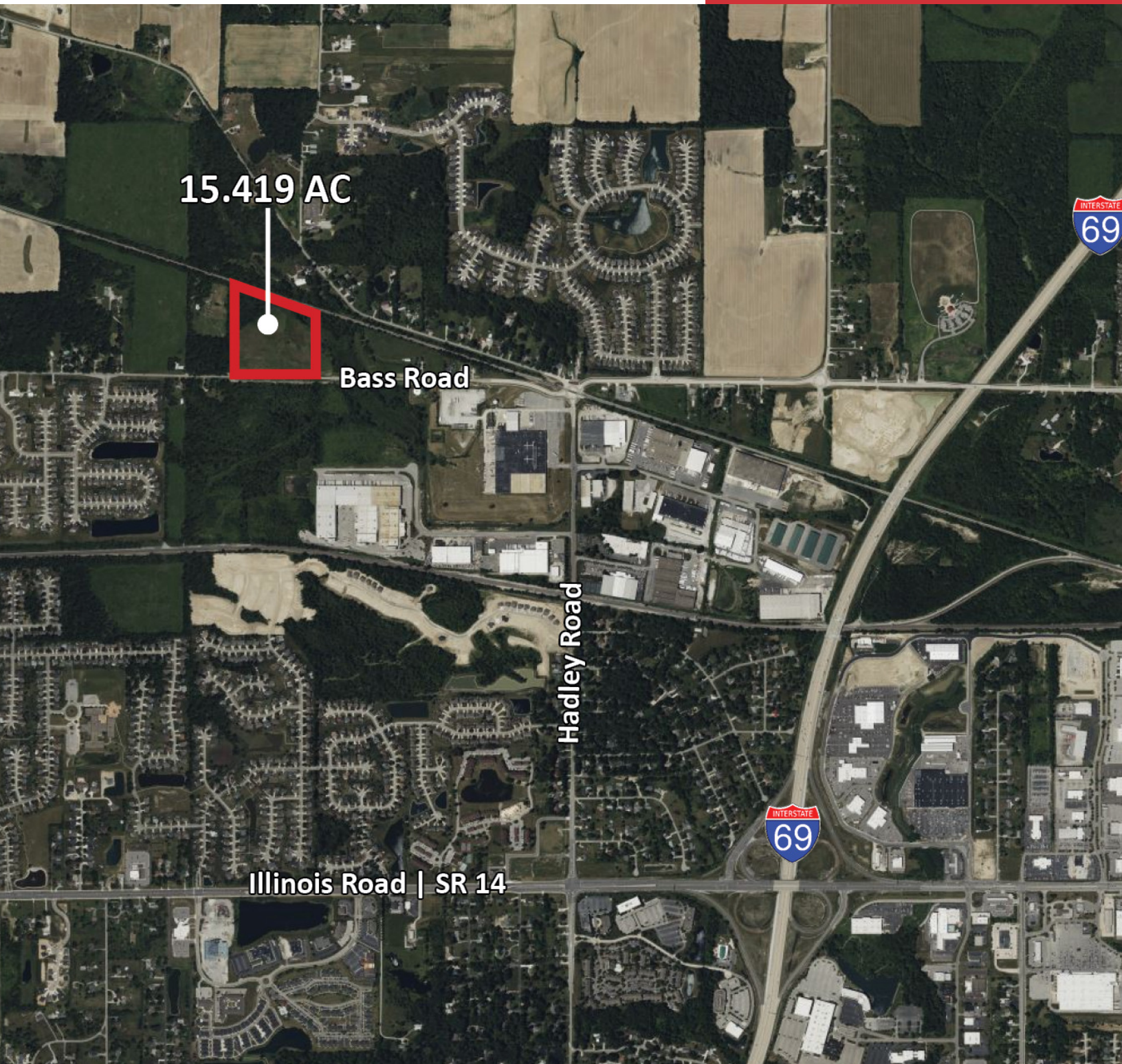
General Property Information			
Name	Bass Road Land	Parcel Number	02-06-35-400-015.002-049
Address	8306 Bass Road	Acreage	15.419 AC
City, State, Zip	Fort Wayne, IN 46818	Zoning	A-1
County	Allen		
Township	Lake		

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	2 Miles
Water	City of Fort Wayne	Highway	SR 14 (Illinois Road)
Sewer	Not to site	Distance	1.7 Miles

Sale Information			
Annual Taxes	TBD	Sale Price	\$700,000
Tax YR / Pay YR	2026/2027	Terms	Cash at closing

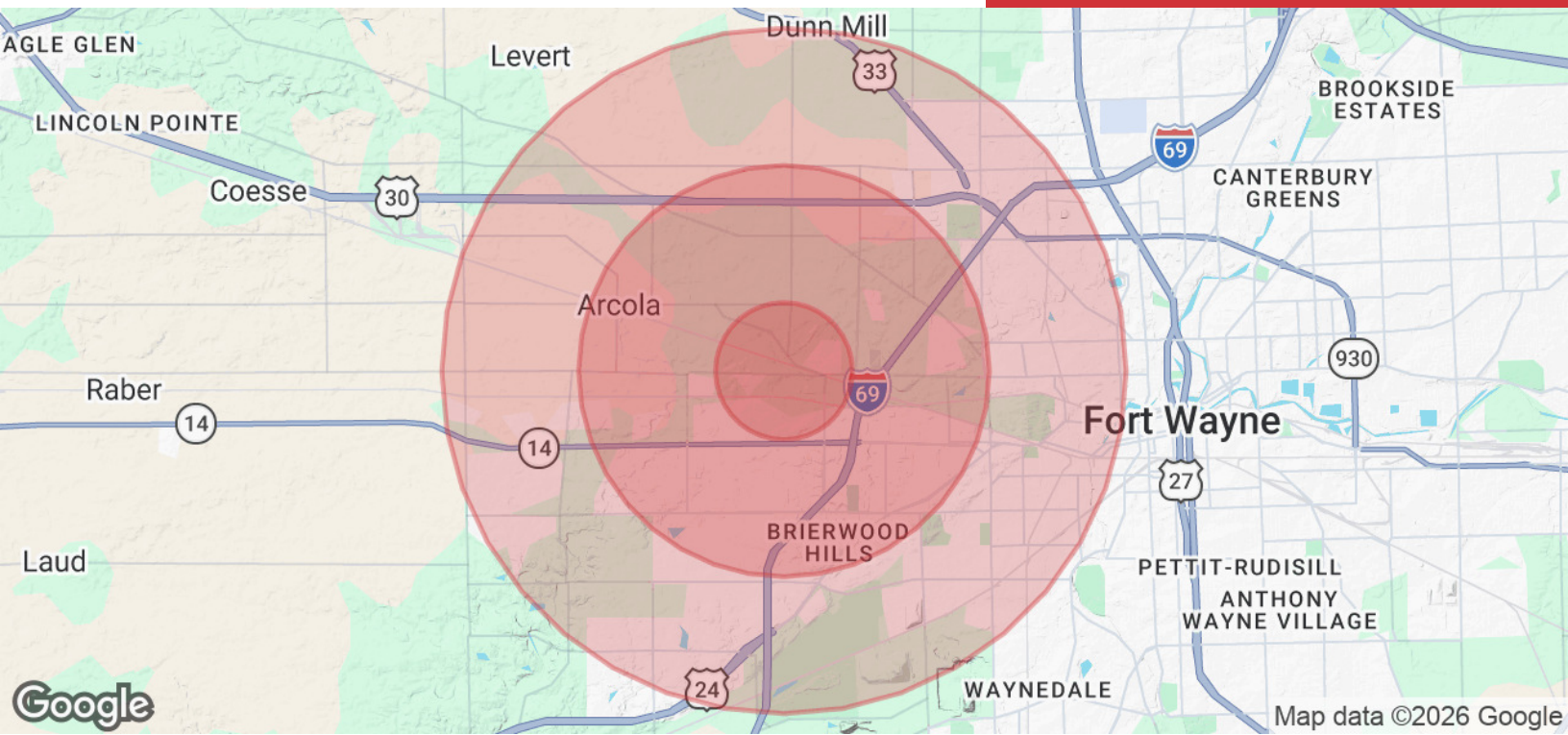
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,103	26,746	73,879
Average Age	33.1	41.3	38.7
Average Age (Male)	33.0	40.2	38.2
Average Age (Female)	32.9	42.8	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,146	11,176	30,142
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$109,300	\$121,749	\$105,383
Average House Value	\$285,834	\$287,317	\$250,522

2023 American Community Survey (ACS)

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