

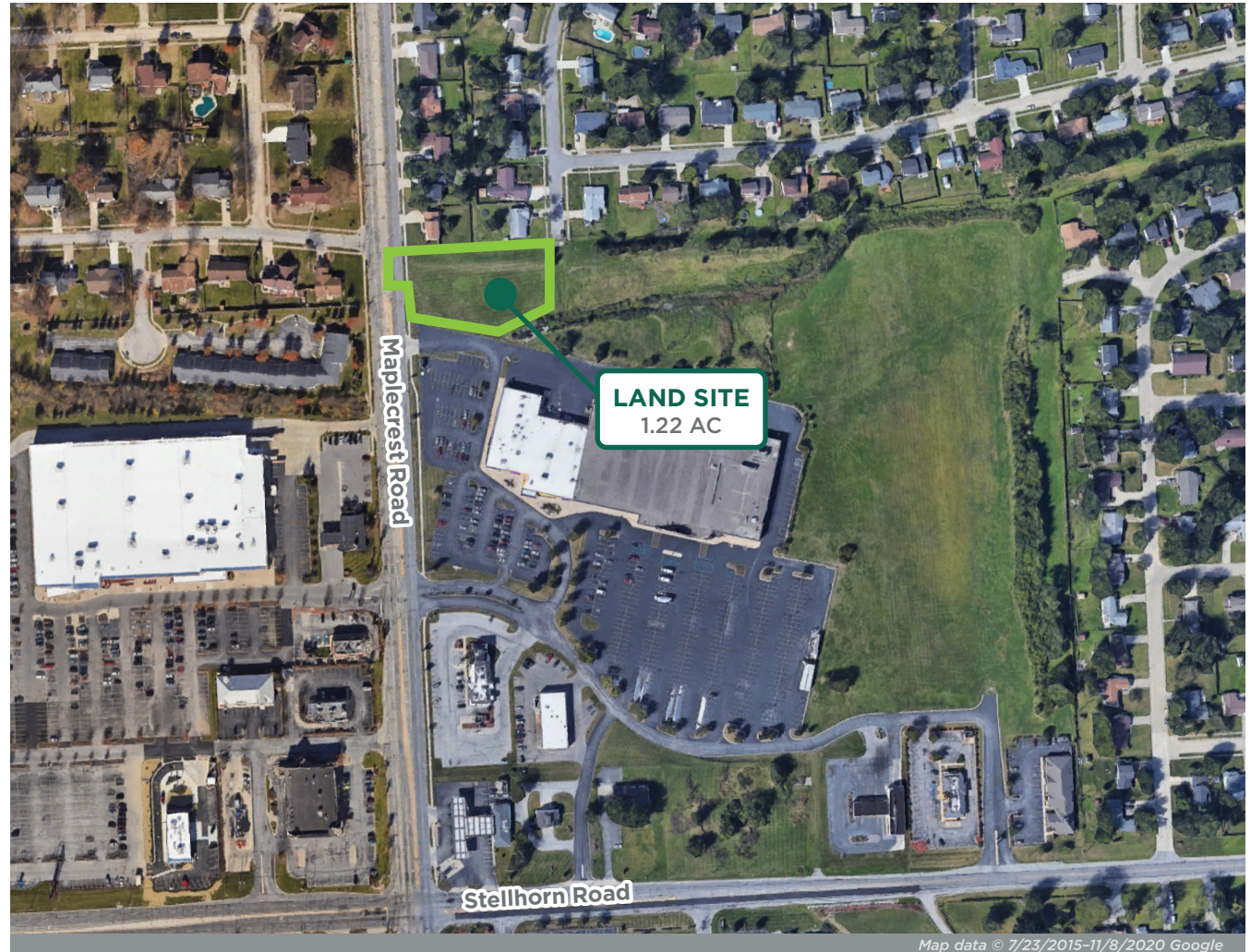


Maplecrest Road Land

4800 Maplecrest Road
Fort Wayne, IN 46835

Property Highlights

- ▶ 1.22 AC
- ▶ Shared access to Planet Fitness, one of the most popular gyms in the state
- ▶ Directly across the street from Target
- ▶ Multiple shared entry points to Maplecrest and Stellhorn Roads
 - ▶ Maplecrest - 23,000 VPD
 - ▶ Stellhorn - 20,100 VPD
- ▶ Other retailers include Burger King, Walgreens, McDonalds, Taco Bell, KFC, and Chase Bank
- ▶ Zoned C2/R1 - Commercial and Residential
- ▶ **FOR SALE: \$450,000**



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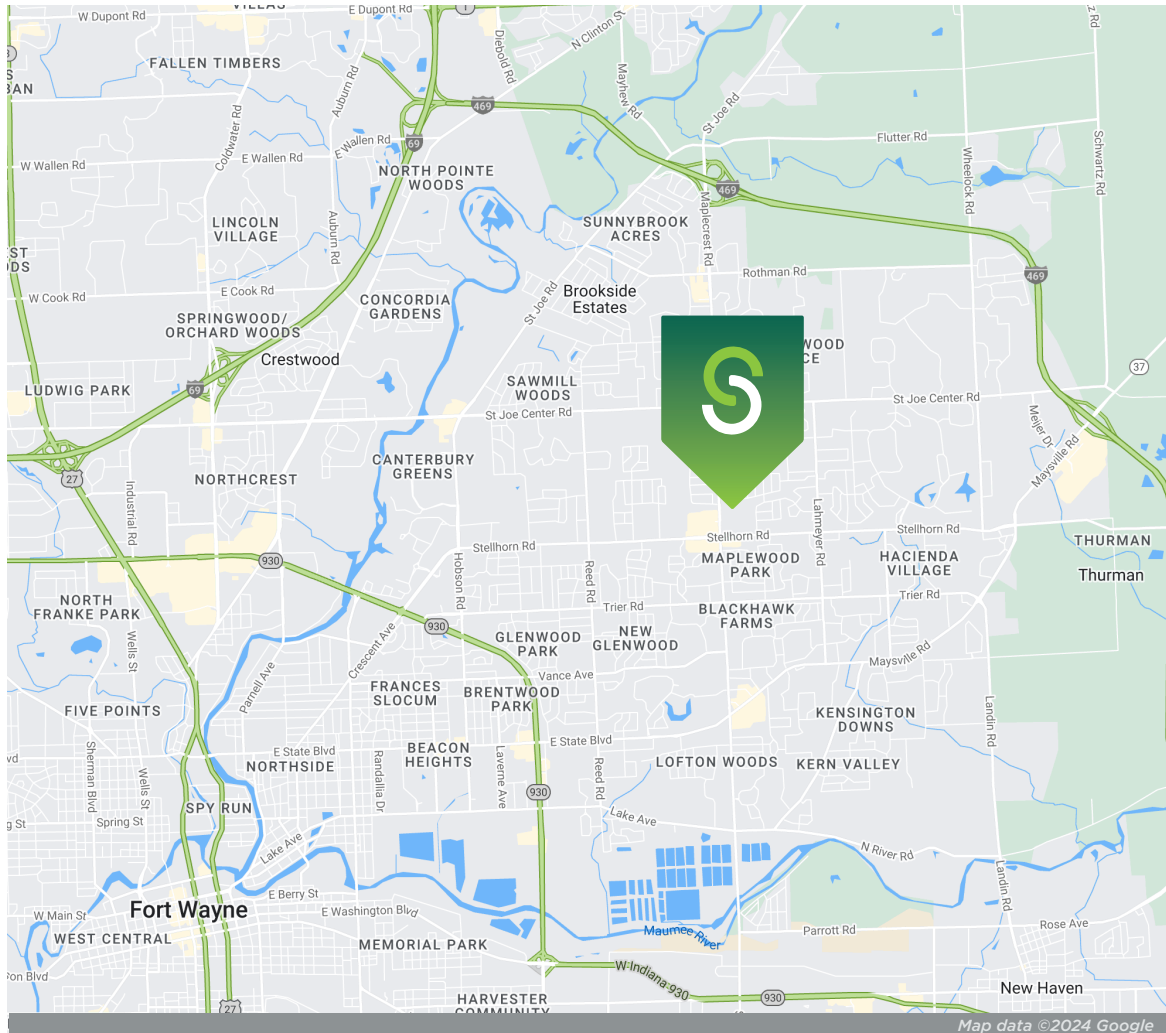
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Excellent Location

The land at 4800 Maplecrest Road is a 1.22-acre site just north of Stelhorn Road. The site is zoned C2/R1. It has several access points from both Maplecrest and Stelhorn Road.

This land site is located on the northeast side of Fort Wayne. It is only a few miles from I-469, one of Fort Wayne's major highways. The intersection of Maplecrest Road and Stelhorn Road is filled with many national and local retailers, like Target, Planet Fitness, Big Lots, and Walgreens, among many others. These two roads also have very high vehicle traffic, with both roads exceeding 20,000 vehicles per day.

46835 DEMOGRAPHICS

Population	140,958
Avg. Household Income	\$71,247
Businesses	5,919
Employees	69,496
Source: 2020 Census	

TRAFFIC COUNTS

Maplecrest Road	23,000
Stelhorn Road	20,100
Source: INDOT	

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The land site at 4800 Maplecrest Road is located next to the following businesses, including but not limited to:

- | | | |
|-----------------------------|--------------------------------|--|
| 1. Target | 6. Culver's | 11. Taco Bell |
| 2. Pet Supplies Plus | 7. Big Lots | 12. Chase Bank |
| 3. Pizza Hut | 8. Casa Grille Italiano | 13. Planet Fitness |
| 4. Verizon | 9. Walgreens | 14. Extra Space Storage |
| 5. Arby's | 10. McDonald's | 15. Maplecrest Retirement Community |

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Site Plan



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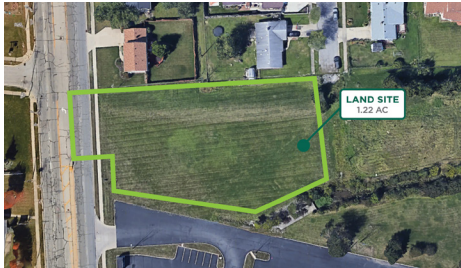
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Fort Wayne, IN 46835



PROPERTY INFORMATION

Address	4800 Maplecrest Road
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Township	St. Joseph
Parcel Number	02-08-22-351-001.002-072
2023 Tax/Payable 2024	\$1,156

SALE INFORMATION

Price	\$450,000
Terms	Cash at close

AVAILABLE LOTS

Lot Number	Size	Total
• 1	1.22 AC	\$450,000

SITE DATA

Site Acreage	1.22 AC
Zoning & Description	C2/R1
Nearest Interstate	I-469 - 2.7 mi
Traffic Count	23,000 VPD - Maplecrest 20,100 VPD - Stellhorn

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
Internet Service	City of Fort Wayne

ADDITIONAL INFORMATION

- 1.22 acres of land available on Maplecrest Road
- Surrounded by national and local retailers
- Zoned C2/R1

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