



FOR **SALE** LAND
PROPERTY



2800 & 3090 E. Coliseum Blvd.
Fort Wayne, IN 46805

1.46 Acres And 1.938 Acres Commercial Land Available

About The Property

- Beautiful campus setting
- Zoned BTI/Business, Technology & Industrial Park
- In close proximity to Purdue FW, Ivy Tech, Allen County War Memorial Coliseum, Glenbrook Square and numerous retailers and offices along the Coliseum Boulevard Corridor



the
Zacher
company

FLETCHER MOPPERT
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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

1.46 ACRES AND 1.938 ACRES COMMERCIAL LAND AVAILABLE

ACREAGE/LOCATION/ZONING

Total Land Area	3.4 Acres
Street Address:	2800 E. Coliseum Blvd.
	3090 E. Coliseum Blvd.
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/St. Joe
City Limits	Inside
Total Land Area:	
2800	1.46 Acres (63,597 SF)
3090	1.94 Acres (84,419 SF)
Frontage:	
2800	250'
3090	200'
Approximate Dimensions:	
2800	250' x 300'
3090	200' x 400'
Zoning	BTI/Business, Technology and Industrial Park
Drainage	Common

POPULATION DEMOGRAPHICS

1 Mile	9,889
3 Miles	81,435
5 Miles	185,120

PRICE/AVAILABILITY

Sale Price:	
2800	\$275,000 (\$4.32/sf)
3090	\$215,000 (\$2.54/sf)
Availability	Immediately

PROPERTY TAXES

Parcel Number: 2800	02-08-30-408-001.000-072
3090	02-08-30-428-003.005-072
Assessment: 2800	\$121,600
3090	\$161,500
Annual Taxes: 2800	\$3,146.72 (\$0.05/sf)
3090	\$4,179.24 (\$0.05/sf)
Tax Year	2024 payable 2025

TRANSPORTATION

Traffic Counts:	25,800 vpd on Coliseum Blvd.
	9,700 vpd on Hobson Rd.
Major Road Nearest Site	US 930/Coliseum Blvd.
Distance to Interstates:	4.5 Miles to I-69
	3.5 Miles to I-469

UTILITIES

Electric Supplier	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne



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RETAILER MAP

1.46 ACRES AND 1.938 ACRES COMMERCIAL LAND AVAILABLE



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LOCATION MAP

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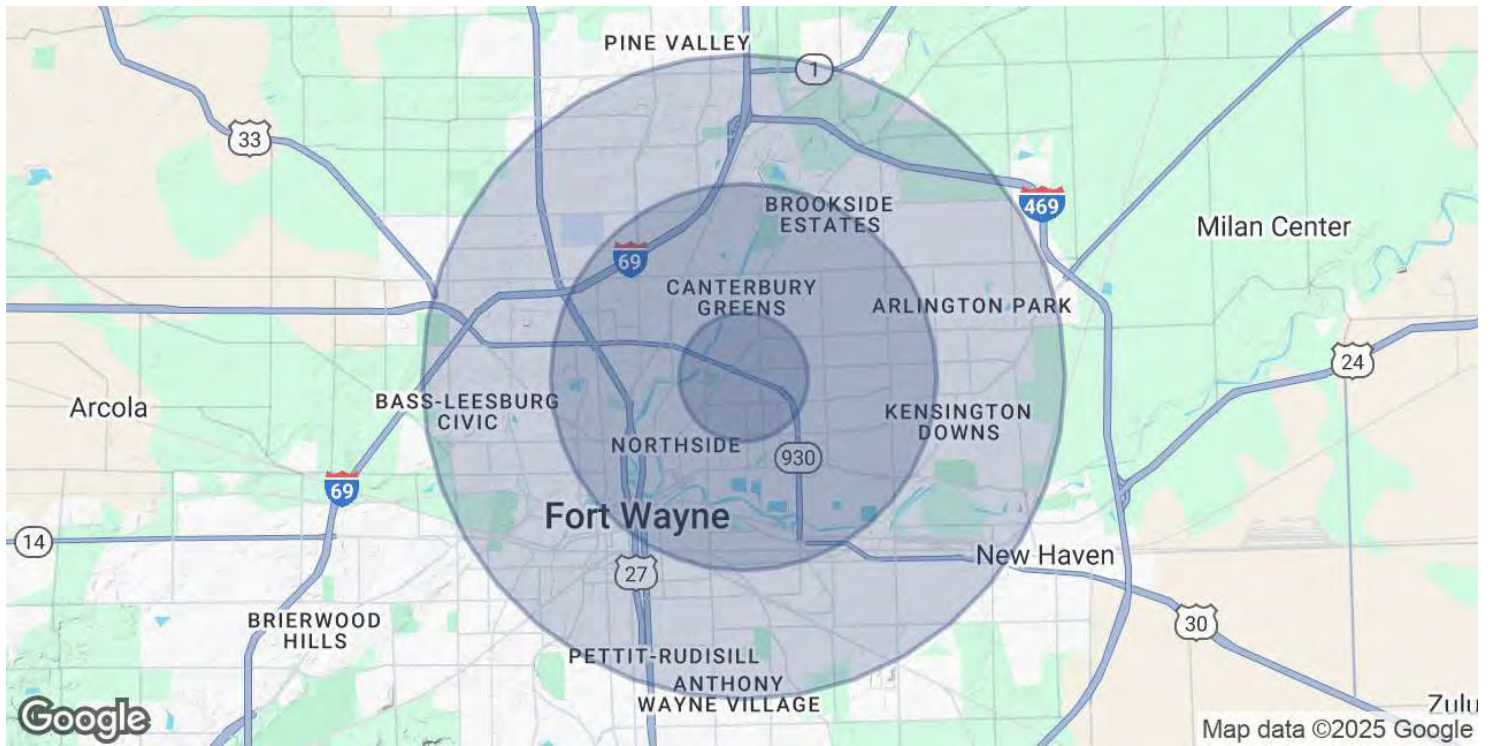
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DEMOGRAPHICS MAP & REPORT

1.46 ACRES AND 1.938 ACRES COMMERCIAL LAND AVAILABLE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,889	81,435	185,120
Average Age	35.6	33.8	33.1
Average Age (Male)	34.2	32.6	31.7
Average Age (Female)	36.2	34.9	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,941	33,336	73,883
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$46,824	\$48,916	\$49,697
Average House Value	\$93,035	\$99,897	\$99,082

* Demographic data derived from 2020 ACS - US Census



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