

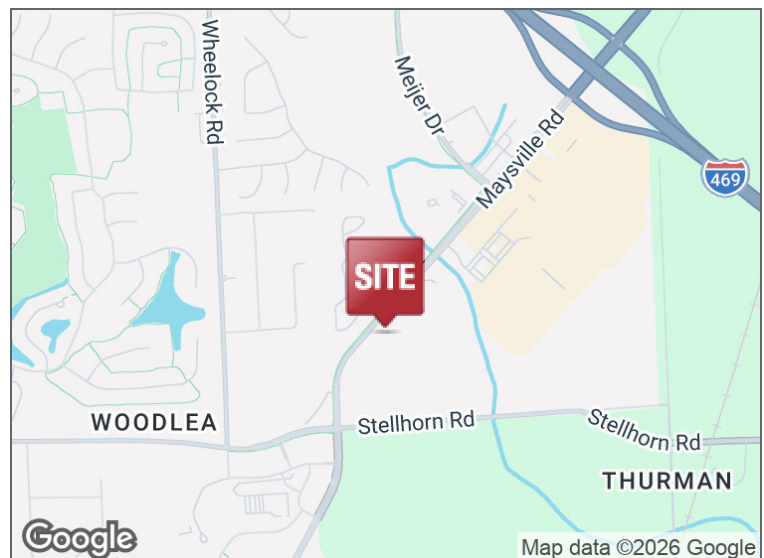


9904 MAYSVILLE RD

FORT WAYNE, INDIANA 46835

PROPERTY HIGHLIGHTS

- 0.56 AC available for sale
- Zoned R-1
- Over 15,000 VPD passing by
- Located along the busy Maysville Road/SR 37 corridor in northeast Fort Wayne offering strong visibility and convenient access within one of the area's established commercial and retail districts
- Positioned near the I-469 interchange at Maysville Road, providing easy connectivity throughout Fort Wayne and the surrounding region



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

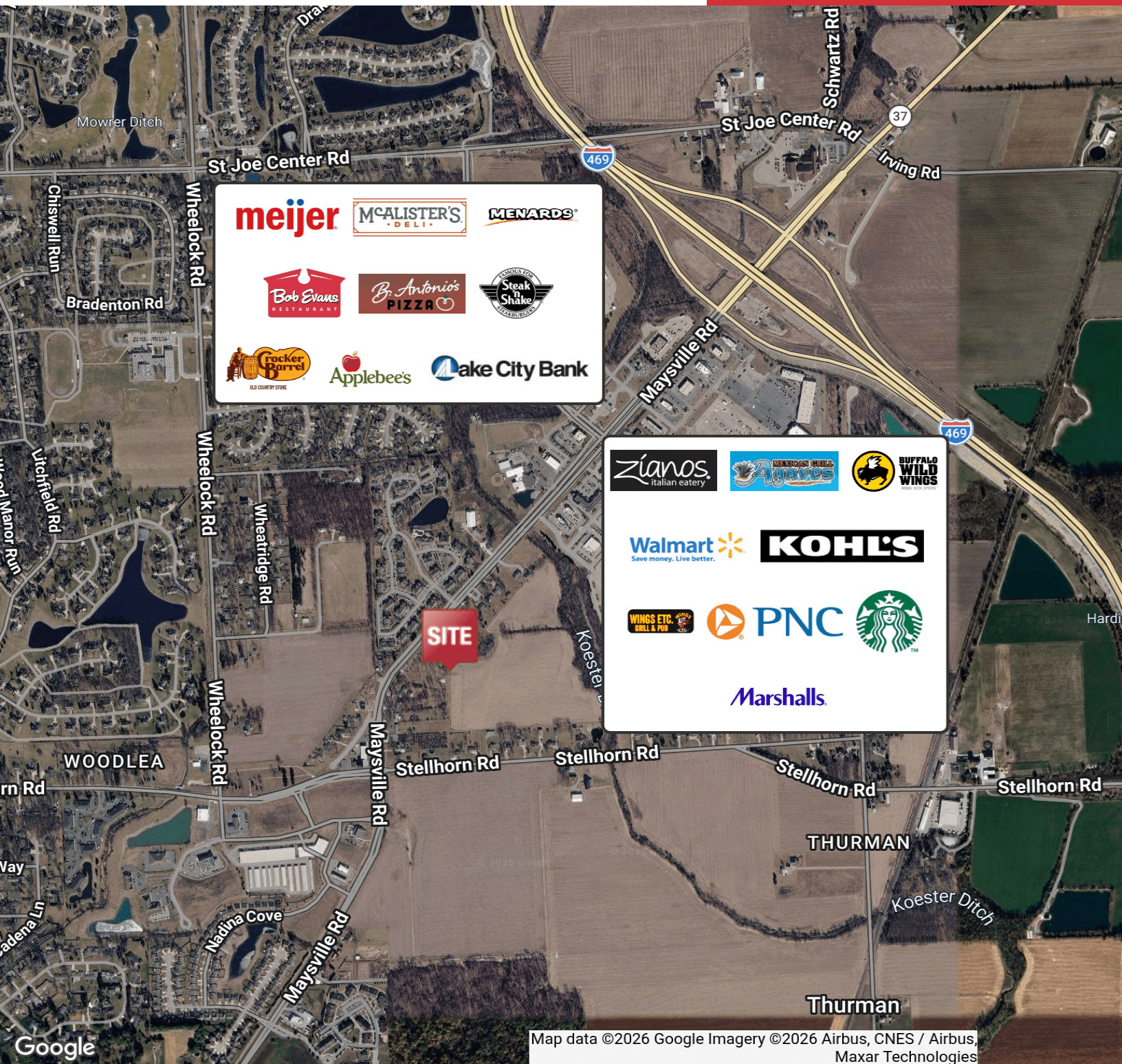
General Property Information			
Name	9904 Maysville Road	Parcel Number	02-08-24-377-004.000-072
Address	9904 Maysville Road	Acreage	0.56 AC
City, State, Zip	Fort Wayne, IN 46835	Zoning	R-1
County	Allen	Frontage	113'
Township	St. Joseph		

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-469
Gas	NIPSCO	Distance	Less than 1 mile
Water	City of Fort Wayne	Highway	SR 37
Sewer	City of Fort Wayne	Distance	Less than 1 mile

Sale Information			
Annual Taxes	\$2,173.68	Sale Price	Negotiable
Tax YR / Pay YR	2025/2026	Terms	Cash at closing

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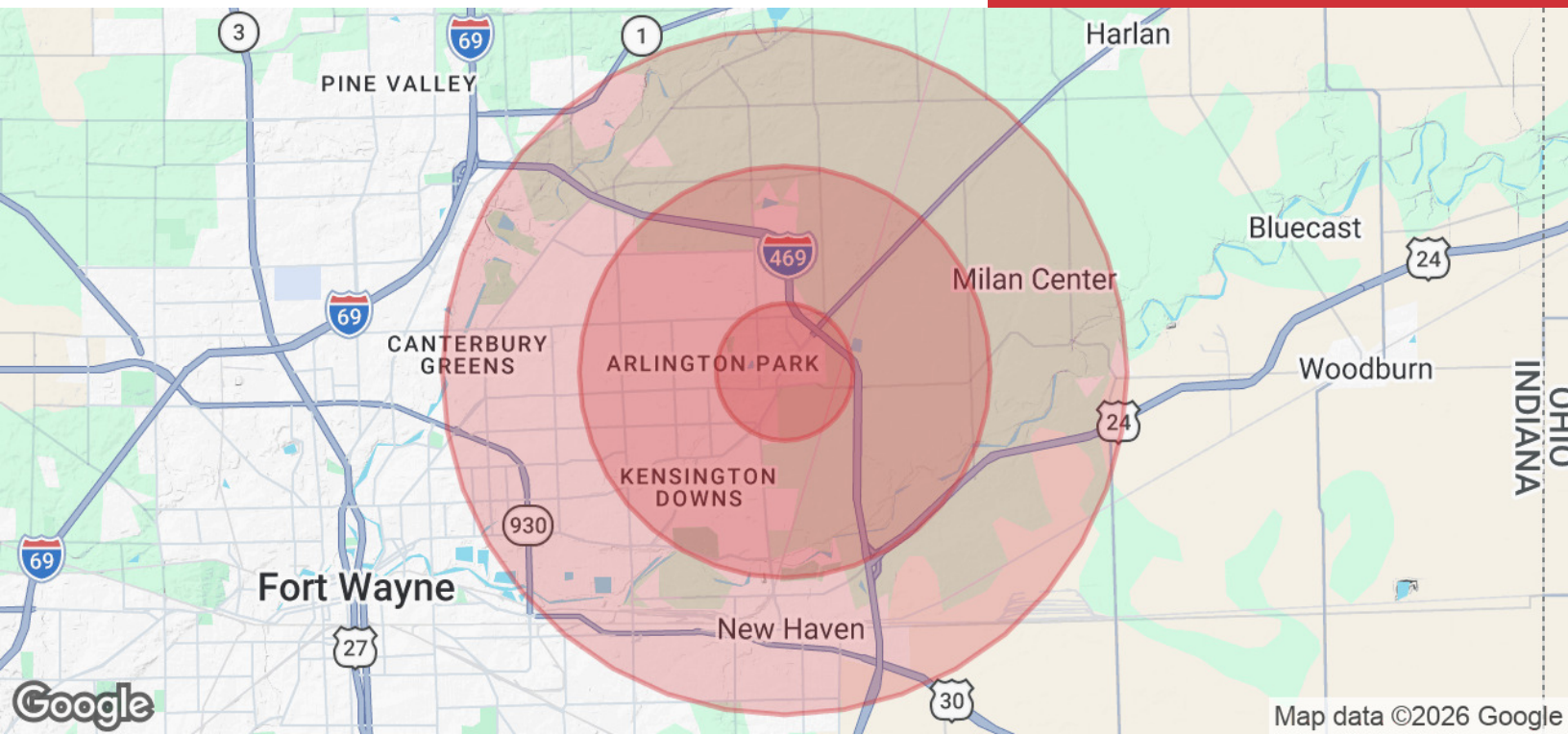
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,740	36,625	88,867
Average Age	46.6	39.3	37.1
Average Age (Male)	47.8	38.1	35.9
Average Age (Female)	47.2	40.7	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,578	14,594	36,094
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$100,692	\$98,425	\$88,222
Average House Value	\$235,864	\$219,838	\$206,169

American Community Survey (ACS)

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