



FOR SALE LAND PROPERTY



3501 - 3627 Pleasant Center Road
Yoder, IN 46798

55.67 Acre Industrial Site With Rail Potential

About The Property

- Zoned I2/General Industrial
- Electrical capacity to easily support 10 mega watts of electrical service
- Adjacent to Norfolk & Southern Railway Line
- 12" water line bordering the property on Pleasant Center Rd.
- 8" sanitary sewer line approximately 1,400 feet East of the property
- Immediate proximity to I-469 on the south side of Fort Wayne
- 7 miles from GM Truck Assembly Plant
- Sale price \$3,000,000 (\$53,889/acre)



the Zacher company

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

PROPERTY INFORMATION

55.67 ACRE INDUSTRIAL SITE WITH RAIL POTENTIAL

ACREAGE/LOCATION/ZONING

Total Land Area	55.67 Acres
Street Address	3501 - 3627 Pleasant Center Road
City, State, Zip	Yoder, IN 46798
Zoning	I2/General Industrial

POPULATION DEMOGRAPHICS

3 Miles	1,956
10 Miles	192,924
15 Miles	325,019

UTILITIES

Electric	Heartland REMC
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

TRANSPORTATION

Distance to Interstate	Less than 1 Mile
Distance to Airport	4 Miles
Rail Access	Possible

PRICE/AVAILABILITY

Sale Price	\$3,000,000
Sale Price/Acre	\$53,889

PROPERTY TAXES

Parcel Number	02-17-21-101-001.000-059
	02-17-21-101-002.000-059
	02-17-21-101-005.000-059
	02-17-21-126-001.000-059
	02-17-21-101-006.000-059
Assessment: Land	\$234,700
Improvements	\$628,500
Total Assessment	\$863,200
Annual Taxes	\$8,111.94 (145.71/Acre)
Tax Year	2023 payable 2024



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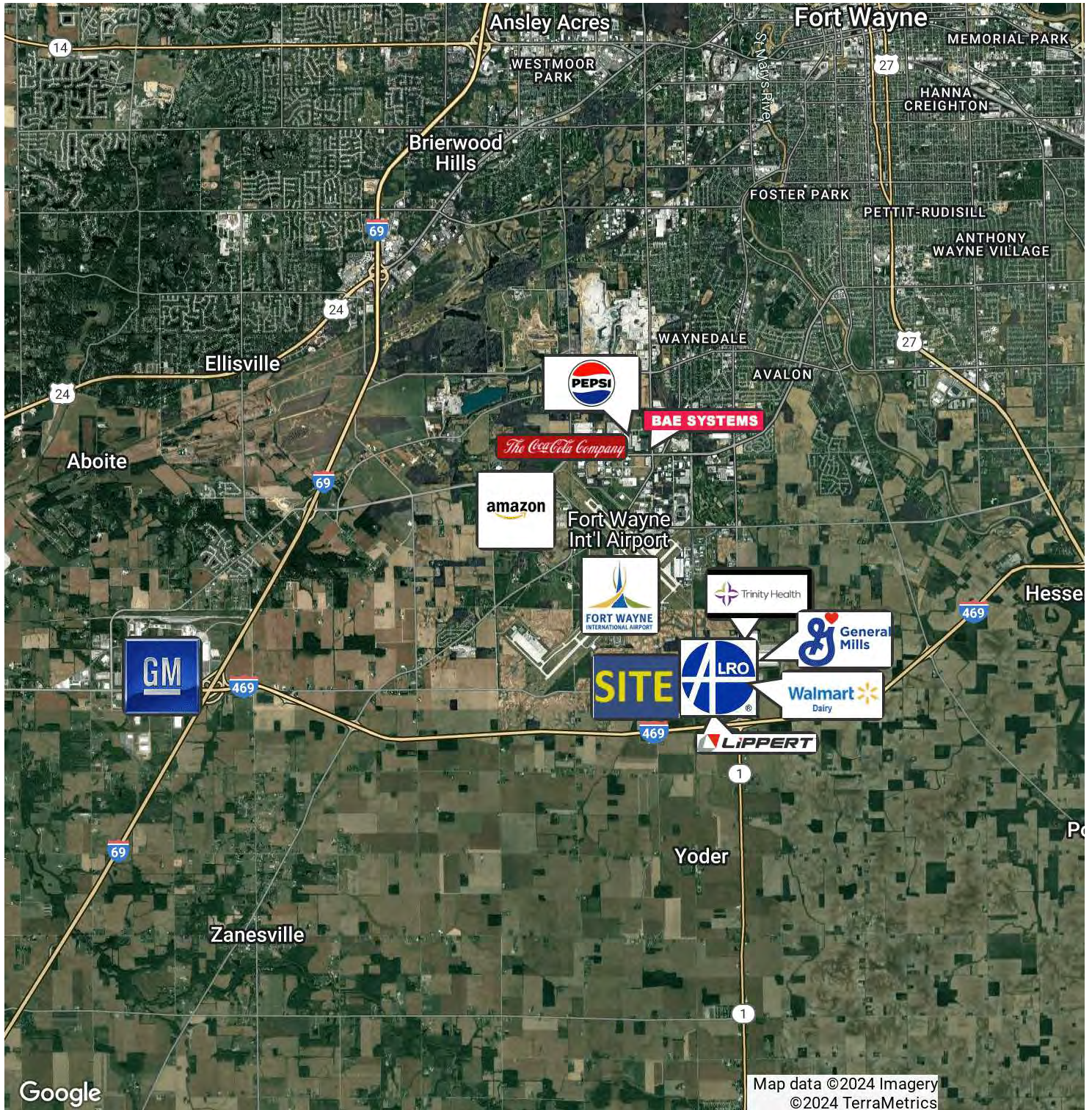
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NEIGHBORING USERS

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DISTANCE FROM I-469

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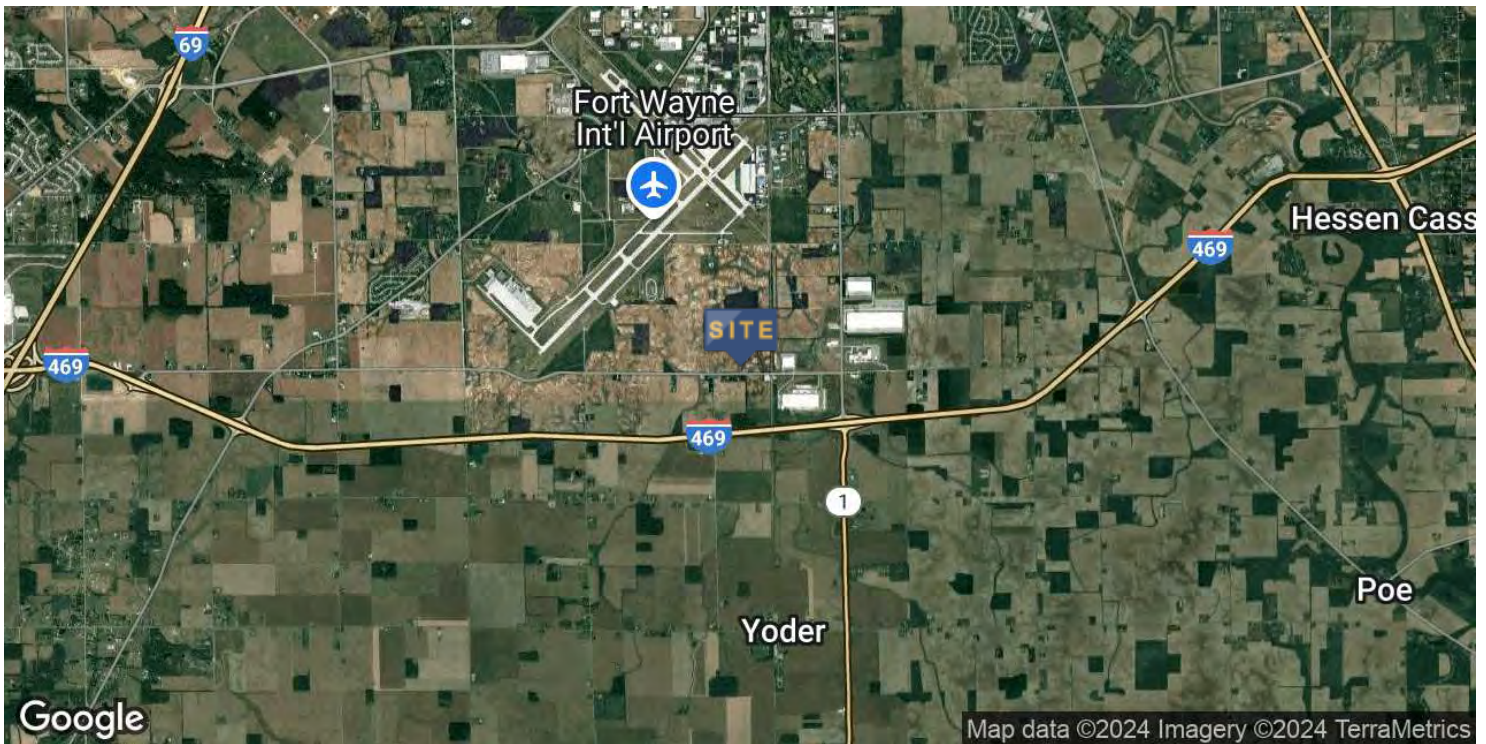
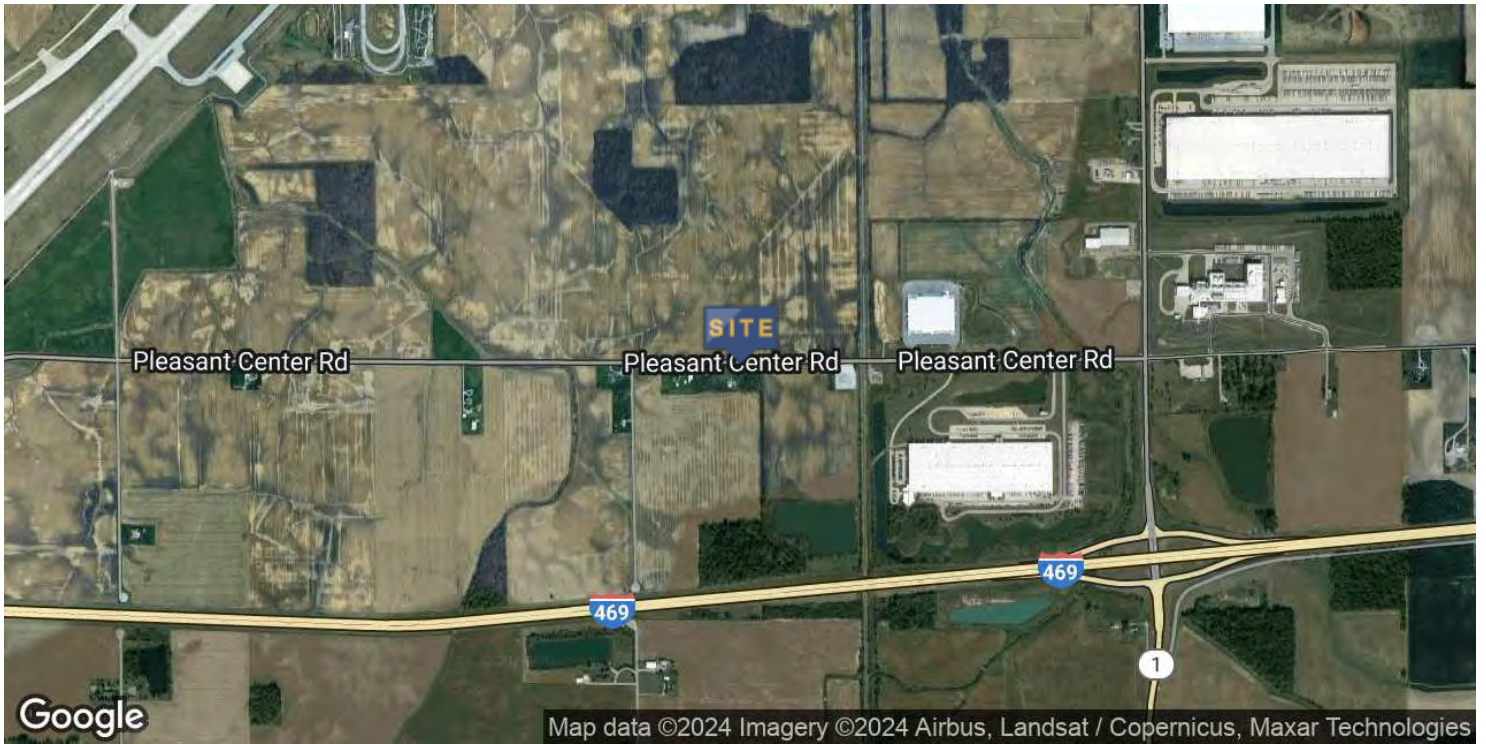
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LOCATION MAP

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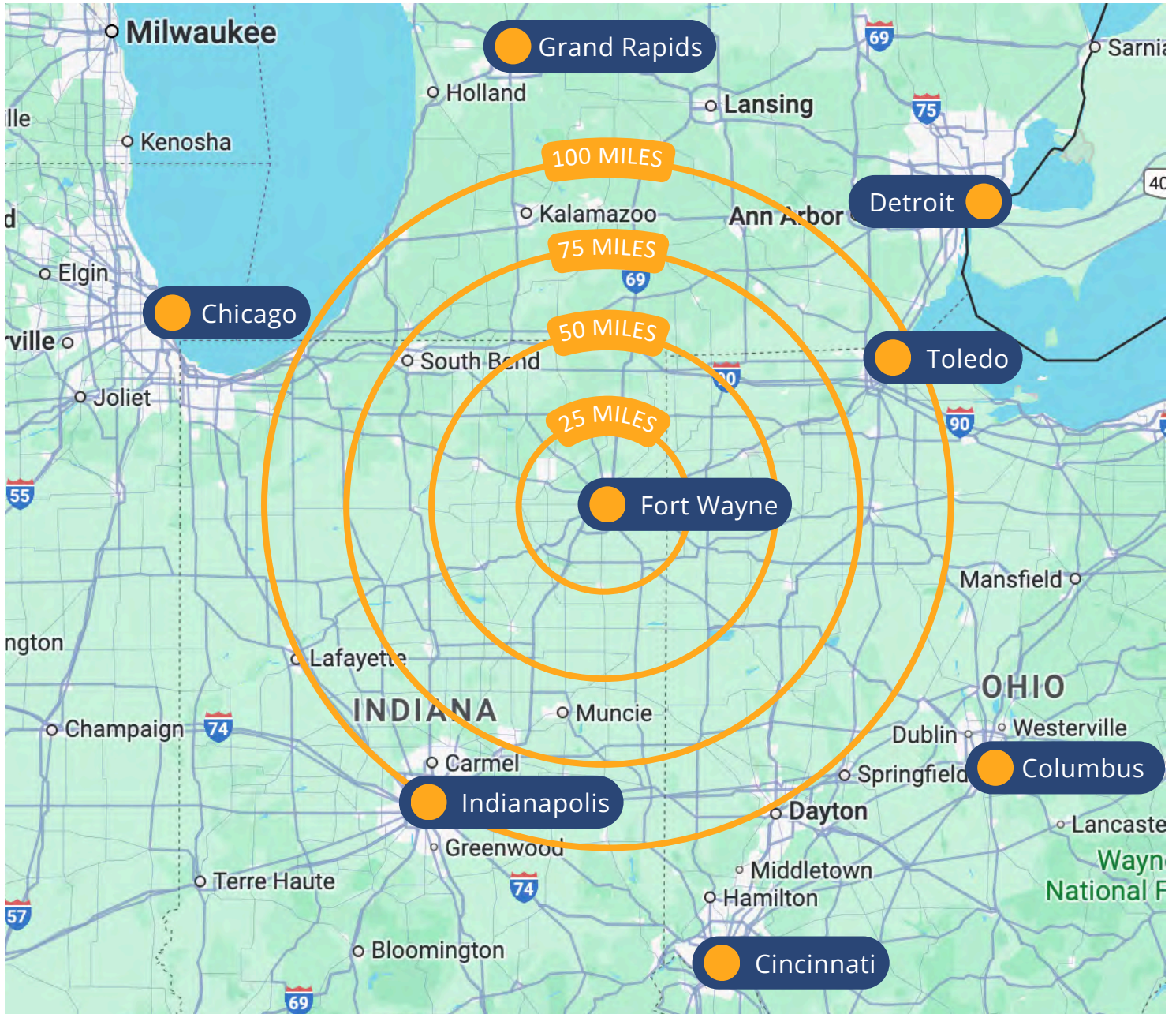
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DRIVING DISTANCE

55.67 ACRE INDUSTRIAL SITE WITH RAIL POTENTIAL



DISTANCE FROM MAJOR CITIES

Toledo	109 Miles
Indianapolis	120 miles
Chicago	148 miles
Cincinnati	153 miles

Columbus	156 miles
Detroit	160 miles
Grand Rapids	171 miles



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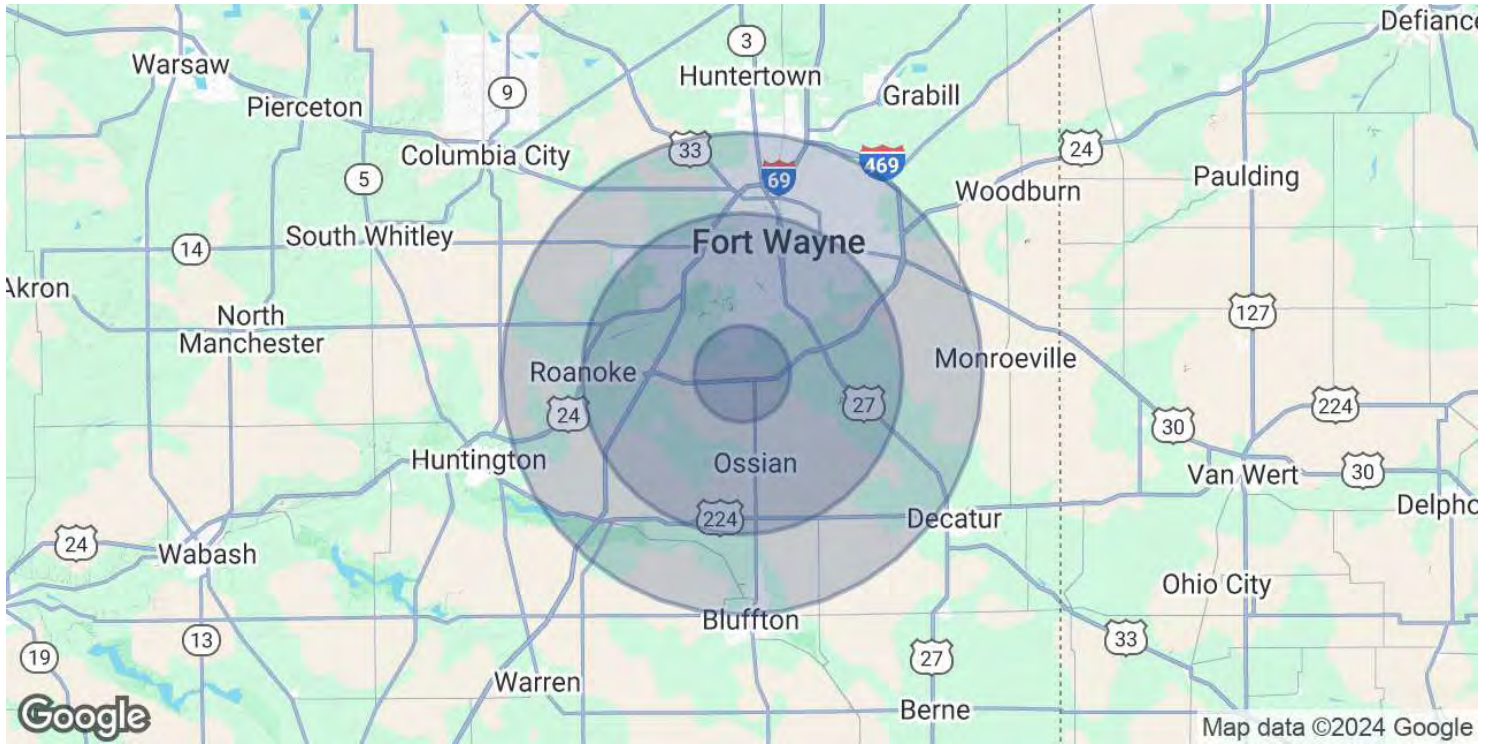
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	3 MILES	10 MILES	15 MILES
Total Population	1,956	192,924	325,019
Average Age	43	38	39
Average Age (Male)	42	37	38
Average Age (Female)	43	39	40

HOUSEHOLDS & INCOME

	3 MILES	10 MILES	15 MILES
Total Households	821	77,326	131,362
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$85,963	\$78,210	\$81,985
Average House Value	\$212,670	\$201,733	\$205,021

Demographics data derived from AlphaMap



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