

For Sale

1.06-Acres Land / Near Coldwater & Dupont Rds



10110 Coldwater Rd

Fort Wayne, IN, 46825

Property Summary

- Rare 1.06-acre commercial infill development opportunity in a mature, highly desirable area where commercially zoned land is in exceptionally limited supply
- C-1 Zoning accommodates a variety of office, medical, and service-oriented uses
- Strategically positioned in one of Fort Wayne's premier retail corridors with immediate access to Coldwater Rd, Dupont Rd, I-69, and highways IN-1, IN-3 and US-33
- Adjacent to Woodland Plaza, Pine Valley, Dupont, and Kroger Shopping Centers, among others
- Strong residential growth continues throughout the area

Sale Price	\$230,000
Lot Size	1.06 Acres
Zoning	C-1

Property Details

10110 Coldwater Rd, Fort Wayne, IN 46825

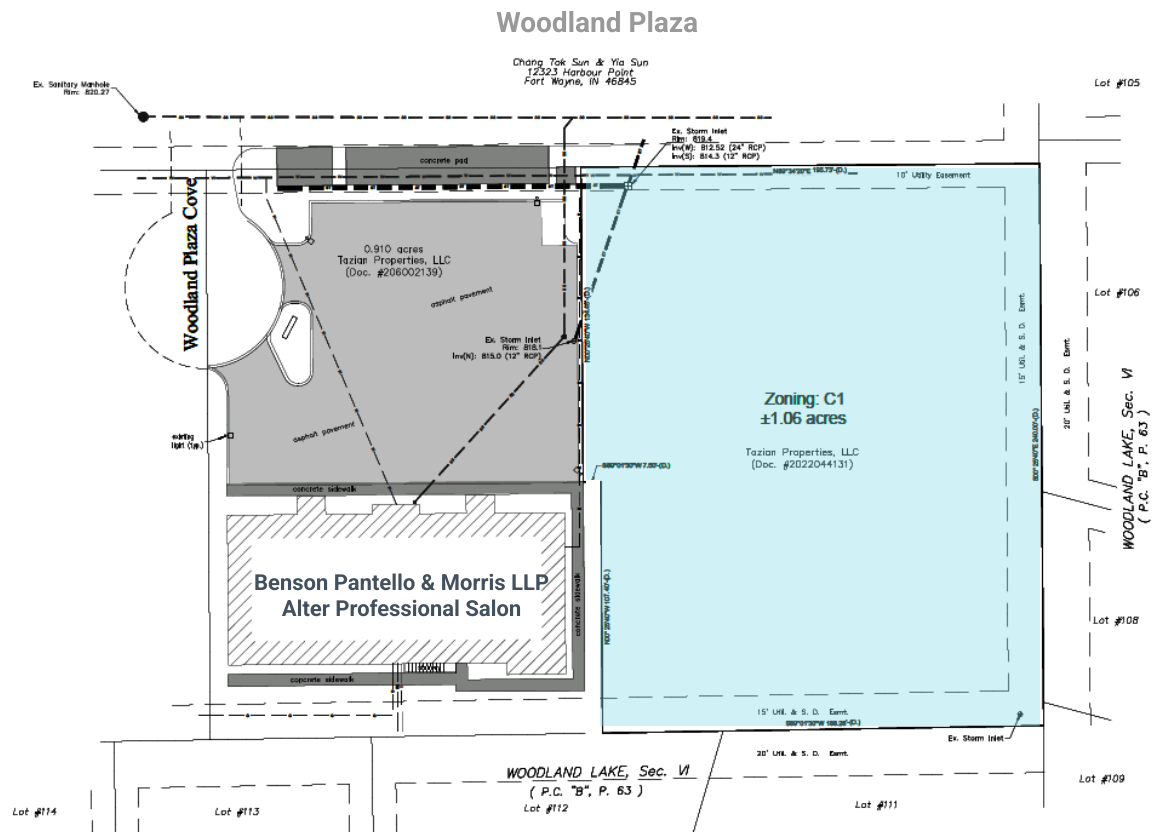


Property Information

Address	10110 Coldwater Rd, Fort Wayne, IN 46825 <i>A Woodland Plaza Cove address will be assigned to this location at the time of sale</i>
County	Allen County
Zoning	C-1
Parcel ID	(A portion of) 02-07-01-129-015.000-073
Lot Size	1.06 Acres
2025 Taxes	(A portion of) \$4,403.88
Access	Woodland Plaza Run to Woodland Plaza Cove via easement through parking lot

Utilities

Utilities Location	Utilities to site
Retention	Off-site retention
Gas Supplier	NIPSCO
Water / Sewer Supplier	Public
Electric Supplier	AEP



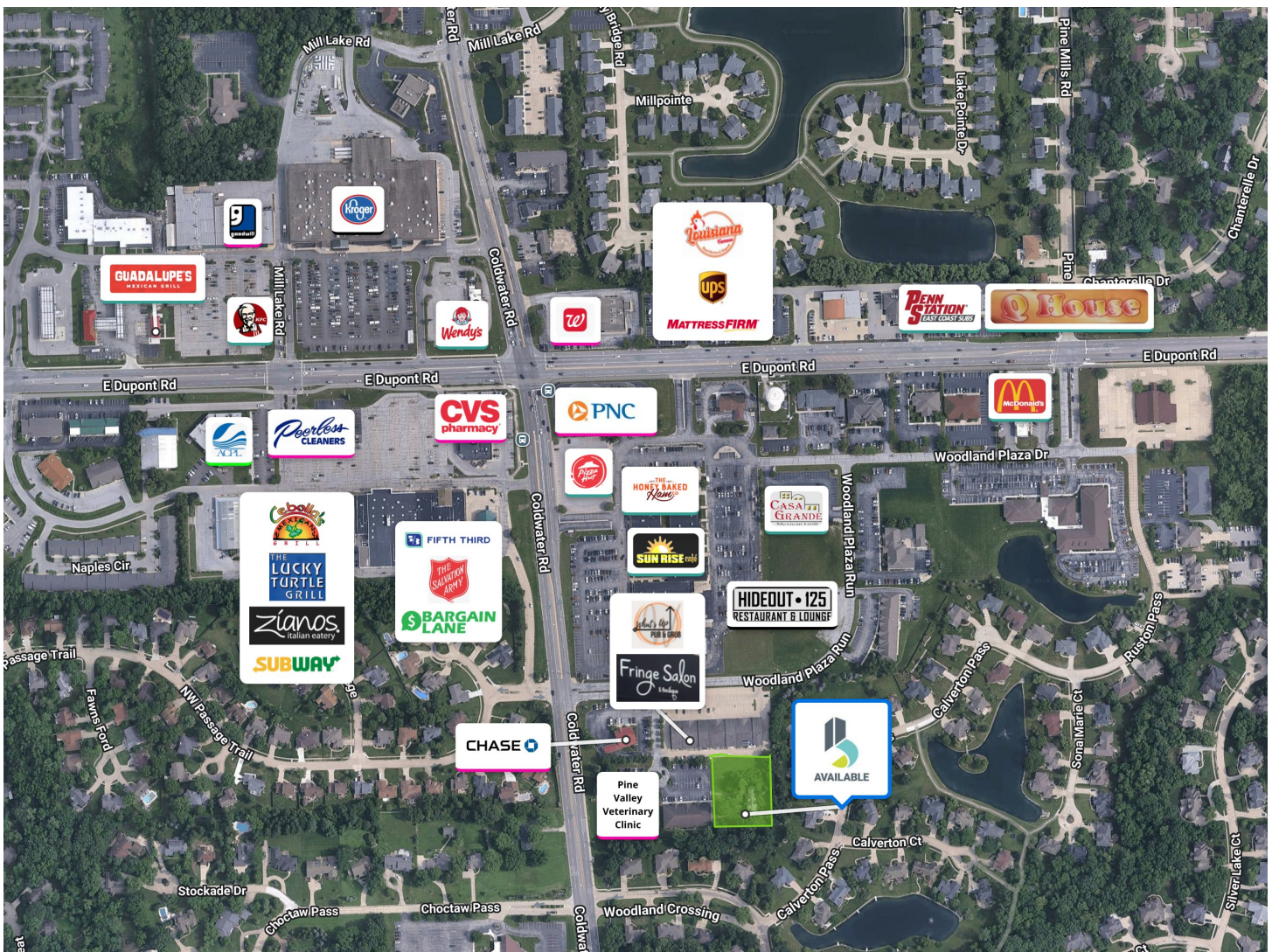
Demographics

10110 Coldwater Rd, Fort Wayne, IN 46825



Demographics Summary

	1 Mile	3 Miles	5 Miles
Total Population	6,584	52,270	123,599
Total Households	2,874	21,005	50,046
Average Household Size	2.25	2.45	2.42
Average Household Income	\$144,219	\$125,463	\$113,593
Traffic Count - Coldwater Rd	21,546/daily		



Area Map

10110 Coldwater Rd, Fort Wayne, IN 46825

